

January 2, 2024

Lee Jay Feldman  
Town Planner  
Town of Arundel  
257 Limerick Road  
Arundel, ME

Re: Amended Subdivision Revisions – Lot 14 Clearview Estates  
Preliminary Subdivision Revisions – Sunset Place (5 Lots) & Sunset Community  
Condominiums (Lot 6)

Dear Lee Jay,

These revisions come based on comments received from the Town since our submission for Preliminary Subdivision was made on October 3, 2023. Please find attached 12 copies of the following information as part of these revisions to address the Town comments received to date:

- Draft Deed by applicant's attorney - Clearview Drive right of way - per consent decree from 1995 (to be submitted by attorney under separate cover)
- Revised Preliminary Subdivision and Amended Subdivision Plans (2 Full size and 10 reduced)

The following is our response to the comments received by the Town sorted by the source of the comments and utilizing the same numbering system for clarity:

**Comments by Planning Board at meeting on December 5, 2023:**

1. As we mentioned at the meeting with the board the applicant is no longer looking to discuss the waivers mentioned in our submission made in October. The applicant is no longer requesting any waivers and the plans for these items reflect all current Town requirements.
2. The applicant has added some phasing to the plans as we discussed with the board at the planning board meeting. The phasing has been shown on sheet 1 of the plans and as summarized in note #21 on sheets 1 & 5 of the plans as well.
3. As discussed with the Planning Board the applicant plans to handle the necessary lot transactions required to correct the right of way issues for the Clearview Drive cul-de-sac. As the board is aware the 1995 consent decree for this item was never taken care of by the developer. The applicants attorney is currently working with the Town Manager to resolve this issue. The applicants attorney will submit a draft deed for this transaction for the Town to review once it is completed. Please note we have added this information to the

Amended Subdivision Plan submitted as part of these revisions (see sheet 2 of the attached plans for more information).

4. We have created an Amended Subdivision Plan as requested by the Planning board for Lot 14 within the Clearview Estates Subdivision (see sheet 2 of the attached revisions). This Amended plan shows the revisions to be made to this lot for the Right of Way for the extension of Clearview Drive as well as the transactions to be made with the Town to correct the cul-de-sac per the 1995 Consent Decree. As the Board is aware this project will be considered for both an Amended Subdivision approval for Lot 14 of the Clearview Estates Subdivision as well as a Subdivision approval for the Sunset Place and Sunset Community Condominiums. We now have separate plans for each of these approvals that the Town can endorse once approvals are granted and these plans can be recorded at the registry of deeds.

**Comments by Fire Chief in email dated October 24, 2023:**

1. The homes will be sprinkled as required by the Town. The attached plans reflect these requirements (see sheet 1 of the plans for more information).

**Comments by Public Works Director in email dated October 12, 2023:**

1. All of the storm drains proposed have been updated to a minimum size of 15 inches as required by the Town Ordinance (see sheets 4 and 5 for more information).
2. The plans have been revised to show a 3-foot shoulder as required (see sheets 4 and 5 for more information). Please note the roadway cross section details have been revised accordingly.
3. We took a look at this area and we don't feel a culvert is required in this area as the ditch as shown will be able to convey the runoff as intended around the hammerhead. If you feel differently we would be happy to add a culvert in this location if you feel strongly that one is warranted in this location, we look forward to discussing this with you further.
4. The access road servicing the condominiums, known as Sunset Way, will be a curbed roadway. All runoff from this roadway will be directed to the catch basins at the cul-de-sac (see profile on sheet 4 of the plans for more information). This closed drainage system will convey the runoff to one of the two proposed vegetated soil filters located in the northeastern portions of the site (see drainage plans for more information).

**Comments by Lee Jay Feldman of SMPDC dated October 10, 2023:**

*III Technical Review*

- As the board is aware this an existing easement as part of the original subdivision for Clearview Estates and the plans have been revised to reflect this (see sheets 1 and 2 for more information).
- The access easement has been updated to 50-foot wide as requested (see sheets 1 and 5).
- The Roadway detail has been revised on sheets 4 and 5 to show 18-inches of type D gravel as required by the Town Ordinance.

- The plans have been revised to show a 3-foot shoulder as required (see sheets 4 and 5 for more information).
- A driveway location has been shown for both Lots 1 and 2 as requested (see sheet 1 of the plans). Plan note #22 has also been added to sheet 1 of the plans restricting driveways for lots 1 and 2 from the T turnaround.
- As the board is aware there is no right of way associated with Sunset Way as this is only an access road for the condominium development. The access easement shown along Sunset Way has been revised to 50-feet wide as recommended (see sheets 1 and 5 for more information).
- To our understanding this hammerhead meets all applicable standards.
- The access easement has been updated to 50-feet wide as requested (see sheets 1 and 5).
- Plan note #23 with the traffic engineers recommendations has been added to sheets 1 and 5 of the plans.
- As discussed in our stormwater report we feel the minor increase is acceptable as it will not create any adverse impacts. We look forward to discussing this more with the Town and if larger storm event models are required we would be happy to provide them. The emergency spillways and berms of the stormwater facilities have been designed to handle a 100-year storm event.

These revisions address all of the outstanding issues related to this project to date. We are making this submission in advance of the public hearing scheduled for this project on January 16, 2024. If you have any questions or need any additional information please let me know. We look forward to working with you to move this project forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell".

Andrew S. Morrell, PE

cc: Michael Thomas  
Bruce Read