

18 September 2023

To: Town of Readfield Planning Board

Subject: Variance Hearing – Garage 83 Poulin Drive

Reference: 06-96 Department of Environmental Protection (DEP), Chapter 500: Stormwater Management

Greetings:

The purpose of this letter is to formally communicate our concerns with the proposed variance to install a garage at 83 Poulin Drive.

We are genuinely concerned about the effects that this building will have on the intermittent stream that flows through the culvert, which runs underneath Poulin Drive and then directly into Maranacook Lake. This culvert is immediately adjacent to the 93 & 100 Poulin Drive addresses. There is also an upper culvert on Poulin Drive that was replaced a couple years ago that discharges into the same drainage.

The following are specific items of concern:

1. Excess water runoff from the garage roof, driveway and parking areas may result in erosive flows. In addition, all direct watershed from the new garage site will drain to the intermittent stream increasing its peak flow rate.
2. Has there been a DEP review or calculation of the peak water flow rate and how it will affect the stream?
3. Has there been a review of the peak flow rate capacity of the culvert that runs underneath Poulin Drive? Can the culvert manage the increased volume and peak flow of water from the new building?

We believe that this project may adversely affect the intermittent stream, the culvert underneath Poulin Drive, and the quality of the watershed in the immediate area. Although we are not experts on water flow management, we reviewed chapter 500 from the Maine State DEP regulation and ask that it be applied to the variance application by the Town of Readfield.

If the Planning Board approves the variance for this project, we believe that significant protective measures must be taken in advance, during, and after construction to ensure all work is in compliance with DEP standards.

Respectfully,



Jeffrey D. Greb



Christine L. Hoffmann



TOWN OF READFIELD

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Board of Appeals Meeting / Hearing Thursday, September 21, 2023 6:00 PM, Giles Hall

Agenda

1. Approval of the Board of Appeals minutes from August 17, 2023
2. Annual Election by the Board of Appeals for the Chairperson, the Vice Chairperson, and the Secretary
3. Board of Appeals Hearing: The Board of Appeals will conduct a hearing to consider the variance application from Steven and Becky Chamberlain. The Chamberlains seek a variance to the road setback requirements for their property at 83 Poulin Drive, Readfield Maine, which is lot 13 on Readfield tax map 140. The Chamberlains want to build a garage 17 feet from the edge of Poulin Drive. Readfield Land Use Ordinance Article 7(6)(2) requires a road setback for structures in the Rural Residential District to be the greater of 50 feet from the edge of the road or 75 feet from the centerline of the road.

Join Zoom Meeting:

<https://us02web.zoom.us/j/88130219064?pwd=WCT6Ujk0SGpleWJqZFJWcFZzSjErZz09>

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