

September 13, 2022

Samantha Peikes  
Associate Planner  
North Star Planning

Subject: Slocum Subdivision  
Town of Pownal Minor Subdivision Application  
Response to Memorandum dated 9/7/2022

Dear Ms. Peikes,

Sevee & Maher Engineers, Inc. (SME) has prepared the following response to a Memorandum to the Planning Board by North Star Planning for the Slocum Subdivision project. The memo was dated and forwarded to SME via email September 7, 2022. The comment headings below correspond to the sections in the memo. Application materials have been revised in response to review comments as indicated below:

#### **NORTH STAR PLANNING REVIEW COMMENTS**

**Waivers:** The Planning Board granted the following waivers from Section 16 Appendix A from the Zoning Ordinance at the meeting on August 17, 2022, subject to the condition that the applicant submits a letter from the Road Commissioner regarding road safety and adequacy.

- 1. Minimum road width (Section 16 Appendix A1.)**
- 2. Width of shoulders (Section 16 Appendix A7.)**
- 3. Maximum grade (Section 16 Appendix A4.)**
- 4. Road base (Section 16 Appendix A10.)**

SME Response: We have reached out to the Road Commissioner requesting a letter regarding the safety and adequacy of the proposed private road. A copy of this letter will be forwarded upon receipt from the Road Commissioner.

**Site Walk:** A site walk for this project has not been scheduled.

SME Response: The applicant will defer to the Board on this item.

**Public Hearing:** A public hearing is not required for minor subdivisions. Based on the scope of the project, the Board should decide whether a public hearing is necessary.

SME Response: The applicant will defer to the Board on this item.

**Completeness Review:** Applicant still has additional materials to submit before the Board votes on completeness. Those materials include:

- **Select Board approval for the name of the private road**

SME Response: The name of the private road has been submitted to the Select Board for consideration and approval at the meeting scheduled for the week of September 12, 2022.

**Subdivision - Findings of Fact:**

**1. Water & Air Pollution**

- **The proposed subdivision will not result in water or air pollution.**

SME Response: No response is required.

**2. Water Supply & Sewage Waste Disposal**

- **Each of the lots in the subdivision will be served by private wells and septic systems.**
- **Well locations are shown on plan C-102 dated June, 2022.**
- **A preliminary soils investigation report was provided for Lot 29.03 in accordance with Maine Subsurface Wastewater Disposal Rules by Mark J. Hampton, a certified soil scientist, on July 1, 2021. The test pit locations are marked on plan C-102 dated June, 2022.**
- **The soils are suitable for siting septic systems.**

SME Response: No response is required.

**3. Soil Erosion & Storm Water**

- **Surface drainage on site generally flows southeast towards Lawrence Road**
- **Grading will be performed for the private road, which will be stabilized with stone check dams.**
- **Approximately 4,017 square feet of new impervious surface will be added for the private road.**
- **The applicants should confirm if existing drainage patterns will be altered from the development.**
- **Erosion control measures will consist of stone check dams and silt fencing. These are shown in the details section on page C-300 dated June, 2022.**
- **The applicant has added a note on the plan stating that the project will comply with Maine Erosion and Sedimentation Control Practices**

SME Response: No response is required.

**4. Wetlands & Floodplains**

- **The project is not located within the 100-year floodplain.**

- **Wetlands were delineated by Mark J. Hampton, a certified soil scientist, on July 8, 2021. The locations of wetlands are shown in Lot 29.03 on page C-102 dated June, 2022**

- **The project will not impact the wetlands.**

SME Response: No response is required.

## 5. Vehicular Circulation

- **Vehicular access to the subdivision will come from the private 650-foot Slocum Way off Lawrence Road.**

SME Response: The length of the proposed private way has been reduced to 600 feet to comply with the Municipal Ordinance requirement for maximum dead-end streets length (Section 16, Appendix A14). A copy of the updated plan set is attached for reference.

- **The subdivision is anticipated to produce approximately 48 trips per day and less than 5 trips per peak hour.**

SME Response: No response is required.

- **A 60 foot-wide right of way easement will provide access from Lot 4 to Lot 3.**

SME Response: No response is required.

- **The applicants are requesting a waiver from Article 8 Section 16 Appendix A “dead-end road lengths shall not exceed 600-feet in length”. See above for reason for the waiver request.**

SME Response: The Applicant has withdrawn the waiver request. The length of the proposed private way has been reduced to 600 feet to comply with the Municipal Ordinance requirement for maximum dead-end streets length (Section 16, Appendix A14). A copy of the updated plan set is attached for reference.

- **The Fire Chief surveyed the private road and it is adequate for emergency vehicle access. The applicant should attach this letter with the application.**

SME Response: A copy of the email from the Fire Chief dated July 18, 2022, outlining the adequacy of the proposed private way is attached for reference. Per the Chief’s request, a dry hydrant will be installed at the pond and year-round access will be provided.

- **The applicant should include a letter from the Road Commissioner that the private road is adequate and safe for vehicular travel.**

SME Response: We have reached out to the Road Commissioner requesting a letter regarding the safety and adequacy of the proposed private road. A copy of this letter will be forwarded upon receipt from the Road Commissioner.

- **The hammerhead turnaround dimensions meet the minimum dimensional standards from Appendix D. from the Public and Private Roads Ordinance. (See plan C-102 dated June, 2022 and refer to lot line table).**

SME Response: No response is required.

## 6. Municipal Services

- **No unreasonable or adverse impacts on municipal services will result from the subdivision.**

SME Response: No response is required.

## 7. Environment & Scenic

- **No significant wildlife or natural communities will be impacted by the development.**
- **No historic or archaeological resources were identified within the project area.**

SME Response: No response is required.

## 8. Financial & Technical Capacity

- **The applicants have retained the services of Sevee & Maher Engineering to assist with project design and permitting. Sevee & Maher Engineering worked with John C. Schwanda of Owen Haskell Inc. to survey the property and layout lot lines.**
- **The applicant has attached a letter of financial capacity dated August 16, 2022, from Norway Savings Bank and have sufficient funds to cover the cost of the project.**

SME Response: No response is required.

If you have any questions or comments, please do not hesitate to contact me. We look forward to reviewing the comments with the Planning Board at the meeting on September 21, 2022.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Jeffrey Read, P.E.  
Senior Civil Engineer

cc: Todd Slocum

Attachments: Updated Plan Set  
Email from Fire Chief dated July 18, 2022.

## Jeffrey Read

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**From:** Ben Smith <[bsmith@northstar-planning.com](mailto:bsmith@northstar-planning.com)>  
**Sent:** Tuesday, July 19, 2022 9:15 PM  
**To:** Jeffrey Read  
**Subject:** Fwd: Fw: Plans

Hi Jeff-

See comments on Slocum application below.

Talk with you tomorrow,  
Ben

----- Forwarded message -----

**From:** Planning Board <[PlanningBoard@pownalmaine.org](mailto:PlanningBoard@pownalmaine.org)>  
**Date:** Mon, Jul 18, 2022 at 6:31 PM  
**Subject:** Fw: Plans  
**To:** Ben Smith <[bsmith@northstar-planning.com](mailto:bsmith@northstar-planning.com)>

FYI

*Christine Watson*  
*Planning Board Secretary*

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**From:** Chief Jesse Peters <[pownalcar1@maine.rr.com](mailto:pownalcar1@maine.rr.com)>  
**Sent:** Monday, July 18, 2022 1:27 PM  
**To:** Planning Board <[PlanningBoard@pownalmaine.org](mailto:PlanningBoard@pownalmaine.org)>  
**Cc:** Pownal Select Board <[SelectBoard@pownalmaine.org](mailto:SelectBoard@pownalmaine.org)>; Pownal Administrator <[administrator@pownalmaine.org](mailto:administrator@pownalmaine.org)>; Pownal CEO <[ceo@pownalmaine.org](mailto:ceo@pownalmaine.org)>; Public Works <[publicworks@pownalmaine.org](mailto:publicworks@pownalmaine.org)>  
**Subject:** RE: Plans

Planning Board,

I have reviewed the most current version of the Slocum plan. I found two issues that stood out to me from a firefighting standpoint. The first was the new proposed road width. Article 8, Section 6 Standards, Appendix F, states the minimum travel lane width be 10' each way, 20' total. The Slocums are presenting a 16' wide road; a 4' reduction. This would prevent fire apparatus from passing each other in the event a tanker operation might be needed. The second issue is that the proposed road exceeds the maximum grade of 10%. The plans indicated a 17.6% incline. In winter months, with fire trucks spilling water, this would make the road impassable, further endangering lives and property. There is a large pond on the property. If access to this pond for FD use could be ensured year round, then the Pownal Fire Dept. would have no issue with the road width waiver request.

The Hustus and Hibbard sub-divisions present no issues for the Fire Dept.

Respectfully Submitted,

Chief Jesse Peters

Chief of Department/EMA Director

[Email:pownalcar1@maine.rr.com](mailto:pownalcar1@maine.rr.com)

Cell#: 207-318-1997

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**From:** Planning Board <[PlanningBoard@pownalmaine.org](mailto:PlanningBoard@pownalmaine.org)>

**Sent:** Saturday, July 16, 2022 7:26 AM

**To:** Jesse Peters <[pownalcar1@maine.rr.com](mailto:pownalcar1@maine.rr.com)>

**Subject:** Plans

Jesse,

I will need your report as fire chief for the following plans by Tuesday,

Slocum, Hibbard, Hustus.

Thanks

*Christine Watson*

*Planning Board Secretary*