



March 9, 2023

Jason Garnham, Director of Planning and Development
Town of Kittery
200 Rogers Road
Kittery, Maine 03904

**RE: Town of Kittery, Planning Board Services
Wyman Hill Cluster Subdivision Review #3
28 Wyman Avenue, Tax Map 16, Lot 148
CMA #591.151**

Dear Adam:

CMA Engineers has received the following information for Assignment #151, final plan review of the Wyman Hill Cluster Subdivision at 28 Wyman Avenue (Tax Map 16, Lot 148).

- 1) Plan set entitled "Wyman Hill, 28 Wyman Avenue, Kittery, Maine, Assessor's Parcel 16, Lot 148" dated June 21, 2022, last revised February 9, 2023 by Altus Engineering, Inc., of Portsmouth, NH.
- 2) Peer Review of Subdivision Application response letter by Altus Engineering, dated February 9, 2023.

We have reviewed the information submitted for conformance with the Kittery Land Use and Development Code (LUDC) and general engineering practices and offer the comments below that correspond directly to the Town's Ordinances.

The project is proposed as a 3-lot cluster subdivision with access off Wyman Avenue. The project is located in the residential-urban (R-U) zone. The development is located on a 1.90-acre lot, including single family residences and a roadway with a hammerhead. Lots are proposed between 9,220+ square feet and 13,600+/- square feet in the cluster. 49% of the lot is proposed to remain undeveloped. Water supply is proposed off a Kittery Water District (KWD) main from Wyman Avenue. Wastewater disposal is proposed off a Town sewer main from Wyman Avenue. There is a wetland on the northeast side of the property.

We have the following remaining comments.

16.7 General Development Requirements

16.7.11 Performance Standards and Approval Criteria

16.7.11.C. Stormwater and Surface Drainage

16.7.11.C.(3)(a) Minimum drainage pipe size is 12", but the stormwater design uses smaller pipes. The applicant has applied for a waiver of this standard.

Sewer design:

The 6" invert elevation of the proposed connection to the sewer main in Wyman Ave is approximately 6' above the invert of the existing main at the property line. The applicant is proposing to connect the service directly to the main using a pipe with a slope of 50% +/- . This is an unconventional connection and may pose issues with maintenance. The applicant should install a sewer manhole with interior drop at the tie-in location or a chimney sewer service with a cleanout. The preferred method of connection and the corresponding details must be confirmed with Kittery Sewer Services.

Plans:

There are several linetypes on sheets C-2, C-3, C-4, and C-5 that are plotted in color. Should these be black?

Should you have any questions, please do not hesitate to call.

Very truly yours,

CMA ENGINEERS, INC.



Jodie Bray Strickland, P.E.

Project Manager

cc: Eric Weinrieb, P.E. Altus Engineering