



Civil Engineering | Surveying

February 15, 2024

Carol Eyerman
Town Planner – Town of Gorham
75 South Street, Suite 1
Gorham, ME 04038

RE: Private Way Revisions-Dakota Cummings
1 Lot Private Way – 59 Wood Road – Tuscan Way

Dear Carol,

Please find the attached fifteen (15) sets of the following information in support of revisions for a private way application as described above:

1. Revised Street Name Approval Form
2. Revised Private Way Plans (6 Full & 9 Reduced)

This project was before the planning board on February 5, 2024. The following is a summary of the changes made as a result of this meeting, sorted by the source of the comments and utilizing the same numbering system for clarity:

Comments from Planning Board at meeting on February 5, 2024:

1. We discussed in detail with both the Planning Board and the abutter with the pool to the west, Zerillo, a buffer providing visual screening from the pool on the abutting property line. As discussed with the board the contractor shall keep as much of a visual buffer of existing vegetation as possible in the area. The plans have been revised to reflect this information as discussed with the Planning Board (See sheet 1 of the plans). The applicant has also added 5 arborvitae trees in this area to provide additional screening (see sheet 1 of the plans for this information as well).
2. A dimension was added from the common property line to the edge of the Private Way as requested by the Planning Board (see sheet 1 of the plans).

Comments from Planning Board memo dated February 5, 2024:

Other Items

- Attached is a revised street name approval form with 3 road names as provided by the applicant.
- The culvert at the intersection of Tuscan Way and Wood Road has been extended to be 50 feet in length as requested (Sheet 1 of the plans has been revised accordingly).

Code Division-1/29/2024

- The applicant is aware that no ground disturbance is permitted without obtaining a building permit. Once the Private Way is approved and the conditions of approval have been met the applicant will work with Code Enforcement to get a building permit for the parcel prior to commencement of construction.

Fire Department-1/22/2024

- The plans have been revised to add note #30 on sheet 1 of the plans to cover this item.
- Plan note #29 on sheet 1 of the plans covers this item.
- Plan note #20 on sheet 1 of the plans covers this item.
- The applicant has been made aware of this issue.

Planning Division-1/25/2024

- The applicant is aware that this one lot Private Way would not permit future development of an accessory dwelling unit on the parcel.

Public Works Department-1/24/2024

- The culvert at the intersection of Tuscan Way and Wood Road has been extended to be 50 feet in length as requested (Sheet 1 of the plans has been revised accordingly).

Stormwater Compliance-1/23/2024

- The applicant will consider LID techniques when developing the parcel.
- Winter Construction notes for the project can be found on sheet 2 of the plans.

Comments from abutter Timothy and Shane Zerillo in letter dated February 3, 2024:

- As we discussed in detail with the abutters at the meeting the silt fence line is proposed as an erosion control technique and not a visual buffer.
- A detailed discussion was held with the board at the meeting and all agreed that protecting and preserving as much of the existing vegetative buffer between the abutting pool and the proposed roadway was the best approach. As mentioned above we have revised the plans to assure the contractor protects this area during construction. As also discussed with the board at the meeting the applicant has also added some additional buffering with the planting of some trees in this area (see sheet 1 of the plans for more information).

Comments from abutter Dan and Stephanie Willett in letter dated February 4, 2024:

Our office received these comments after the Planning Board meeting was held on February 5, 2024.

- It is our understanding the land owner and the applicant have submitted additional information to the Planning Department to demonstrate right title and interest for the project. The Planning Department has sent this information to the Town attorney for review and confirmation that the requirement of right title and interest has been met. Please let us know if you have questions or if any additional information is required.
- As the board is aware the driveway for the proposed lot cannot be constructed off the end of either leg of the turnaround at the terminus of Tuscan Way (see note 28 on sheet 1 of the plans for more information). As is standard procedure in this common issue the driveway for the proposed lot will likely need to be constructed between the two legs of the T turnaround to limit the plowing concerns of Public Works.

Please call me if you have any questions regarding these revisions or if any additional information is needed. The Planning Board has placed this item on the consent agenda for the meeting on March 4, 2024. We look forward to finalizing this project with the board at the next meeting.

Sincerely,



Andrew S. Morrell
Project Engineer



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*

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Tel: 207-222-1620

STREET AND DRIVEWAY NAME APPROVAL FORM

STREET NAME APPROVAL

DRIVEWAY NAME APPROVAL

APPLICANT INFORMATION	Name(s)	Dakota Cummings	Mailing Address	P.O. Box 981 Windham, ME 04038
	Phone	(208) 671-0284		
	Email	daktastic123123@gmail.com		

THE PROPOSED IS:

- Planning Board Approved Private Way
- Subdivision Road constructed to public street specifications
- Driveway (not to be used for calculating frontage for buildable lot computations)
- Other _____

PROPOSED NAME: (MUST PROVIDE THREE NAME OPTIONS)

1. Tuscan Way _____
2. Golden Lane _____
3. Spruce Drive _____

STREET/DRIVEWAY ACCESSES OFF OF:	Wood Road	AT:	
		AT:	
MAP AND LOT NUMBER(S) OF ACCESS POINTS:	Map 54 Lot 16		
LENGTH OF NEW STREET/DRIVEWAY:	+/- 447 ft	NUMBER OF LOTS ACCESSED BY NEW STREET/DRIVEWAY:	1

FOR DRIVEWAY NAME APPROVAL ONLY BELOW THIS LINE:

NAME AND SIGNATURE OF EACH PARCEL OWNER TO BE READDRESSSED ON PROPOSED DRIVEWAY:

NAME:	ADDRESS:	SIGNATURE:
1.		
2.		
3.		
4.		

APPLICANT MUST PROVIDE SURVEY OR REASONABLY ACCURATE REPRESENTATION OF THE DRIVEWAY DEPICTING THE DIMENSIONS AND LOCATION OF THE DRIVEWAY TO BE NAMED.