



## Memorandum

To: Galen Weibley  
Director of Planning and Development  
Town of Kennebunkport, Maine  
6 Elm Street  
Kennebunkport, ME 04046

From: Aubrey L. Strause, PE and Craig Burgess, PE (Acorn Engineering, Inc.)

Date: March 19, 2024

Subject: Glen at Goose Rocks Final Subdivision Application (Final Memo)  
K. J. Trudo Properties, LLC  
Tax Map and Lot 15-1-1B, Kennebunkport, ME 04046

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### Overview:

Acorn Engineering, Inc., was requested by the Town of Kennebunkport to review the proposed Glen at Goose Rocks Residential Subdivision project, submitted by applicant K.J. Trudo Properties, LLC, and prepared by Atlantic Resource Consultants (ARC). The Professional Engineer of Record for the design is Jason Vafiades, PE.

The preliminary application proposed the improvements to a 43.5-acre lot located off Goose Rocks Road near the intersection with Log Cabin Road (Tax Map & Lot 15-1-1B) in Kennebunkport, Maine. The proposed work included developing nine (9) new single family home lots with associated driveways and yards, as well as the creation of one (1) open space lot with two 15-foot wide easements for access to the open space lot. The preliminary application proposed the construction of five (5) gravel wetlands and no-disturbance forested stormwater treatment buffers on each lot as stormwater best management practices (BMPs). Natural resources on the parcel include four vernal pools, substantial wetlands, and two stream segments that join on the property. The application proposes two wetland crossings and two stream crossings. The preliminary application proposed 10,200 SF of wetland impacts, which would require a Natural Resources Protection Act (NRPA) Tier 1 permit. Acorn submitted a review of the Preliminary Subdivision Application to the Town on January 25, 2023 and a review of the Final Subdivision Application on February 19, 2024.

On February 27, 2024, you asked us to review the revised Final Subdivision Application by March 15, 2024 to determine whether the resubmittal addressed our original comments adequately.

Three issues were listed as outstanding in Acorn's 3/15/24 Memo. All three issues were satisfied by revisions to three plan sheets which were provided to Acorn via email by ARC on 3/18/24, as noted below.

The revised Final Subdivision Application proposes the following:

- 5.42 acres of new developed area, consisting of 2.61 acres of new impervious area and 2.81 acres of new landscaped area.
- 8,548 SF of wetland impact (a reduction from the Preliminary Application);

- One wetland crossing;
- Two stream crossings;
- Use of the following for stormwater treatment:
  - Three (3) bioretention filter cells,
  - One (1) gravel wetland,
  - No-disturbance forested stormwater treatment buffers to treat each of the nine house lots.

Our final review of the Subdivision Application included the following documents:

- Response to Comments from Atlantic Resource Consultants (ARC), dated March 7, 2024;
- Elements of ARC's revised Final Subdivision Application (dated March 2024), including:
  - Revised Declaration of Covenants, Conditions, and Restrictions for Glen at Gooserocks
  - Revised Stormwater Maintenance Plan for the Glen at Goose Rocks;
  - Revised Gravel Wetland #1 sizing calculations.
  - Revised HydroCAD model output (dated March 5, 2024);
  - Revised Stormwater Management Report (dated March 2024); and
  - Revised plan set, dated March 6, 2024 and prepared by ARC (stamped by Jason Vafiades, PE) with the exception of:
    - The Plan of Land (Sheet 1), dated October 26, 2022 and prepared by JPS Professional Services;
    - The Subdivision Plan (Sheet S1), dated January 5, 2024 and prepared by JPS Professional Services;
    - Sheets C-304, C-305, and C-309, dated March 15, 2024.

Sheet numbers and names of plans reviewed by Acorn in March 2024 are as follows:

1 OF 22	COVER SHEET
1 OF 1	BOUNDARY SURVEY
2 OF 22	EXISTING CONDITIONS PLAN
1 OF 1	SUBDIVISION PLAN
3 OF 22	OVERALL DEVELOPMENT PLAN
4 OF 22	SITE INFRASTRUCTURE PLAN
5 OF 22	LOT DEVELOPMENT PLAN I
6 OF 22	NATURAL RESOURCES IMPACT PLAN
7 OF 22	PLAN & PROFILE ROADWAY 1
8 OF 22	PLAN & PROFILE ROADWAY 2
9 OF 22	EROSION & SEDIMENT CONTROL NOTES
10 OF 22	EROSION & SEDIMENT CONTROL DETAILS

11 OF 22	SITE CIVIL DETAILS
12 OF 22	STORMWATER BMP DETAILS I
13 OF 22	STORMWATER BMP DETAILS II
14 OF 22	LOT: 1 STORMWATER TREATMENT PLAN
15 OF 22	LOT: 2 STORMWATER TREATMENT PLAN
16 OF 22	LOT: 3 STORMWATER TREATMENT PLAN
17 OF 22	LOT: 4 STORMWATER TREATMENT PLAN
18 OF 22	LOT: 5 STORMWATER TREATMENT PLAN
19 OF 22	LOT: 6 STORMWATER TREATMENT PLAN
20 OF 22	LOT: 7 STORMWATER TREATMENT PLAN
21 OF 22	LOT: 8 STORMWATER TREATMENT PLAN
22 OF 22	LOT: 9 STORMWATER TREATMENT PLAN

## COMMENTS

The following sections reflect resolution of the 20 comments we provided in January 2023 on the Preliminary Subdivision Application and one new comment (#21) added in February 2024.

### *General*

1. *Resolved/addressed*
2. *Resolved/addressed*

### *Comments on Water Quality*

3. *Resolved/addressed*
4. *Resolved/addressed*
5. *Resolved/addressed*
6. The applicant is proposing forested stormwater buffers for the treatment of Lots 1 through 9, per the Non-Linear Treatment Stormwater Management Treatment table included in the Stormwater Management Report. Acorn understands that Maine DEP has already approved the buffer flow path locations and lengths shown on Sheets C-305 through C-313 (the nine developed lots) based on plans submitted in October 2022. We are not commenting on the proposed buffers, but request the following corrections based on our original comments:
  - a. Please correct the Buffer flow path length calculation on Sheet C-305 to show that a 70-foot long flow path is required.  
**Acorn Response: Resolved/Addressed.** The flow path was added to Revised Sheet C-305.
  - b. Please turn contour labels on for Sheet C-309.  
**Acorn Response: Resolved/Addressed.** The topo is labeled on Revised Sheet C-309.

7. *Resolved/addressed*

*Hydrologic Model and Water Quantity*

8. *Resolved/Addressed*

9. *Resolved/Addressed*

10. Acorn understands that Maine DEP has already approved the gravel wetland and three bioretention cells, but offer the following observations based on our original comments.

a. *Resolved/Addressed*

b. *Resolved/Addressed*

c. In the HydroCAD model, an orifice was added to the gravel wetland design to lengthen the draw down time of the treatment volume. The orifice should be depicted in the plan view and the detail for the gravel wetland.

**Acorn Response: Resolved/Addressed.** The proposed outlet control structure added to the gravel wetland BMP detail on Sheet C-304 is appropriate.

d. *Resolved/Addressed*

e. *Resolved/Addressed*

f. *Resolved/Addressed*

11. *Resolved/Addressed*

12. *Resolved/Addressed*

*Comments on Natural Resources*

13. *Resolved/Addressed*

14. *Resolved/Addressed*

15. *Resolved/Addressed*

16. *Resolved/Addressed*

17. *Resolved/Addressed*

18. *Resolved/Addressed*

19. *Resolved/Addressed*

20. *Resolved/Addressed*

21. 21. *Resolved/Addressed*

Please call me at (207) 641-7704 with any questions about this review.

Sincerely,



Aubrey L. Strause, P.E.  
Municipal Services Coordinator  
Acorn Engineering, Inc.

Cc: Craig Burgess, P.E. (Principal, Acorn Engineering)