

Response to Comments - Minor Site Plan Application
Hanna Realty Associates, LLC
835 Roosevelt Trail
Windham, ME
November 2016
St.Germain Collins File No.: 3580

For ease of review, the complete text of comments is included here, with our responses in *italicized text*. The supporting documents referred to in our responses are the Stormwater Management Report Revised October 27, 2016 and the Plan Set Revised October 27, 2016.

Additional Peer Review Comments (Gorrill Palmer) Received October 25, 2016:

Application

1. The response to comments generally addresses our previous questions, except for the question regarding the storm drain connection to the Route 302 drainage system. Based on discussions with the Public Works Director, the Town does not allow piped connections from new developments to the municipal storm drain system.

The outlet from the infiltration basin has been eliminated, and flow to the infiltration basin has been reduced by increasing the size of the drip edge along the building. The Stormwater Management Report has been revised to reflect these changes.

Light fixture cut sheets were provided in the first submission package, but a photometric plan was not provided. The light fixture located on the southerly side of the site may require shielding to prevent light spillage onto the adjacent property. Please clarify and also provide light fixture mounting height. This information should be provided on the plans as the application materials are often not provided to the contractor.

Photometric plans and a fixture height have been added, please see Sheet C-302.

Plans - Drawing C-101

3. Note that the sidewalk repair and new curb along Route 302 will require sawcutting 2' out from the curblines and restoration of gravels and pavement along the repair area. This should be shown on the plan. The gravel and pavement repair shall be observed by the Town Engineer.

The repair area is now shown on Plan C-101 and a note has been added specifying that the Town Engineer will observe the gravel and pavement repair.

4. As noted in comment 1 above, the Town does not allow piped connections from new developments to the municipal storm drain system.

The piped connection has been eliminated.

5. The plan now shows a location for a bike rack. Provide a specification/detail for the bike rack.

Please see the bike rack detail on Sheet C-302.

6. Given that a connecting sidewalk from the sidewalk along the front of the building to the sidewalk on Route 302 has not been provided, per Ordinance Section 813.D.4, the North Windham Sidewalk Impact Fee shall be paid.

The sidewalk impact fee in ordinance section 1201 refers to sidewalk along the front edge of a property, which is shown on the plans. It is not applicable to the walkways in the design ordinance.

Plans - Drawing C-301

7. The bituminous sidewalk detail shall be modified to show 2 – 1” lifts of 9.5 mm HMA for the pavement rather than 1 – 2” lift.

Please see the bituminous sidewalk detail on Sheet C-301.