

March 23, 2015

Mr. Ben Smith, Planning Director
Town of Windham Planning Department
8 School Road
Windham, ME 04062

Re: WEDC/Town of Windham Anglers Road Intersection Realignment
Sketch Plan Review Application

Dear Ben,

Gorrill Palmer is pleased to submit this Sketch Plan for the Anglers Road Intersection Realignment project in North Windham. This letter provides the information requested in Section 81 I of the Land Use Ordinance, including the following:

- Sketch plan application form
 - USGS Location Map
 - Deed for WEDC property
 - NRCS Medium Intensity Soils Survey
 - Sand and Gravel Aquifer Map
 - CD with PDF of application materials, including plans
- a. Sketch Plan application form – completed form is attached.
 - b. Narrative

The Windham Economic Development Corporation (WEDC) has purchased 10 acres of commercial property at the intersection of Anglers and Whites Bridge Roads and Route 302. This purchase will allow for the long awaited realignment of this busy intersection and the potential for future development of commercial and community development parcels.

The Town of Windham has entered into a Municipal Partnership Agreement with the Maine DOT to perform signalized intersection improvements, the realignment of Anglers Road and Whites Bridge Road to create a 4-way signalized intersection, and extension of the merge lane from the new intersection northbound on Route 302.

As you are aware, the existing Anglers Road intersection with Route 302 is offset from Whites Bridge Road by about 150 feet. The intent of this project is to align Anglers Road with Whites Bridge Road to create a single 4-way signalized intersection. The new Anglers Road will extend



*Ben Smith
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easterly to provide access to the WEDC property and then merge back to the existing Anglers Road alignment. The existing Anglers Road curb cut will be discontinued. Thatcher's Restaurant and the condominiums located behind Thatcher's will have a new access off the new Anglers Road. Lots 15A and 15A-1 (Bob's Seafood) will also have a new curb cut off of the new Anglers Road. We have initiated discussions with the abutters who will be affected by the realignment change and will continue to engage and work with these abutters as we proceed towards final design.

The soils in the Anglers Road alignment are generally Hinckley gravelly sandy loam (see attached Medium Intensity Soils Survey). These native soils are excessively drained and classified as hydrologic soils group A. A portion of the Route 302 widening extends into the Peru soils series, which is a moderately well drained soil and classified as hydrologic soils group C. These soils will allow us to incorporate green infrastructure stormwater management features as we proceed towards final design. These may include biofiltration and infiltration practices to treat and manage stormwater. Portions of the work area are located over a significant sand and gravel aquifer (see attached sand and gravel aquifer map showing the site location).

We do not anticipate that traffic, utility or market studies will be conducted as part of this work. Appropriate traffic modeling will be conducted to complete the design of the new signalized intersection. This model will guide the design of the required through and turn lanes, including required queue lengths. Geotechnical investigations will also be completed to assist in the design of any new traffic signal pole foundations. Stormwater improvements will be evaluated and incorporated into the design to treat and manage the stormwater from the new and expanded pavement areas. A sidewalk will be extended along the south side of the new Anglers Road and along the easterly side of Route 302 to improve pedestrian access and safety.

- c. Names, addresses, and phone numbers of the record owner and applicant – refer to the sketch plan application form.
- d. Names and addresses of all consultants working on the project – refer to the sketch plan application form.
- e. Evidence of right, title, or interest in the property – the deed for the WEDC property is attached as part of this application package.
- f. Evidence of payment of the application and escrow fees – this is a Town/WEDC project, therefore the application fee has been waived.
- g. Anticipated requests for waivers –
- h. Accurate scale plan(s) – we have included three plans, including an overall plan, Anglers Road plan and Route 302 plan. Numbered items 1 – 11 are included on the plans.



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We look forward to reviewing the project with the Planning Board at the April 23, 2015 meeting. Please contact our office with any questions.

Sincerely,
Gorrill Palmer

A handwritten signature in black ink that reads "William C. Haskell".

William C. Haskell, PE
Principal

WCH\2786.271P Applications Local Sketch Plan\Sketch Plan Narrative 3-23-15.docx

Project Name: Anglers Road Intersection Realignment & Route 302 Improvements

Tax Map: 80 **Lot:** 66, 15A

Estimated square footage of building(s): 0 sf

If no buildings proposed, estimated square footage of total development/disturbance: 56,000 sf + or -

Contact Information

1. Applicant

Name: Windham Economic Development Corporation/Town of Windham

Mailing Address: 8 School Road, Windham, ME 04062

Telephone: 207-892-1936 Fax:

E-mail: tbartell@windhammaine.us

2. Record owner of property

(Check here if same as applicant) relocated Anglers Road will also cross Lot 15A

Name: Anglers Corner Realty LLC

Mailing Address: 901 Roosevelt Trail, Windham, ME 04062

Telephone: 207-893-2882 Fax:

E-mail:

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant) See attached agreement

Name: William C. Haskell, PE

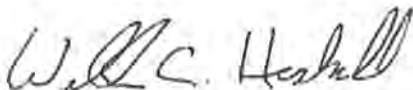
Company Name: Gorrill Palmer Consulting Engineers, Inc.

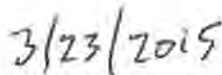
Mailing Address: 15 Shaker Rd, Gray, ME 04039

Telephone: 207-657-6910 Fax:

E-mail: whaskell@gorrillpalmer.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

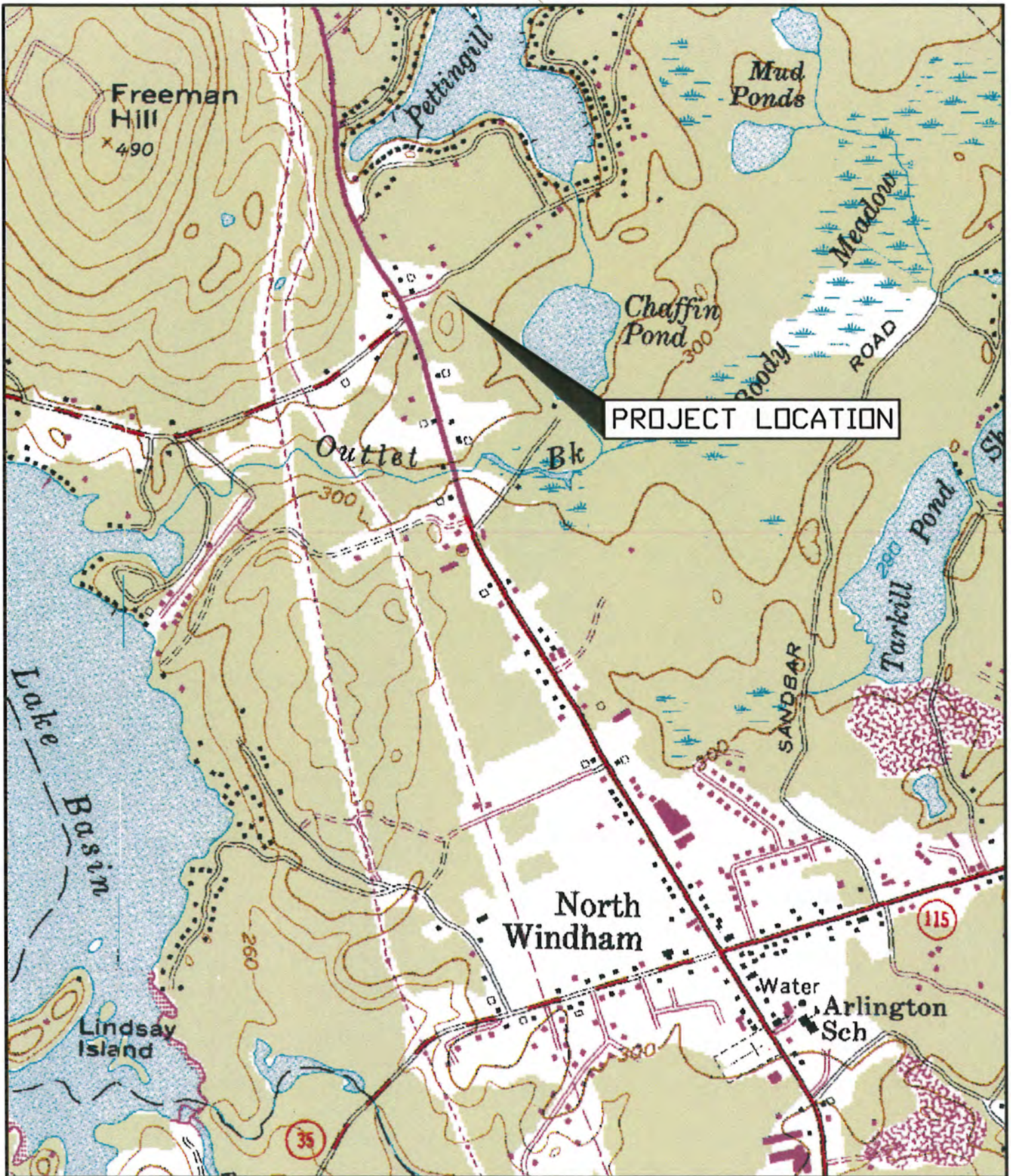




Signature

Date

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	NA	
	utility study	NA	
	market study	NA	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	Waived	
g.	Any anticipated waiver requests (Section 808)	NA	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	NA	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	NA	
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	NA	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	NA	
	Submit initialed form regarding additional fees, from applicant intro packet	NA	
h.	Plan Requirements		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicants interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel Right of Way Lines	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)	X	
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	



U.S.G.S. Location Map
 Anglers Road Realignment - Windham, Maine
 U.S.G.S. North Windham, State-7.5 Minute Series (Topographic)

Design: WCH	Date: MAR 2015
Draft: LAN	Job No.: 2786.27
Checked: WCH	Scale: None
File Name: 2786.27-LocMap.dwg	



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 207.657.6910

Warranty Deed

33 M.R.S.A. §761 et seq.
Maine Statutory Short Forms Deeds Act
FD 061908 ~ PD 12/28/2009 3:39 PM
r&t10003wd

Prepared by: Law Office of Thomas J. Peterson ~ 207 892-8543

MAINE REAL ESTATE TAX PAD

R & T Enterprise, LLC, a limited liability company duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Anthony M. Vance, 588 Roosevelt Trail, Windham ME 04062, for consideration paid, grants to the **Windham Economic Development Corporation**, a non-profit corporation duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Thomas H. Bartell, 8 School Road, Windham ME 04062, with Warranty Covenants, the real estate in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described, viz:

Parcel A – 905 Roosevelt Trail – identified on tax records as Map 80, Lot 66:

A certain lot or parcel of land situated on the easterly side of U. S. Route #302 and the southerly side of Anglers Road in the Town of Windham, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of said Anglers Road with the easterly sideline of said U. S. Route #302; thence southerly along the easterly sideline of said U. S. Route #302 one hundred twenty-six (126) feet, more or less, to a point; thence easterly one hundred sixty-eight (168) feet to a point; thence northerly one hundred fifty-nine (159) feet to a point on the southerly sideline of said Anglers Road; thence westerly along the southerly sideline of said Anglers Road one hundred sixty-eight (168) feet to the point of beginning.

The above-described premises are conveyed subject however to, and exception is hereby made to the incorporated statutory covenant of "free of all encumbrances" for, rights and easements conveyed by Hazel G. Kilgore and Arthur W. Kilgore to Portland Water District by deed dated June 11, 1963 and recorded in Cumberland County Registry of Deeds in Book 2759, Page 362, and rights and easements conveyed by Robert J. Donnelly, Sr. and Edith I. Donnelly to Robert J. Donnelly, Jr. by deed dated June 2, 2003 and recorded in said Registry of Deeds in Book 19579, Page 107.

Parcel A being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Edith I. Donnelly also known as Edith S. Donnelly, and Robert J. Donnelly, Sr., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22193, Page 338.

Parcel B – Anglers Road – identified on tax records as Map 80, Lot 15-1:

A certain lot or parcel of real property situated on the Southerly side of anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number One (1) as shown on Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of deeds in Book 4281, Page 95, which applies to only a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel B being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 12.

Parcel C – Anglers Road – identified on tax records as Map 80, Lot 15-2:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Two (2) as shown on a Plan entitled “Plan of Calder Property Anglers Road” in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel C being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 14.

Parcel D – Anglers Road - identified on tax records as Map 80, Lot 15-3:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Three (3) as shown on a Plan entitled “Plan of Calder Property Anglers Road” in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel D being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 16.

Parcel E – Anglers Road - identified on tax records as Map 80, Lot 15-4:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Four (4) as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel E being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 18.

Parcel F – Anglers Road - - identified on tax records as part of Map 80, Lots 15-1, 15-2, 15-3 and 15-4:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Being that parcel reserved for conveyance to the Town of Windham for road and utility purposes as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel F being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 20.

Parcel G – Anglers Road – identified on tax records as Map 18, Lot 18:

A certain lot or parcel of land situated in the Town of Windham, Cumberland County, State of Maine, off the easterly side of Roosevelt Trail, so-called (aka Route 302), consisting of six and three-tenths acres, more or less, bounded and described as follows:

Said parcel of land being bounded on the north and west by land now or formerly of Charles M. Phinney; Bounded on the east and south by land now or formerly of the Portland Water District and recorded in the Cumberland County Registry of Deeds in Book 1350, Page 306.

This is a portion of the same parcel of land as described in the second paragraph of a Warranty Deed of Elbridge Johnson to Lula Gerry and Mrs. Ella Gerry, dated November 5, 1923, and recorded in Cumberland County Registry of Deeds in Book 1153, Page 227, as follows: A piece or parcel of land situated in said Windham, bounded and described as follows, to wit: Commencing at a pine tree at the north west corner of the Edwin Strout land; thence northwesterly to the line of the Somes lot to a stone; thence southeasterly on the line of the Bracket lot to a pine tree; thence westerly on the line of the Edwin Strout land to the first mentioned bounds, containing seven acres, more or less. Being the same land purchased by Elbridge Johnson from Odell F. Fellows, with the said deed being recorded at the referenced Registry in Book 1002, Page 347. *Excepting* from the foregoing seven acre parcel, that portion conveyed by Lula Gerry to Murray E. Edes, dated April 8, 1946 and recorded in said Registry in Book 1815, Page 101.

This conveyance is made **together with** an easement for ingress and egress as granted in Easement Deed from Remarkable Homes, Inc. to Sidney N. Page, dated May 8, 2002 and recorded in Cumberland County Registry of Deeds in Book 17660, Page 205.

Parcel G is conveyed subject to the apparent encroachment of buildings into the north-northeasterly boundary from land now or formerly of Saucier.

Parcel G being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Sidney N. Page and Sally J. Page, dated September 26, 2005 and recorded in Cumberland County Registry of Deeds in Book 23200, Page 134.

References in this document to town tax map and lot numbers are provided for convenience and reference purposes only.

Witness the hand and seal of Anthony M. Vance, Manager of R & T Enterprise, LLC, duly authorized this date: Dec 30, 30 2019.

R & T Enterprise, LLC

Anthony M. Vance
Anthony M. Vance

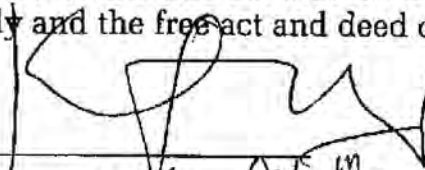
Its: Manager



State of Maine
Cumberland, ss.

Date: Dec 30, 2009

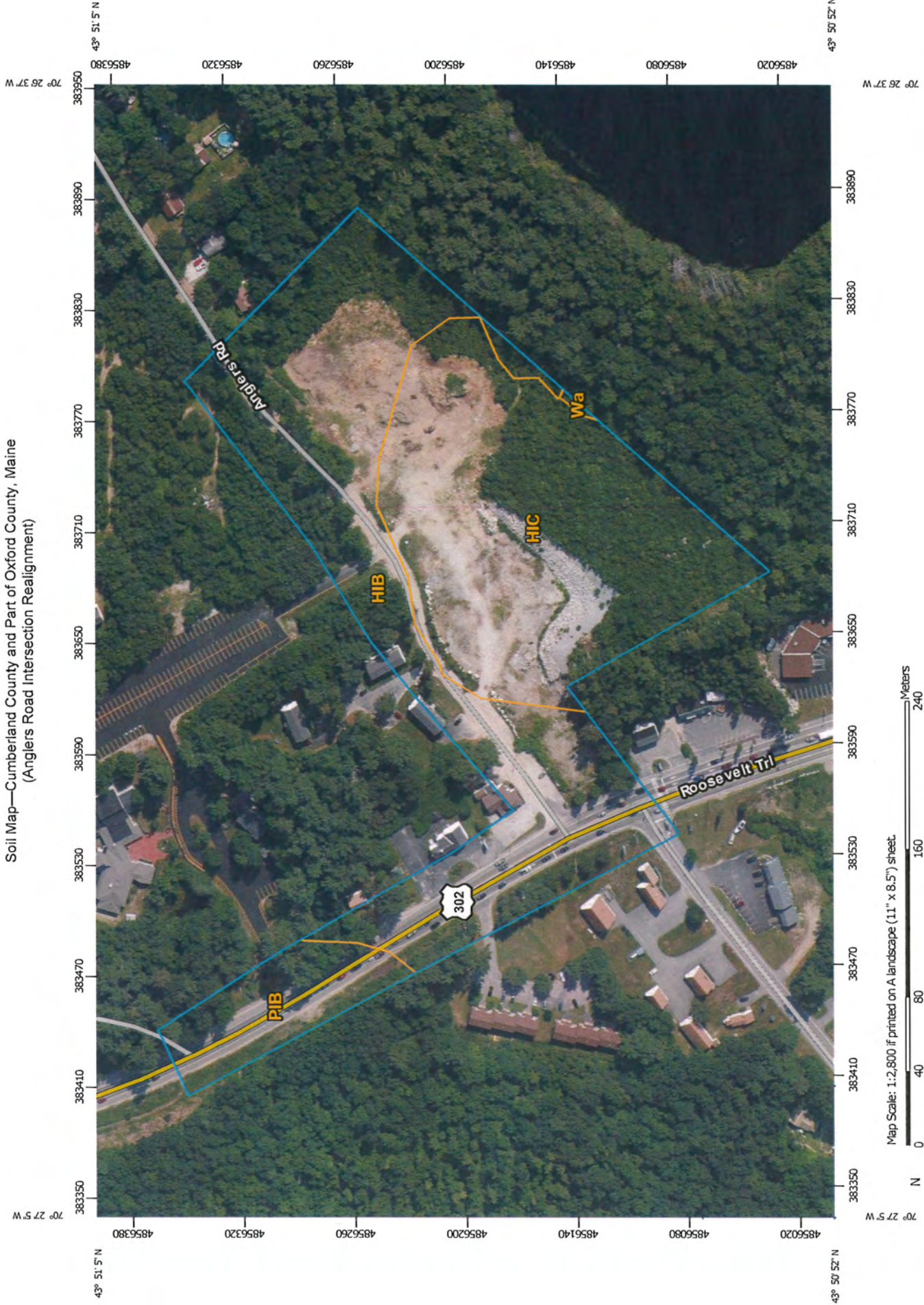
Personally appeared the above-named Anthony M. Vance in his capacity as Manager of R & T Enterprise, LLC, and who acknowledged the foregoing instrument to be his free act and deed in such capacity, his free act and deed individually and the free act and deed of said limited liability company. *Before me,*



Kenneth H. M. Cole ⁱⁿ
Atty - At Law

Received
Recorded Register of Deeds
Dec 31, 2009 11:30:59A
Cumberland County
Pamela E. Lovley

Soil Map—Cumberland County and Part of Oxford County, Maine
(Anglers Road Intersection Realignment)



Map Scale: 1:2,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)	Spoil Area
Soils	Stony Spot
Soil Map Unit Polygons	Very Stony Spot
Soil Map Unit Lines	Wet Spot
Soil Map Unit Points	Other
Special Point Features	Special Line Features
Blowout	Water Features
Borrow Pit	Streams and Canals
Clay Spot	Transportation
Closed Depression	Rails
Gravel Pit	Interstate Highways
Gravelly Spot	US Routes
Landfill	Major Roads
Lava Flow	Local Roads
Marsh or swamp	Background
Mine or Quarry	Aerial Photography
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 9, Sep 13, 2014

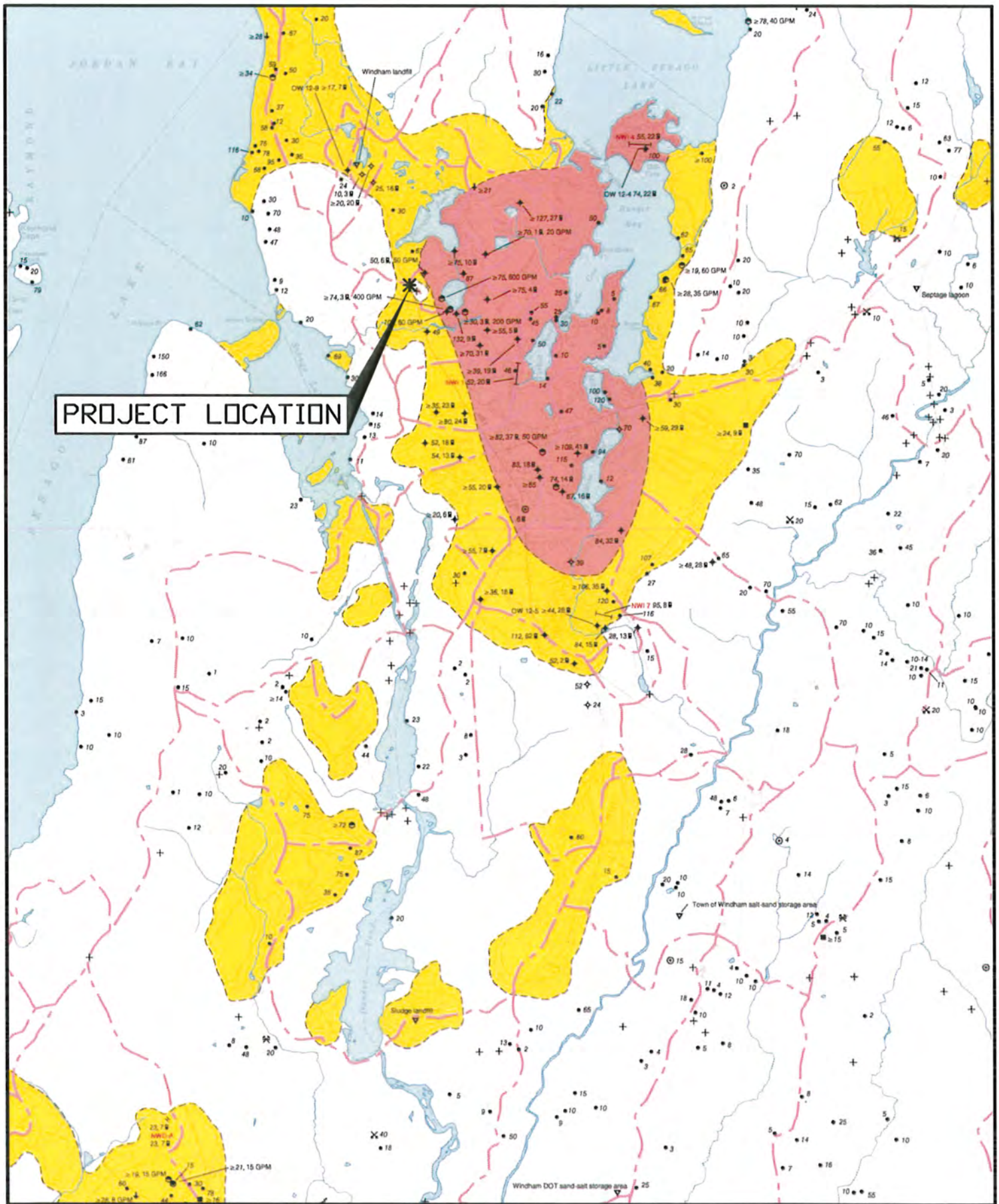
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley gravelly sandy loam, 3 to 8 percent slopes	7.4	49.3%
HIC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	6.3	42.0%
PIB	Peru very stony fine sandy loam, 0 to 8 percent slopes	1.3	8.6%
Wa	Walpole fine sandy loam	0.0	0.1%
Totals for Area of Interest		15.0	100.0%



Significant Sand and Gravel Aquifers

Design: WCH	Date: / MAR 2015
Draft: LAN	Job No.: 2786.27
Checked: WCH	Scale: None
File Name: 2786.27-LocMap.dwg	



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Figure

2