

# City of Augusta Maine

## MEMO

Date: 2/03/2014  
To: Corey Vose, Planning Board Chair  
Cc: Matthew Nazar, Director of Development Services  
From: Lionel Cayer, City Engineer *L.C.*  
RE: Proposed Maine Veterans' Homes site plan review

I have completed my review of the application materials for the proposed Maine Veterans' Homes project to be located on Civic Center Drive. My comments are below. I will be available at the February 11<sup>th</sup> P.B. meeting to answer any questions that you may have.

### Stormwater treatment

- The planned treatment of stormwater for this project uses two under drained filter ponds to treat and control runoff. The sizing of the ponds as well as soil filters will both treat the water quality and retain it to the pre-development levels. I believe the engineered stormwater system more that meets the requirements as set forth in our land use ordinance.

### Traffic impacts and mitigation

- The City staff has been in communication with the engineer of record as well as the Maine Department of Transportation traffic division regarding this project. This project will require a traffic movement permit from the state. It is anticipated that a turning lane (left turns in) will be required for this project. A traffic study is in the works and I will be in the review loop as the plans for the turning lane are developed.
- The plans show an out parcel to be retained by Skowhegan Savings Bank on the north side of the parent parcel. Access for the out parcel must come from the new access drive and not from Civic Center Drive. The plans should indicate this requirement and show an easement to the out parcel from the proposed access into the Maine Veterans' project site.