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ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

Mr. DeCarlo Brown, Land Use Planner
Town of York, Maine
186 York Street
York, Maine 03909

May 15, 2023
Project No. C340-22

**RE: Compliance/Peer Review Letter Responses
Site Plan Amendment Application – Jewett Farms & Co.
55 Witchtrot Road
(Tax Map 89, Lot 43-A)**

Dear Mr. Brown:

On behalf of Witchtrot Holdings, LLC, I have enclosed, for your consideration, our responses to the reviewer feedback provided by Christopher Di Matteo on letter dated 4/21/23, James Attianese via email on 4/18/23, and Kristie L. Rabasca on letter dated 4/20/23.

RE: Chris Di Matteo:

COMPLETENESS REVIEW:

1. The previously approved site plan is included with this submittal.
2. Currently there is no proposed landscaping in the project design. Upon the completion of the site walk and a determination is made on the need for further screening, a decision will be made whether to request a waiver or to implement additional landscaping.

COMPLIANCE WITH THE TOWN'S ORDINANCES:

1. No response needed.
2. The plans have been updated to include itemized coverage calculations.
3. The existing vegetation serves as an adequate buffer from the roadside and the changes to the downhill edge of the vegetated buffer will make a negligible difference on the efficacy of the existing screening from the roadway.
4. It has been confirmed with the client that there will be a maximum of 40 employees working at the finished facilities.
5. No response needed.
6. Since the existing facility is served by overhead utilities, the application respectfully requests a waiver from Town of York Site Plan and Subdivision Regulations Section 7.7.2.
7. Review comments from Gorrill Palmer and Integrated Environmental Engineering are addressed independently below.
8. Should the board concur, an additional waiver will be requested, however, the language in the ordinance does not appear to require an additional grading plan but to ensure that grading impacts are minimized, and natural landforms preserved. The submitted grading achieves the goals of Section 7.3.1.D by utilizing previously developed areas for new development and minimizing the grading footprint with a slightly steeper, 33% slope, at the new building.
9. The plan titles have been updated to reflect that it is an 'amended' site plan.
10. The boundary plan has been updated to include the total acreage of the lot.
11. Regarding the Existing Conditions Plan:
 - a. The existing conditions plan has been stamped by a licensed surveyor.
 - b. The plan has been updated to include the existing impervious coverage.

c. The geometry of the existing tree line has been updated.

RE: James Attianese:

1. A stormwater PBR from MDEP was filed on 5/1/23. The fourteen-day statutory waiting period has elapsed with no comments received from the MDEP; therefore, it is assumed that the permit is granted.
2. The Stormwater Management Plan has been updated to include the 100-year storm event.
3. The emergency spillway detail (Sheet 8) has been updated to include an impermeable barrier.
4. The plans have been updated to reflect the location of the stabilized construction entrance.
5. The plans have been updated to include additional silt fences at the requested locations.
6. The detention pond geometry has been updated to reflect these dimensions.
7. The grading plan has been updated to better reflect the required 2% maximum slope around the ADA spaces.
8. The plans have been updated to include signage for the ADA spaces as requested. Both accessible aisles have widths of 8' (suitable for van access).
9. The parking lot will remain gravel, but the client is willing to paint and maintain the spaces to ensure they remain suitable for ADA mandated use.
10. No response needed.

RE: Kristie L. Rabasca:

1. The project will need to adhere to the Post Construction Stormwater Management Ordinance as it disturbs more than one acre of land.
2. The plans have been updated with labels for all LID practices and features.
3. Catch Basin 1 will remain in place and its sump and inlet / outlet pipes will be cleaned of sediment in accordance with a note added to the plans (Sheet 4). The inclusion of CB 1 in the stormwater analysis routing is not critical to the overall conclusions of the Stormwater Management Plan as any area tributary to CB 1 is routed in the appropriate direction (SC 1 to Reach 1 and SC 2 to CB 2) to the detention pond (Pond 8).

This submittal includes a revised plan set and revised Stormwater Management Plan report.

If any additional information is required, please contact me. Thank you for your assistance.

Sincerely;



Lewis Chamberlain, P.E.

cc: Jewett Farms + Co.

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