



Town of Windham

For:

**Minor Subdivision Application
Monique Drive Subdivision
Windham, ME 04062**

Applicant:

**Robert Cloutier
14 Monique Drive
Windham, ME 04062**

Prepared by:

**Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106**

December 2024

04351



December 23, 2024
04351

Steve Puleo, Planning Director
Town of Windham
8 School Road
Windham, Maine 04062

sjpuleo@windhammaine.us

Minor Subdivision Application
Monique Drive Subdivision, Windham
Applicant: Robert Cloutier
Tax Map/Lot: 11/49 D, 49 D-3, 49 D-5

Dear Steve:

On behalf of Robert Cloutier, Sebago Technics, Inc. is pleased to submit the enclosed Minor Subdivision Review Application, plan, and associated exhibits for an after-the-fact Minor Subdivision located off River Road. The project was last reviewed with the Planning Board for Sketch Plan on September 23, 2024, as an 8-Lot Major Subdivision. We have since taken into consideration the Planning Board's feedback and worked with Town Staff to scale back the proposed application to consist of a 3-Lot Minor Subdivision. We ask that the previous Sketch Plan for the Major application be accepted as the Sketch Plan for the proposed Minor Subdivision to allow the project to be scheduled for a Site Walk on January 11th and subsequent Public Hearing on January 13, 2025. The \$1,800 fee (check #90042) provided on September 3, 2024, is still valid and is intended to be used for this application. A summary of the proposed application is provided below.

On April 4, 2022, the applicant conveyed a portion of his property, depicted on the Minor Subdivision Plan as Lot 3, to Cathleen Manchester & Ruth Summers in Deed Book 39463 Page 84. The applicant inadvertently created an after-the-fact subdivision when he made this conveyance as it was within 5 years of the previous conveyance of a property, depicted as Lot 1 on the Minor Subdivision Plan, on July 27, 2018. Lot 3 is not built on yet. Lot 1 and Lot 2 are legal lots of record that have existing homes, are accessed by Monique Drive, and were permitted through Code Enforcement. Improvements are not proposed to Monique Drive as this was permitted through Code Enforcement.

As a part of the Minor Subdivision Review Application, the applicant would like to have the Planning Board approve a 3-Lot Minor Subdivision consisting of Lot 3 and the existing legal lots of record, Lot 1 and 2, as depicted on the Minor Subdivision Plan. The applicant now understands that legal road frontage is also required as a part of the creation of Lot 3.

The subject parcels are located in Windham's Village Residential (VR) zoning district. Access to Lot 3, identified as Lot 49 D-5 on Tax Map 11, will be provided through Lisa Drive and Jules Drive by easements retained on Lot 49 B and Lot 49 as depicted on the enclosed Plan of a Private Road. An easement is proposed on Lot 3 as the existing road encroaches on the property and for the construction of a hammerhead turnaround to meet local access and frontage requirements. Grading is proposed to create a drainage swale to convey runoff around the hammerhead and to maintain existing drainage patterns. The applicant proposes to use the road maintenance agreement in existence for Lisa and Jules Drive currently as they currently exist in the property's deeds.

Lisa and Jules Drive vary in width from approximately 17 feet to 20 feet. A waiver of the Town's 18 foot travel width is requested. The existing road is paved, exceeding the road standards, and substantially meets the 18-foot road width requirement with the exception of a small section of existing road along the frontage of Lot 3 that is approximately 17.5 feet wide. A waiver of the Town's 50 foot right-of-way width for Lisa and Jules Drive is also requested. A portion of the right of way is less than 50 feet wide where it crosses Map 11 Lot 49. The modification of this existing access easement is not desired by the owner of Lot 49. A color exhibit is provided with the application materials to help depict the requested waivers.

The following information is provided in accordance with the Checklist for Minor Subdivision Review:

1. The signed application form is included in the application.
2. We presume that the application form is stamped upon receipt of the fee.
3. The surveyor who prepared the plan is Mathew W. Ek, PLS 2117 of Sebago Technics, Inc.
4. The engineer who prepared the plan is Aaron C. Hunter, PE 16326 of Sebago Technics, Inc.
5. The solid waste generated by the project will consist of the eventual construction of one, single-family home that will utilize Town services for solid waste disposal the same as any other Town resident and the existing lots. Any construction period waste will be handled by the selected contractor working in conjunction with a Maine DEP Licensed – A Waste Transporter providing services in the Windham area, such as Pine Tree Waste/Casella, Waste Management, Troiano, or R.W. Herrick.
6. The Maine Department of Inland Fisheries and Wildlife (MDIFW) provided a response letter dated October 23, 2024, finding that no essential habitats will be directly affected by the project.
7. Any existing or proposed deed restrictions or covenants are shown on the enclosed plans or within this application.
8. Any existing or proposed deed restrictions or covenants are shown on the enclosed plans or within this application.
9. Deeds for the project are included within this application.
10. The project involves the division of land and the construction of a hammerhead turnaround. The construction of the hammerhead turnaround will be financed through the applicant's existing line of credit through M&T Bank. The proposed improvements are estimated to cost between \$10,000.00 and \$15,000.00.

11. The project team consists of Sebago Technics, a multi-disciplinary engineering firm with 40 years of experience offering a wide range of services, including land development design, landscape architecture, planning, engineering, permitting, land survey, traffic, environmental, construction management, and soil science.
12. Existing and proposed road maintenance agreement information is provided within this application.
13. The medium intensity soils survey is included within this application.
14. The proposed Lot 3 will be serviced by a subsurface sewage disposal system and a boring log has been provided to identify acceptable soils on the lot for an individual system. The log of the boring is included within this application.
15. No offers of cessation to the Town of any areas are proposed by the minor subdivision.
16. The conditions of approval and any proposed waivers will be added to the Minor Subdivision Plan for the final plan submission.
17. The Minor Subdivision Plan shows intersecting roads within 200 feet of the site.
18. The Minor Subdivision Plan depicts three lots, two existing lots of record that are developed with homes and one proposed lot which all meet the space and bulk requirements of the zone.

The enclosed Minor Subdivision Plan of Monique Drive Subdivision is enclosed and provides the mandatory plan information as listed in the checklist including the location map, existing street names, lot numbers, yard setback lines, wetlands, streams, and contours. A surface drainage plan for proposed Lot 3 will be prepared for review during the building permit application process along with an erosion control plan, septic system design, and plot plan showing building and driveway location as the applicant proposes to conduct no construction on the lots as a part of the application except the hammerhead turnaround.

We are hopeful that the enclosed application provides the required information, and we look forward to meeting with the Board at their next available meeting to discuss the Minor Subdivision Plan. Upon your review of this submission, please contact us with any questions or if you require additional information. Thank you for your consideration.

Sincerely
Sebago Technics, Inc.



Aaron Hunter, P.E.
Project Manager

enc.

cc: Robert Cloutier

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MINOR SUBDIVISION REVIEW APPLICATION

FEES FOR MINOR SUBDIVISION REVIEW	APPLICATION FEE:	<input checked="" type="checkbox"/> \$900.00	AMOUNT PAID: \$ _____ DATE: _____
	AMENDED APPLICATION FEE:	<input type="checkbox"/> \$350.00	
<input type="checkbox"/> Amended Subdivision Each lot/Revision	REVIEW ESCROW:	<input checked="" type="checkbox"/> \$1,500.00	<i>Office Use:</i> <i>Office Stamp:</i>
	AMENDED REVIEW ESCROW:	<input type="checkbox"/> \$250.00	

PROPERTY DESCRIPTION	Parcel ID	Map(s) #	11	Lot(s) #	49D-3, 49D, 49D-5	Zoning District(s):	VR	Total Land Area SF:	780,696
	Physical Address:	Monique Drive, Windham, ME 04062				Watershed:	Presumpscot River via Otter Brook		

PROPERTY OWNER'S INFORMATION	Name:	Robert Cloutier	Name of Business:	
	Phone:	207-415-2622	Mailing Address:	14 Monique Drive Windham, ME 04062
	Fax or Cell:			
	Email:	bob@cloutierbuilding.com		

APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Same as owner	Name of Business:	
	Phone:		Mailing Address:	
	Fax or Cell:			
	Email:			

APPLICANT'S AGENT INFORMATION	Name	Aaron Hunter, P.E.	Name of Business:	Sebago Technics, Inc.
	Phone:	207-200-2099	Mailing Address:	75 John Roberts Road, Suite 4A
	Fax or Cell:			South Portland, ME 04106
	Email:	ahunter@sebagotechnics.com		

PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary):	<p>Lots 1 and 2 are legal lots of record that were permitted by Code Enforcement and are developed with homes. Lot 3 was most recently conveyed and is not yet built upon.</p>
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary):	<p>After-the-fact subdivision to approve Lot 3 and include Lot's 1 and 2. Upgrades to Lisa and Jules Drive to establish the required road frontage for Lot 3.</p>
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):	<p>Construction constraints include a 100' wide CMP easement and wetlands. No impacts to either are expected with the proposed project.</p>

MINOR SUBDIVISION REVIEW APPLICATION REQUIREMENTS

Section 910 of the Land Use Ordinance

The submission shall contain, five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

<p>The Minor Plan document/map:</p> <p>A) Plan size: 24" X 36"</p> <p>B) Plan Scale: No greater 1":100'</p> <p>C) Title block: Applicant's name and address</p> <ul style="list-style-type: none"> • Name of the preparer of plans with professional information • Parcel's tax map identification (map and lot) and street address, if available 	<ul style="list-style-type: none"> • Complete application submission deadline: three (3) weeks prior to the desired Staff Review Committee meeting. <ul style="list-style-type: none"> - Five copies of the application and plans - Application Payment and Review Escrow • Pre-submission meeting with the Town staff is required. • Contact information: <ul style="list-style-type: none"> Windham Planning Department (207) 894-5960, ext. 2 Steve Puleo, Town Planner sipuleo@windhammaine.us Amanda Lessard, Planning Director allessard@windhammaine.us
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APPLICANT/PLANNER'S CHECKLIST FOR MINOR SUBDIVISION REVIEW

<p><u>SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR STAFF REVIEW COMMITTEE REVIEW.</u></p> <p><i>The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 906.E., 910. And 911. Due to projects specifics, are required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).</i></p>	<p><u>IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.</u></p> <p>NOTE TO APPLICANT: A SITE WALK MAY BE REQUIRED, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE STAFF REVIEW COMMITTEE TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE REVIEW PROCEDURES FOR MINOR SUBDIVISION FOR MORE SPECIFICS, PER SECTION 906.C.3.).</p>
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Final Plan – Minor Subdivision Submission Requirements:			Final Plan – Minor Subdivision Submission Requirements (Continued):	Applicant	Staff
A. Mandatory Written Information submitted in-bound format	Applicant	Staff	5. Location map showing the subdivision within the municipality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. A fully executed application form, signed by the person with right, title, or interest in the property or Authorized Agent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Vicinity plan showing the area within 250 feet, to include:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Evidence of payment of the application and escrow fees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	i. approximate location of all property lines and acreage of parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Name, registration number, and seal of the Maine Licensed Professional Land Surveyor who conducted the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ii. locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Name, registration number, and seal of the licensed professional who prepared the plan (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iii. location and designations of any public spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Description of how solid waste generated at the site is to be collected and disposed of.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iv. outline of the proposed subdivision, together with its street system and an indication of future probably street system, if the proposed subdivision encompasses only part of the applicant's entire	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Standard boundary survey of the parcel, including all contiguous land in common ownership within the last 5 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Copies of existing or proposed deed restrictions or covenants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Copies of existing or proposed easements over the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or of a private way or private road.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Location of all monuments as required by ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Financial Capacity. Estimated costs of development, and an itemization of major costs.			11. Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Estimated costs of development, and an itemization of major costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Location of all yard setback lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plan Minor Subdivision Submission Requirements (continued):	Applicant	Staff			
			13. Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high-intensity soils map in instances where poor soils are evident.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Financing - provide one of the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
a. Letter of commitment to funding from a financial institution, governmental agency, or other funding agency.	<input type="checkbox"/>	<input type="checkbox"/>	14. Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Annual corporate report with explanatory material showing the availability of liquid assets to finance development	<input type="checkbox"/>	<input type="checkbox"/>	15. Written offers of cessation to the Town of all public open spaces shown on the plan.	N/A	<input type="checkbox"/>
c. Bank statement showing the availability of funds if personally financing development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. All conditions of approval and/or waivers are required or granted by the Planning Board, with the exception of waivers from the submission requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cash equity commitment.	<input type="checkbox"/>	<input type="checkbox"/>			
e. Financial plan for remaining financing.	<input type="checkbox"/>	<input type="checkbox"/>	17. Location of intersecting roads or driveways within 200 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Letter from financial institution indicating an intention to finance.	<input type="checkbox"/>	<input type="checkbox"/>	18. For Cluster Subdivisions that do not maximize the development potential of the property being subdivided, a conceptual master plan for the remaining land showing future roads, Open Space, and lot layout, consistent with the requirements of 911.K., Cluster Developments will be submitted.	<input type="checkbox"/>	<input type="checkbox"/>
iii. If a corporation, Certificate of Good Standing from the Secretary of State	<input type="checkbox"/>	<input type="checkbox"/>			
11. Technical Capacity:			C. Submission information for which a waiver may be granted.	Applicant	Staff
i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Contour lines at intervals of 5 feet, or lesser intervals as the Planning Board may require.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Resumes or similar documents showing experience and qualifications of full-time, permanent, or temporary staff contracted with or employed by the applicant who will design the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Description of how stumps and demolition debris will be disposed of.	<input type="checkbox"/>	<input type="checkbox"/>
12. Name and contact information for the road association whose private way or road is used to access the subdivision (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900.	<input type="checkbox"/>	<input type="checkbox"/>
B. Mandatory Plan Information	Applicant	Staff	4. Soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Name of subdivision, date, and scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment is prepared by a Maine Licensed Site Evaluator or Certified Geologist.	<input type="checkbox"/>	<input type="checkbox"/>
2. Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Show location of driveways and building envelopes.	N/A	<input type="checkbox"/>
3. Stamp with the date and signature of the Maine Licensed Professional Engineer that prepared the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic Submission	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.

 12-23-2024
 APPLICANT OR AGENT'S SIGNATURE DATE

Aaron C. Hunter, Authorized Agent
 PLEASE TYPE OR PRINT THE NAME

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Robert Cloutier		
PROPERTY DESCRIPTION	Physical Address	Lisa Drive and Jules Drive Windham, Maine 04062		Map 11
				Lot 49
APPLICANT'S AGENT INFORMATION	Name	Aaron C. Hunter, P.E.		
	Phone	207-200-2099	Business Name & Mailing Address	75 John Roberts Road Suite 4A South Portland, Maine 04106
	Fax			
	Email	ahunter@sebagotechnics.com		

Robert Cloutier

APPLICANT SIGNATURE

4/24/24

DATE

ROBERT CLOUTIER

PLEASE TYPE OR PRINT NAME HERE

CO APPLICANT SIGNATURE (if applicable)

DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

***Agent authorization for Lot 1 to be provided under separate cover. See next page for agent authorization for Lot 3 (Map 11 Lot 49 D-5)**

*Agent authorization for Lot 3 (Map 11 Lot 49 D-5).
Identified as Lot 8 on the previous application.

DrummondWoodsum
ATTORNEYS AT LAW

Mark V. Franco
Admitted in ME, NH, VT

207.253.0590
mfranco@dwmlaw.com

84 Marginal Way, Suite 600
Portland, Maine 04101-2480
207.772.1941 Main
207.772.3627 Fax

VIA EMAIL: ehoconnor@windhammaine.us

October 17, 2024

Evan O'Connor, Town Planner
Town of Windham Planning Department
8 School Road
Windham ME 04062

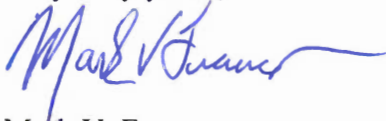
RE: #24-26 Minor subdivision – Monique Drive Subdivision -
Monique Drive - Robert Cloutier

Dear Mr. O'Connor,

Please accept this as my notice of representation of Cathleen Manchester and Ruth Summers, co-owners of Lot 8 (Map 11 Lot 49 D-5) on Jules Drive in Windham. As you are aware, pending before the Windham Planning Board is an application for an after the fact subdivision by Robert Cloutier to approve 3 lots – including my client's lot. My clients have a vested interest in the outcome of this proposal and would request that they be notified of all future proceedings including the scheduling of future meetings and /or site walks.

If you require any additional information, please do not hesitate to contact me.

Very truly yours,



Mark V. Franco

cc. Robert Cloutier
Aaron Hunter PE
Cathleen Manchester
Ruth Summers

TOWN OF WINDHAM

MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form (Section 908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 911 of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or Project Name: Monique Drive Subdivision

Tax Map: 11

Lot(s): Lot 3 (Lot 49 D-5)

Waivers are requested from the following Performance and Design Standards (Add Forms as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
120-911-M(5)(a)[1]	Street Design and Construction Standards for Minor Private Street	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property’s pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

120-911-M(5)(a)[1]: A waiver of the Town's 18 foot travel width is requested for Lisa and Jules Drive. The existing road varies in width from 17-20 feet. The existing road is paved, exceeding the road standards, and substantially meets the 18-foot road width requirement with exception of a small section of existing road along the frontage of Lot 3 that is approximately 17.5 feet wide.

A waiver of the Town's 50 foot right of way width is also requested for Lisa and Jules Drive. Access to the recently conveyed Lot 3 is provided through Lisa and Jules Drive by easements retained on Lot 49 B and Lot 49. A portion of the right of way width is less than 50 feet wide where it crosses Map 11 Lot 49. The modification of this existing access easement is not desired by the lot owner.

The existing roads were constructed to avoid natural resources, take topography into consideration, and to cross the CMP easement perpendicular as required by a use agreement. Please see the attached color exhibit that displays the requested waivers.

(continued next page)

Ordinance Section: 120-911-M(5)(a)[1]

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light pollution or glare	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic congestion or safety	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pedestrian safety or access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Supply of parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid waste disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding or drainage issues on abutting properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Town's ability to provide the subdivision with public safety services (if subdivision)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

TOWN OF WINDHAM

MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form (Section 908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 911 of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or Monique Drive Subdivision
Project Name:
Tax Map: 11
Lot(s): Lot 3 (Lot 49 D-5)

**Waivers are requested from the following Performance and Design Standards
(Add Forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
120-911-M(5)(a)[5][f]	Road Maintenance Agreement	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property’s pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

120-911-M(5)(a)[5][f]: The applicant proposes to use the road maintenance agreement in existence for Lisa Drive and Jules Drive currently as they exist in people’s deeds. Please refer to the deed for Lot 3 as recorded in Book 39463, Page 84 and provided in Section 3 of this application. A copy of the existing road maintenance agreement for Lisa Drive and Jules Drive is recorded in Book 21296, Page 175 and is provided in Section 8 of this application.

(continued next page)

Ordinance Section: 120-911-M(5)(a)[5][f]

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light pollution or glare	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic congestion or safety	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pedestrian safety or access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Supply of parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid waste disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding or drainage issues on abutting properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Town's ability to provide the subdivision with public safety services (if subdivision)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

GENERAL NOTES:

- EXTERIOR BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON A STANDARD BOUNDARY SURVEY PERFORMED BY WAYNE T. WOOD & CO., JULY 2001, AND REORIENTED TO MAINE STATE PLANE GRID. INTERIOR LOT LINES BY MULTIPLE SURVEYORS OVER THE YEARS. THE EASEMENT WITHIN LOT 3 IS BEING CREATED.
- TOPOGRAPHIC INFORMATION SHOWN WITHIN LISA DRIVE AND JULES DRIVE ARE GROUND SURVEY SHOWN HEREON IS BASED UPON TRADITIONAL SURVEY MEANS AND METHODS. AREAS OUTSIDE OF THE GROUND TOPOGRAPHIC ARE BASED UPON PUBLICLY AVAILABLE LIDAR POINT CLOUD DISTRIBUTED BY NOAA, AND COLLECTED BY USGS FOR SOUTH CENTRAL MAINE, IN 2022, AND INTERPRETED BY SEBAGO TECHNICS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
- PLAN REFERENCES:
 - "PLAN SHOWING A STANDARD BOUNDARY SURVEY" FOR GEORGE CHAMARD, WINDHAM, MAINE, BY JOHN A. BELDING, DATED AUGUST 24, 1988.
 - "STANDARD BOUNDARY SURVEY ON RIVER ROAD, WINDHAM, MAINE" FOR ROBERT CLOUTIER, BY WAYNE T. WOOD & CO., DATED JULY 2001.
 - "SUBDIVISION PLAN" OF RIVER ROAD FARMS, WINDHAM, MAINE FOR ROBERT CLOUTIER BY SEBAGO TECHNICS, INC. DATED OCTOBER 4, 2005 AND REVISED THROUGH MAY 12, 2006, RECORDED IN CCRD PLAN BOOK 206 PAGE 396.
 - AMENDED FAMILY DIVISION OF CLOUTIER PARCEL BY SEBAGO TECHNICS, INC., DATED THROUGH JULY 18, 2012 AND RECORDED IN CCRD PLAN BOOK 212 PAGE 280.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2004 BY GARY FULLERTON, CSS #462, OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. WETLAND FLAGS WITHIN THE DEVELOPMENT AREAS WERE LOCATED IN 2004 BY GROUND SURVEY. THEREFORE, WETLAND FLAGS OUTSIDE OF THE CURRENT DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION IF THEY ARE TO BE IMPACTED.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011), GEOID18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.

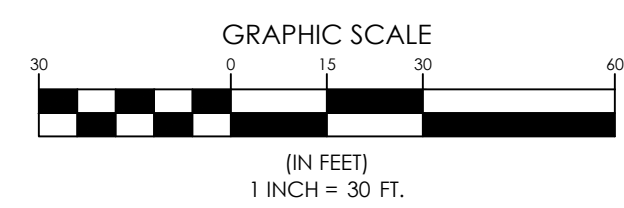
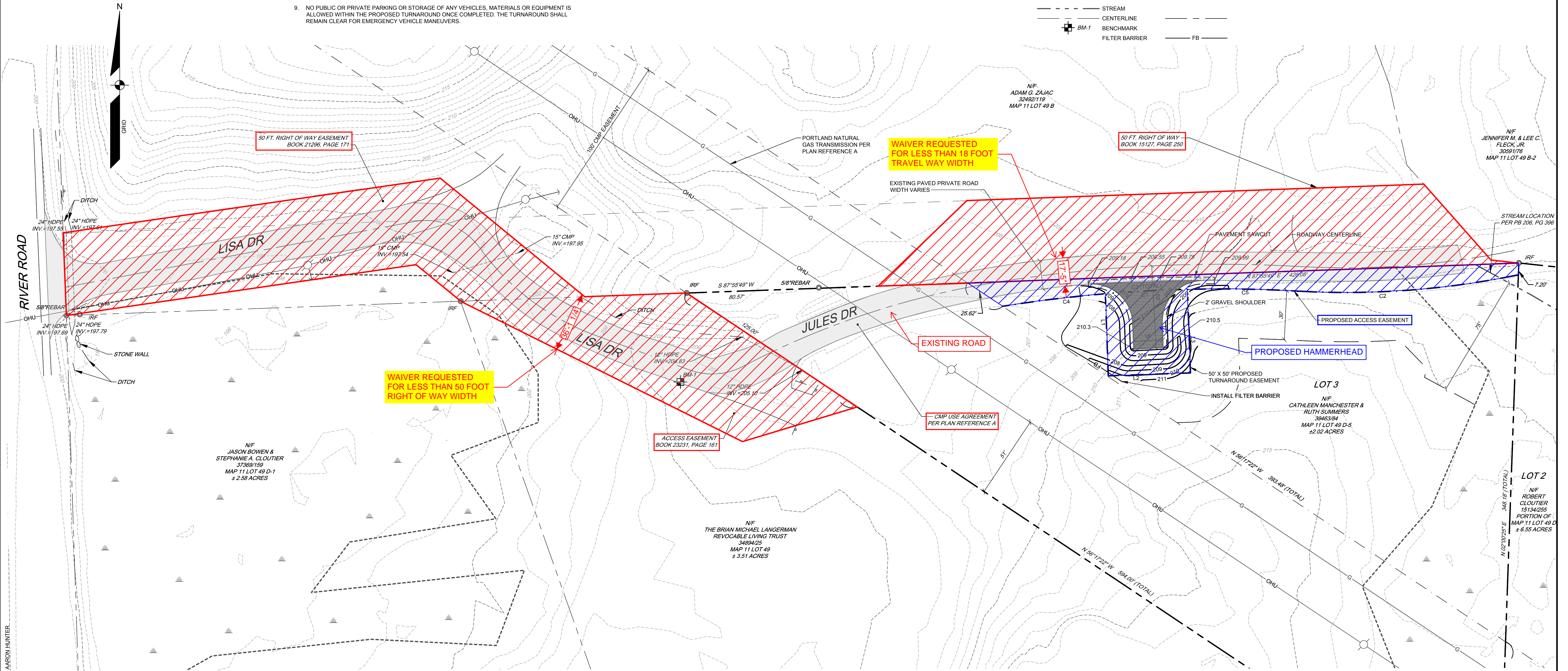
BENCHMARK:
 BM-1 MAG NAIL IN PAVEMENT ELEVATION: 206.60 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C142. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23017800309, HAVING AN EFFECTIVE DATE OF 09/02/1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
- NO PUBLIC OR PRIVATE PARKING OR STORAGE OF ANY VEHICLES, MATERIALS OR EQUIPMENT IS ALLOWED WITHIN THE PROPOSED TURNAROUND ONCE COMPLETED. THE TURNAROUND SHALL REMAIN CLEAR FOR EMERGENCY VEHICLE MANEUVERS.

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	180.50'	835.00'	S 87°03'50" W	180.15'
C2	134.67'	515.00'	S 85°45'55" W	134.28'
C3	50.02'	835.00'	N 86°54'46" E	50.01'
C4	63.04'	835.00'	S 83°02'03" W	63.02'
C5	67.44'	835.00'	N 89°03'28" W	67.42'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°04'11" E	50.00'
L2	N 87°55'49" E	50.00'
L3	N 02°04'11" W	50.89'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE O.W.	---
---	ABUTTER LINE O.W.	---
---	DEED LINE O.W.	---
---	SETBACK	---
□	EASEMENT	---
●	MONUMENT	---
○	IRON PIPE/ROD	---
C1/L1	CURVE/LINE NO.	C1/L1
N/F	NOW OR FORMERLY	---
---	EDGE OF PAVEMENT	---
---	EDGE GRAVEL	---
120 --- 118 ---	CONTOURS	---
---	STONE WALL	---
---	SIGN	---
---	CULVERT	---
OHU	OVERHEAD UTILITY	---
○	UTILITY POLE	---
---	GUY WIRE	---
---	EDGE WETLAND	---
---	WETLANDS	---
---	STREAM	---
---	CENTERLINE	---
BM-1	BENCHMARK	---
---	FILTER BARRIER	FB



WAIVER EXHIBIT
 OF:
 LISA DRIVE AND JULES DRIVE
 WINDHAM, MAINE 04062

FOR RECORD OWNER:
 ROBERT CLOUTIER
 14 MONIQUE DRIVE
 WINDHAM, MAINE 04062

NO.	DATE	BY	DESCRIPTION
C	12/18/2024	ACH	REVISED FOR TOWN MINOR SUBDIVISION SUBMISSION
B	08/29/2024	ACH	ISSUED FOR TOWN PERMITTING
A	08/07/2024	ACH	ISSUED FOR TOWN PERMITTING

REV: | BY: | DATE: | STATUS: |
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
 TECHNICS
 SEBAGOTECHNICS.COM
 75 John Roberts Rd, Suite 4A
 South Portland, ME 04106
 207-202-2100
 South Portland, Bridgton, Sanford and Bath

DESIGNED	REM
DRAWN	MRS
CHECKED	ACH
DATE	04-09-2024
SCALE	1" = 30'
PROJECT	04351

F:\Projects\040004351\040300\DWG\Design\04351_S.dwg - 12/18/2024 2:50 PM - ARRON HUNTER

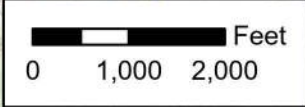
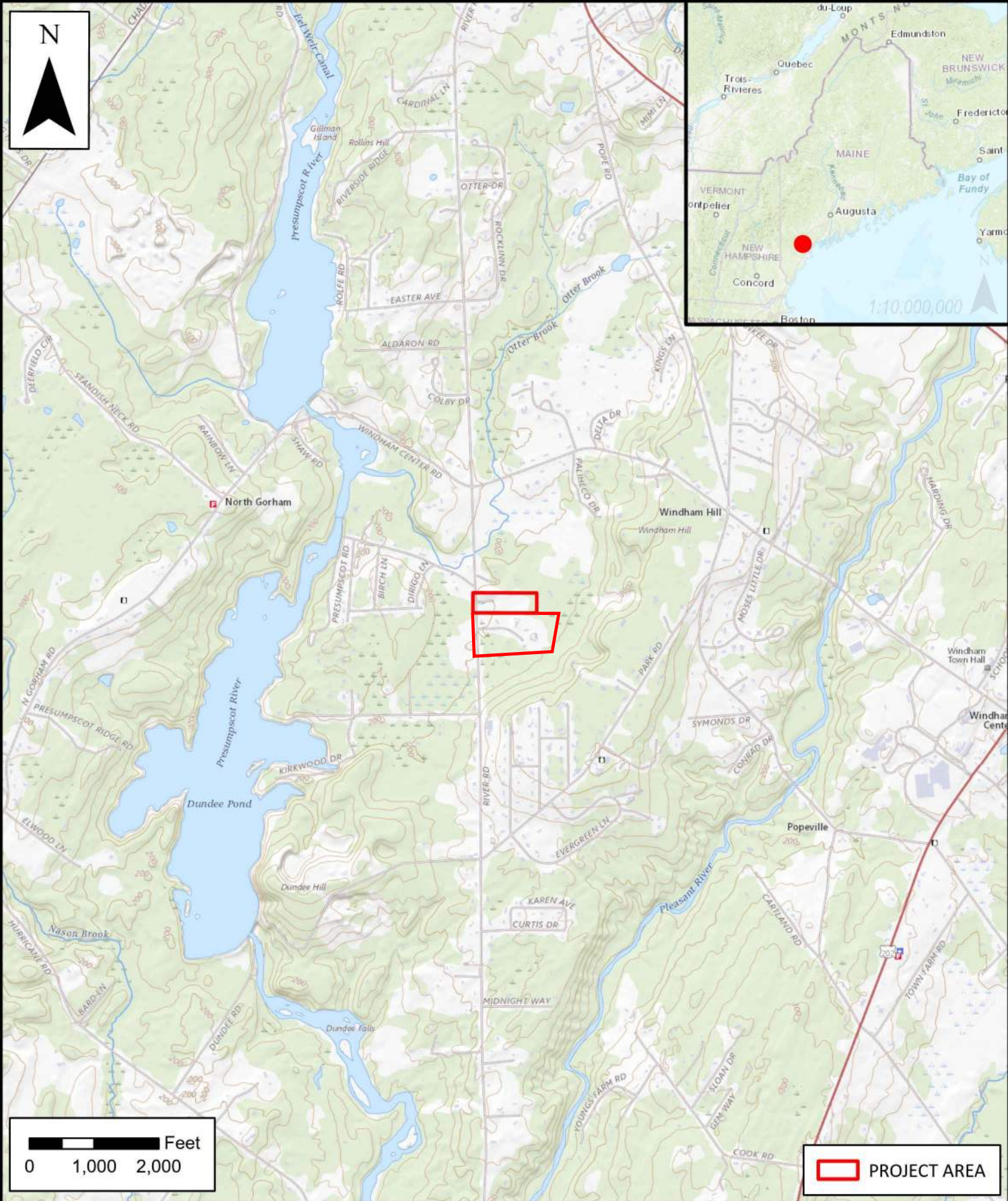
MATTHEW EK PLS 2117
 ARRON C HUNTER PE 1628

Section 1

Site Location Maps

1: Location Maps

Please find a USGS Site Location Map, Town of Windham Tax Map, and FEMA FIRMetete Map for site location and identification purposes enclosed in this section.



 PROJECT AREA

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

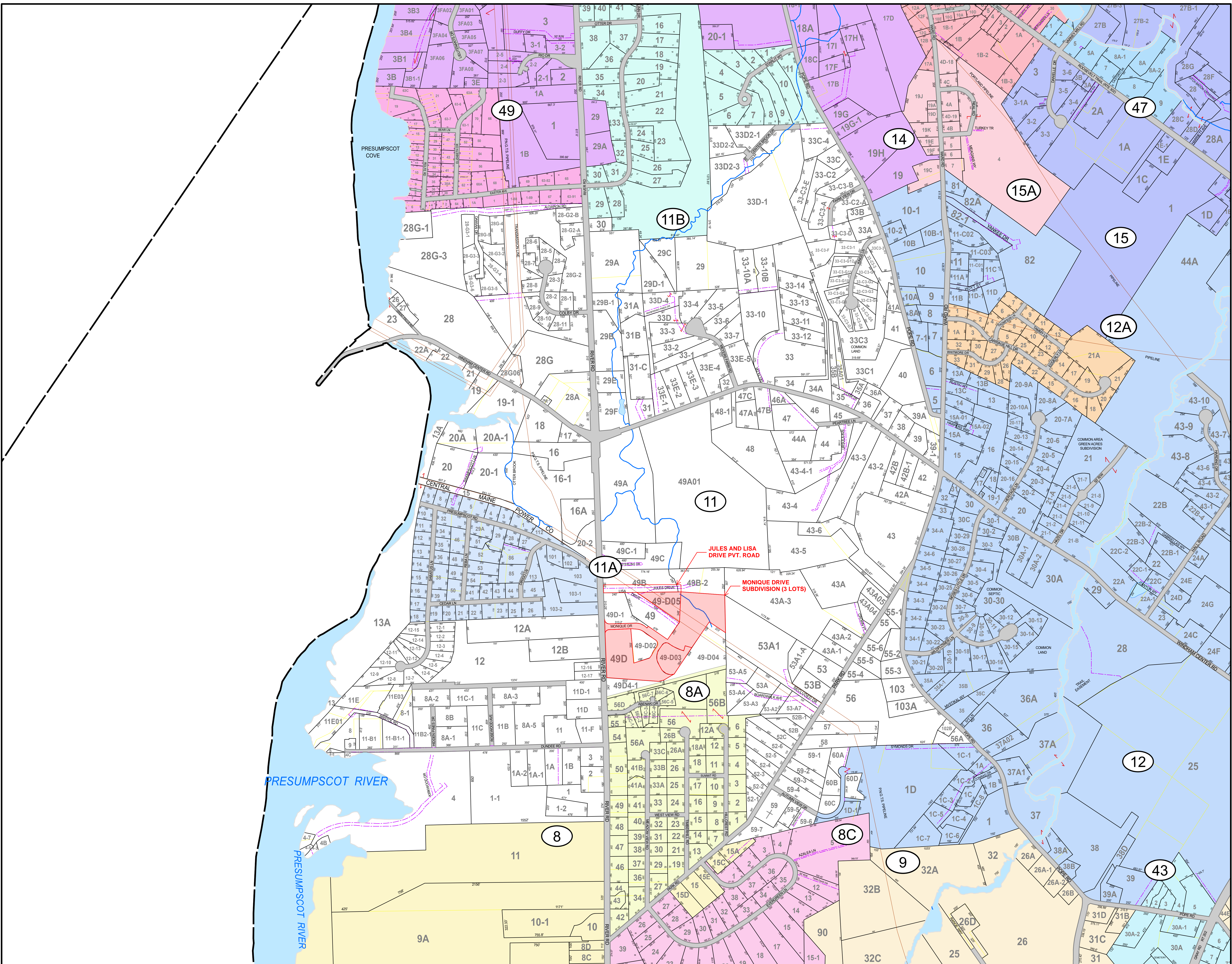
LOCATION MAP
PROPOSED MINOR PRIVATE ROAD

SCALE: 1:24,000

DATE: 4/29/2024

LOCATION:
LISA DR & JULES DR
WINDHAM, ME

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

REVISED & REPRINTED BY

CAI Technologies
Precision Mapping, Geospatial Solutions

11 Pleasant Street, Littleton, NH 03861
800.322.4540 - www.cai-tech.com

LEGEND	
PARCEL NUMBER	12D
RECORD DIMENSION	100'
SUBDIVISION LOT NO.	2
COMMON OWNERSHIP	
STREAMS	
CEMETERY	
CONDOMINIUM	
FARMSTEAD	
OLD PROPERTY LINES	
UTILITY LINES	
ROW EASEMENT	
ROW EASEMENT PWD	

SCALE: 1" = 400'

FEET 0 200 400 800 1,200

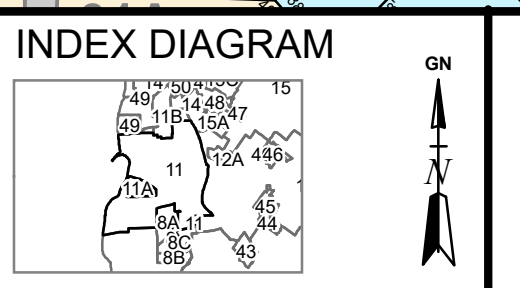
METERS 0 50 100 200 300

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

WINDHAM

MAINE



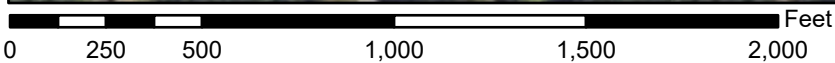
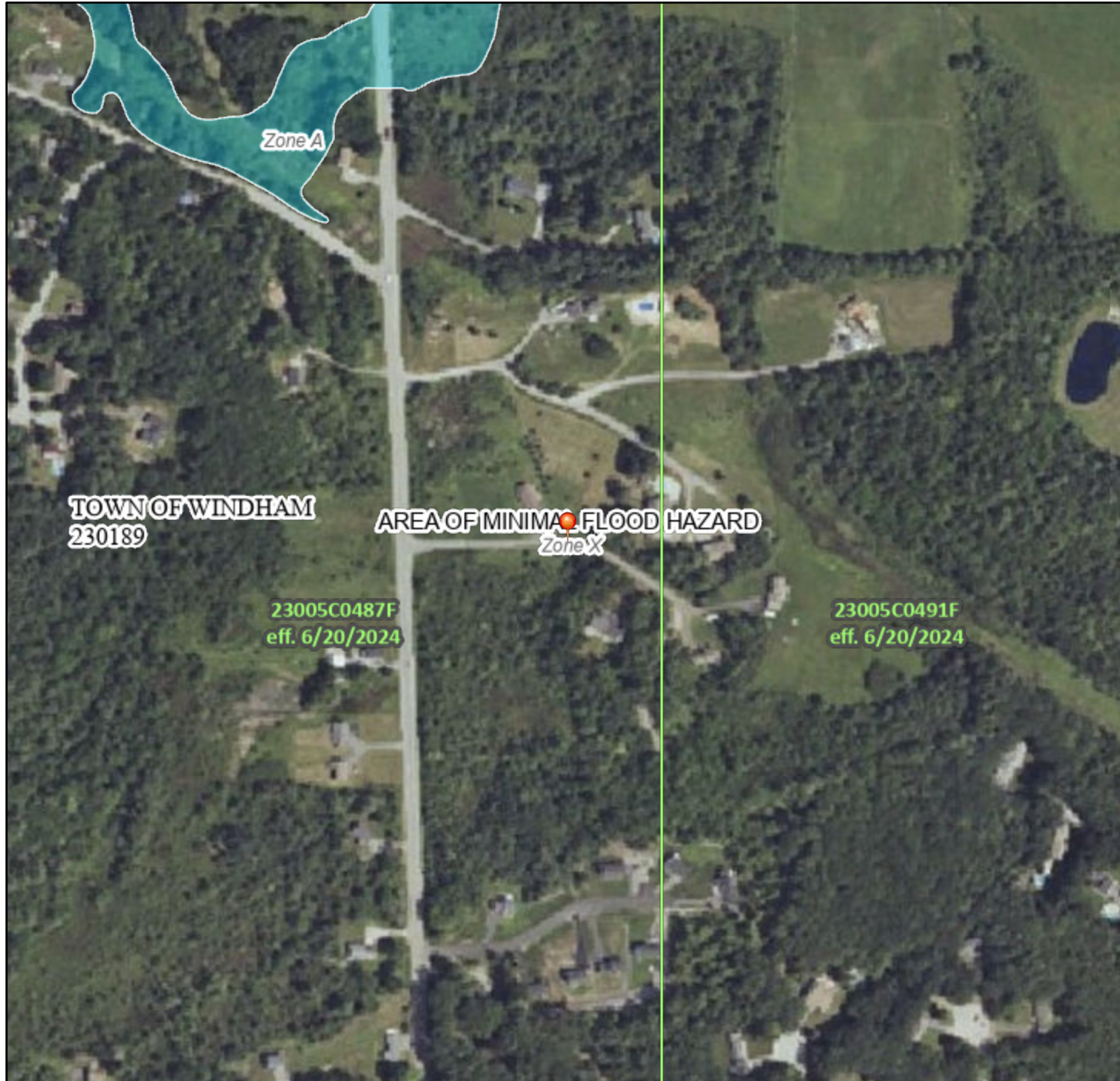
MAP NO.

11

National Flood Hazard Layer FIRMMette



70°26'37"W 43°47'48"N



1:6,000

70°25'59"W 43°47'22"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/7/2024 at 5:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Section 2

Abutter List

2: Abutter List

The names and addresses of direct abutters are enclosed in this section.

PARCEL NUMBER	PROPERTY ADDRESS	OWNER NAME	CO-OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
011-011-D01-000	778 RIVER RD	LABADIE JOSEPH &	LABADIE COLLEEN	778 RIVER RD	WINDHAM	ME	04062
011-012-000-000	SABATUS LN	SABATUS LANE EXTENSION	HOMEOWNERS ASSOCIATION	39 BELANGER AVE C/O K GRONDIN	WINDHAM	ME	04062
011-012-016-000	782 RIVER RD	REED CHAD D &	WELTON TARA	782 RIVER RD	WINDHAM	ME	04062
011-012-017-000	780 RIVER RD	BUTERA BEN HARUNA		780 RIVER ROAD	WINDHAM	ME	04062
011-012-A00-000	RIVER RD	GRENIER CURT &	GRENIER MARCIA JEAN	38 SANBORN RD	GILFORD	NH	03249
011-012-B00-000	784 RIVER RD	KIMBALL BRIAN R &	KIMBALL KAYLA E	784 RIVER ROAD	WINDHAM	ME	04062
011-020-002-000	808 RIVER RD	HONAN KELSEY B		808 RIVER RD	WINDHAM	ME	04062
011-043-A03-000	6 CROWN PT	MURFEY CYNTHIA H		6 CROWN POINT	WINDHAM	ME	04062
011-049-000-000	15 LISA DR	LANGERMAN BRIAN MICHAEL TRUSTEE	BRIAN M LANGERMAN REVOC LIV TRUST	15 LISA DRIVE	WINDHAM	ME	04062
011-049-A01-000	71 WINDHAM CTR RD	REGIONAL SCHOOL UNIT NO 14		228 WINDHAM CTR ROAD	WINDHAM	ME	04062
011-049-B00-000	4 LISA DR	ZAJAC ADAM G		4 LISA DRIVE	WINDHAM	ME	04062
011-049-B02-000	10 JULES DR	SFERES NICHOLAS RALPH &	SFERES JULIE	10 JULES DR	WINDHAM	ME	04062
011-049-C00-000	12 STERLING DR	CHASTAIN SHAWN K &	SANBORN TIARA G	12 STERLING DRIVE	WINDHAM	ME	04062
011-049-D01-000	4 MONIQUE DR	CLOUTIER STEPHANIE	BOWEN JASON	4 MONIQUE DR	WINDHAM	ME	04062
011-049-D02-000	9 MONIQUE DR	PIKE VINCENT K SR &	PIKE EVELYN I	9 MONIQUE DRIVE	WINDHAM	ME	04062
011-049-D04-000	MONIQUE DR	CLOUTIER JESSE R		4 MONIQUE DRIVE	WINDHAM	ME	04062
011-049-D04-001	RIVER RD	CLOUTIER ROBERT		744 ROOSEVELT TR UNIT 209	WINDHAM	ME	04062
011-053-A01-000	17 SECLUDED DR	MURFEY CYNTHIA H &	MURFEY KELLY J (TAR)	6 CROWN POINT	WINDHAM	ME	04062
11A-103-000-000	5 MURRAY WAY	MOULTON RICHARD M SR &	MOULTON DOROTHY L	5 MURRAY WAY	WINDHAM	ME	04062
11A-103-001-000	4 MURRAY WAY	MOORE ANDREW J &	MOORE JENNA M	4 MURRAY WAY	WINDHAM	ME	04062
11A-103-002-000	25 CEDAR LN	BERGERON STEPHEN P &	BERGERON SUZETTE M	25 CEDAR LN	WINDHAM	ME	04062



Direct Abutters Map

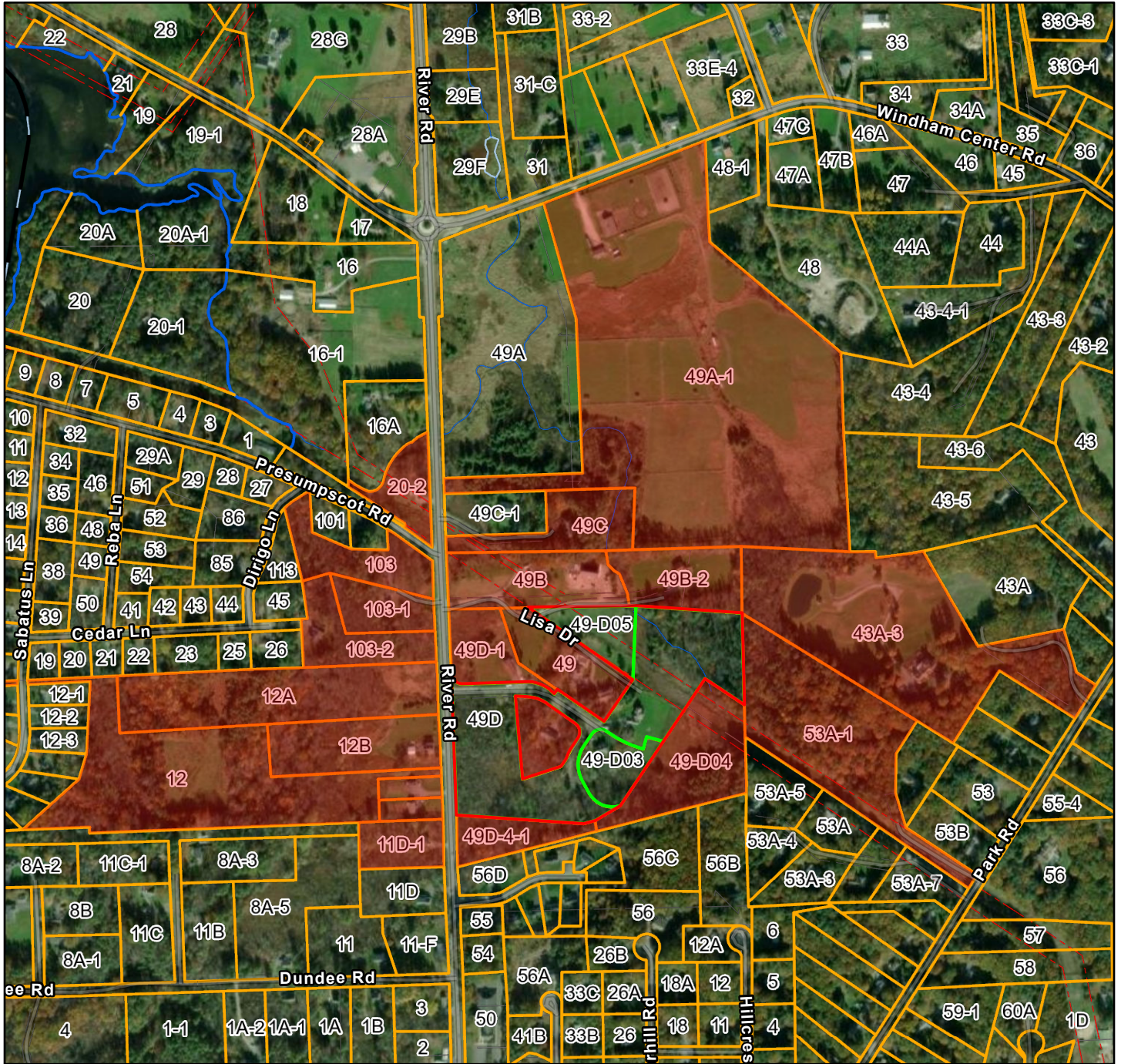
Town of Windham, ME

1 inch = 700 Feet



www.cai-tech.com

December 20, 2024



Large Scale	Property Line	Private Road ROW	Utility
CAI Town Line	Public Road	Property Hook	WaterLines
PWater	Cemetery	Right of Way	Water-poly
Private Road		Tract Line	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Section 3

Right, Title, or Interest

3: Right, Title, or Interest

Lots 1 and 2 are legal lots of record that are developed with homes and were permitted by Code Enforcement. Please see this section for a copy of the existing deeds for Lots 1 and 2 which are listed below.

Lot 1: Book 35031, Page 198

Lot 2: Book 15134, Page 255 & Book 30368, Page 78

On April 4, 2022, Robert Cloutier conveyed a portion of Lot 2 to Cathleen Manchester & Ruth Summers (now shown as Lot 3). This conveyance was made within 5 years of the previous conveyance and triggered the after-the-fact subdivision. Please see this section for a copy of the existing deed for Lot 3 which is listed below.

Lot 3: Book 39463, Page 84

**Warranty Deed
(Maine Statutory Short Form)**

DLN: 1001840033643

KNOW ALL PERSONS BY THESE PRESENTS THAT, WE, Lisa Tina Cloutier f/k/a Lisa Pulieris and Christopher Pulieris, with a mailing address of 16 Monique Drive, Windham, Maine 04062, for valuable consideration paid, by Laura Torrey Everett and Travis Joel Everett, with a mailing address of 38 Northwood Drive, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said Laura Torrey Everett and Travis Joel Everett, their heirs and assigns, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of real property, with the buildings thereon, situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND
MADE A PART HEREOF**

Meaning and intending to convey the premises conveyed to Lisa Pulieris and Christopher Pulieris, as joint tenants, by virtue of a deed dated April 10, 2013 and recorded in the Cumberland County Registry of Deeds at Book 30559, Page 169.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 27 day of July, 2018.

WITNESS



Lisa Tina Cloutier

WITNESS

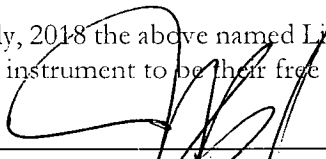


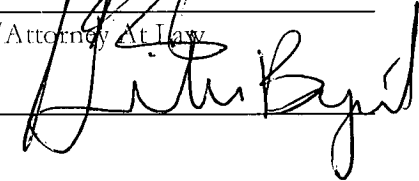
Christopher Pulieris

**STATE OF MAINE
COUNTY OF CUMBERLAND**

Personally appeared before me on this 27 day of July, 2018 the above named Lisa Tina Cloutier and Christopher Pulieris and acknowledged the foregoing instrument to be their free act and deed.

Jenilee Rose Bryant
State of Maine
Notary Public
Commission Expires:
September 16, 2021



Notary Public/Attorney At Law


Print Name

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land located off the easterly side of the River Road and on Monique Drive in the Town of Windham, County of Cumberland and State of Maine, described as follows:

Commencing at a 5/8" rebar located on the northerly sideline of Monique Drive marking the southerly corner of land now or formerly Langerman as described in deed Book 23231, Page 161 recorded in Cumberland County Registry of Deeds (CCRD); thence southeasterly across the remaining land of Robert Cloutier as described in deed Book 15134, Page 255 CCRD following the northerly sideline of the extension of Monique Drive on a curve to the left having a radius of 175.00 feet, an arc distance of 44.01 feet; said curve having a chord bearing south 63° 29' 37" east, 43.89 feet; thence continuing across the remaining land of Cloutier following the northerly sideline of the extension of Monique Drive on a reverse curve to the right having a radius of 275.00 feet, an arc distance of 160.87 feet to a 5/8" rebar to be set at the true point of beginning; thence south 37° 10' 52" east continuing across the remaining land of Cloutier, 103.72 feet to a 5/8" rebar to be set; thence south 33° 42' 38" west continuing across the remaining land of Cloutier, 278.67 feet to a private 50-foot access and utility easement; thence south 74° 53' 37" west continuing across the remaining land of Cloutier and along said easement, 21.22 feet; thence continuing across the remaining land of Cloutier and along said easement following a non-tangent curve to the right having a radius of 125.00 feet, an arc distance of 151.23 feet; said curve having a chord bearing north 63° 52' 05" west, 142.17 feet; thence north 29° 12' 32" west continuing across the remaining land of Cloutier and along said easement, 68.13 feet; thence continuing across the remaining land of Cloutier and along said easement following a curve to the right having a radius of 155.00 feet, an arc distance of 170.21 feet; thence north 33° 42' 38" east continuing across the remaining land of Cloutier, along said easement and along the southerly sideline of Monique Drive, 83.90 feet; thence continuing across the remaining land of Cloutier and along the southerly sideline of the extension of Monique Drive following a curve to the right having a radius of 50.00 feet, an arc distance of 69.40 feet; thence continuing across the remaining land of Cloutier and along the southerly sideline of the extension of Monique Drive following a reverse curve to the left having a radius of 225.00 feet, an arc distance of 15.44 feet; thence continuing across the remaining land of Cloutier and along the southerly sideline of the extension of Monique Drive following a reverse curve to the right having a radius of 225.00 feet, 131.62 feet to a 5/8" rebar to be set; thence north 52° 49' 08" east continuing across the remaining land of Cloutier and along the terminus of the extension of Monique Drive, 50.00 feet to the point of beginning.

Bearings herein are Maine State Plan Coordinate System 1802, west zone.

This conveyance is made together with and subject to a 50-foot wide right of way, commonly known as Monique Drive, for ingress, egress and the installation of any and all utilities servicing the above described parcel, for any and all purposes for which a town way may be used, leading from the easterly sideline of River Road to and along the above described parcel, more particularly described as follows: Beginning at the point of beginning of the above described parcel at a 5/8"

rebar to be set at the terminus of the extension of Monique Drive; thence south 52° 49' 08" west along the above described parcel, 50.00 feet to a 5/8" rebar to be set; thence along the southerly sideline of Monique Drive and along the above described parcel following a curve to the left having a radius of 225.00 feet, an arc distance of 131.62 feet; said curve having a chord bearing north 53° 56' 22" west, 129.75 feet; thence continuing along the southerly sideline of Monique Drive and along the above described parcel following a reverse curve to the right having a radius of 225.00 feet, 15.44 feet; thence continuing along the southerly sideline of Monique Drive and along the above described parcel following a reverse curve to the left having a radius of 50.00 feet, and arc distance of 69.40 feet; thence south 33° 42' 38" west continuing along the southerly sideline of Monique Drive and along the above described parcel, 14.58 feet to the terminus of Monique Drive; thence the following courses along the southerly sideline of Monique Drive: thence north 56° 17' 22" west, 50.00 feet; thence following a curve to the left having a radius of 50.00 feet, arc distance of 78.54 feet; said curve having a chord bearing north 11° 17' 22" west, 70.71 feet; thence north 56° 17' 22" west, 164.18 feet; thence following a curve to the left having a radius of 175.00 feet, arc distance of 108.78 feet; thence south 88° 05' 44" west, 313.20 feet; thence following a curve to the left having a radius of 50.00 feet, arc distance of 78.54 feet to the easterly sideline of River Road; thence north 01° 54' 16" west along the easterly sideline of River Road, 150.00 feet to the northerly sideline of Monique Drive; thence along the northerly sideline of Monique Drive following a non-tangent curve to the left having a radius of 50.00 feet, arc distance of 78.54 feet; said curve having a chord bearing south 46° 54' 16" east, 70.71 feet; thence the following courses along the northerly sideline of Monique Drive: thence north 88° 05' 44" east, 313.20 feet; thence following a curve to the right having a radius of 225.00 feet, arc distance of 139.86; thence north 33° 42' 38" east, 10.00 feet; thence south 56° 17' 22" east, 264.18 feet; thence following a curve to the left having a radius of 175.00 feet, arc distance of 44.01 feet; thence following a curve to the right having a radius of 275.00 feet, arc distance of 160.87 to the point of beginning.

Use of Monique Drive is subject to a certain Road Maintenance Agreement dated February 11, 2010 and recorded in Cumberland County Registry of Deeds in Book 27596, Page 91, and further subject to the rights of others in and to the use of same, or as may be granted same. The Grantor herein reserves the right to further grant the use of said Monique Drive and any extension thereof, to others without overburdening.

This conveyance is made further subject to rights and utility easements of record, including but not limited to a utility easement granted by Robert J. Cloutier to Central Maine Power Company and Verizon New England, Inc., dated November 22, 2002 and recorded in said Registry in Book 18847, Page 127.

Received
Recorded Register of Deeds
Jul 31, 2018 12:44:30P
Cumberland County
Nancy A. Lane

QUITCLAIM DEED

Raymond R. Chamard and Gloria M. Chamard of Windham, County of Cumberland, State of Maine, for valuable consideration, do hereby grant, remise, release, bargain, sell, convey and forever quitclaim unto Robert Cloutier and Monique Cloutier, of South Londonderry, Vermont, as joint tenants, and to their heirs and assigns forever, their entire right, title and interest in the following described real property situated in Windham, Maine:

A certain lot or parcel of land located in Windham, County of Cumberland and State of Maine, more particularly bounded and described in a Warranty Deed from Annie E. Page to George W. Lowell and Madeline L. Lowell dated October 8, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1843, Page 475, as follows, to wit: On the South by the land of Locada Haskell, on the West by the River Road, so called; on the North by land formerly of Emily Hawkes, now of George W. Lowell; on the East by land formerly of Mont Chaplin, now of Allie Hawkes, containing thirty (30) acres, more or less.

Excepting and Reserving from the above-described parcel all of those same premises conveyed by George W. and Madeline L. Lowell to George L. Chamard by Quitclaim Deed with Covenant dated October 27, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8543, Page 203.

Subject to a transmission line easement given by George W. Lowell, Sr. to Central Maine Power Company by instrument dated July 14, 1959 and recorded in the Cumberland County Registry of Deeds in Book 2485, Page 174; a utility pole easement to C.M.P. (Book 1850, page 91); and right of way agreement with P.N.G.T.S. (Book 13429 page 5-7)

Meaning and intending to convey the premises described as Parcel Three in a Release Deed from Madeline L. Lowell to Raymond R. Chamard and Gloria M. Chamard, dated May 13, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13829, Page 227.

IN WITNESS WHEREOF, the said Raymond R. Chamard and Gloria M. Chamard, have hereunto set our hands and seals this 25th day of October, 1999.

[Signature]
Witness

[Signature]
Raymond R. Chamard

Witness

[Signature]
Gloria M. Chamard

STATE OF MAINE
CUMBERLAND, SS

DATE: 10/25/99

Personally appeared the above named Raymond R. Chamard and Gloria M. Chamard and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Attorney at Law/Notary Public

RECEIVED
RECORDED REGISTRY OF DEEDS
1999 OCT 28 AM 11:29
CUMBERLAND COUNTY
John B O'Brien

MAINE REAL ESTATE TAX PAID

Warranty Deed

(Statutory Short Forms Deeds Act)

Know all persons by these presents that we, **Lisa Pulieris** and **Christopher Pulieris**, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 16 Monique Drive, as a gift and for no consideration paid, grant to **Robert Cloutier**, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 744 Roosevelt Trail - Unit 209, Windham ME 04062, with Warranty Covenants, the real property located in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the easterly side of the **River Road** described on Exhibit A, attached and incorporated herein by reference.

Reference Deed recorded in Book 29923, Page 41. This deed is given to return a prior gift made by Robert Cloutier to Lisa Pulieris and Christopher Pulieris.

This deed represents a gift from daughter to father, without consideration.

The deed preparer makes no certification as to record marketable title to the herein-conveyed premises, a title search not having been made.

Witness our hands and seals this date: X 2/5/2013

Signed Sealed and Delivered
in the presence of

Linda J Rawson

X Lisa Pulieris

Lisa Pulieris

X Christopher Pulieris

Christopher Pulieris

State of Maine
County of Cumberland, ss.

Date: X 2/5/13

Then personally appeared the above-named Lisa Pulieris and Christopher Pulieris and severally acknowledged the foregoing instrument to be his and her free act and deed.

Before me,

Linda J Rawson

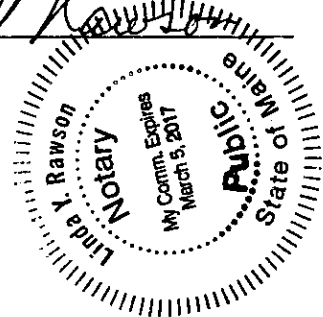


Exhibit A

A certain lot or parcel of land situated on the easterly side of the River Road and southerly side of a private way known as **Monique Drive** in the Town of Windham, County of Cumberland and State of Maine, and being **Parcel D** as shown on a plan entitled "**Amended Family Lot Division**," dated June 29, 2010 and last revised on December 21, 2011, prepared by Sebago Technics, Inc., as STI Job Number 04351 and hereinafter referred to as the *Plan*, and recorded herewith, more particularly bounded and described as follows:

Beginning at the intersection of the southerly sideline of Monique Drive and easterly sideline of River Road at a capped rebar; thence South one degree fifty-four minutes sixteen seconds East (S 01° 54' 16" E) by and along the easterly sideline of River Road, a distance of five hundred seven and sixty-three hundredths feet (507.63') to a capped rebar at the northerly sideline of Parcel C as shown on the Plan; thence South eighty-seven degrees five minutes zero seconds East (S 87° 05' 00" E) by and along the northerly sideline of said Parcel C, a distance of six hundred three and seventy-seven hundredths feet (603.77') to an angle point; thence North seventy-four degrees fifty-three minutes thirty-seven seconds East (N 74° 53' 37" E) by and along the northerly sideline of said Parcel C, a distance of one hundred fifty-seven and ninety-five hundredths feet (157.95) to the sideline of Parcel B, also being the easterly terminus of a fifty foot (50.00') access and utility easement over Parcel D for the common benefit of Parcels B, C and D; thence generally northwesterly along the sideline of said Parcel C and along said easement, and along a non-tangent curve to the right, with a radius of one hundred twenty-five feet (125.00'), an arc length of one hundred fifty-one and twenty-three hundredths feet (151.23') and a chord of North sixty-three degrees fifty-two minutes five seconds West (N 63° 52' 05" W), one hundred forty-two and seventeen hundredths feet (142.17') to a point of tangency; thence North twenty-nine degrees twelve minutes thirty-two seconds West (N 29° 12' 32" W) by and along the southwesterly sideline of said Parcel B and along said easement, a distance of sixty-eight and thirteen hundredths feet (68.13') to a point of curvature; thence generally northerly along the westerly sideline of said Parcel B and along said easement, and along a curve to the right, with a radius of one hundred fifty five feet (155.00'), an arc length of one hundred seventy and twenty-one hundredths feet (170.21'), and a chord of North two degrees fifteen minutes three seconds East (N 02° 15' 03" E), one hundred sixty-one and seventy-nine hundredths feet (161.79') to a point of tangency; thence North thirty-three degrees forty-two minutes thirty-eight seconds East (N 33° 42' 38" E) along the northwesterly sideline of said Parcel B and along said easement, a distance of sixty-nine and thirty-two hundredths feet (69.32') to a capped rebar on the southwesterly sideline of the Monique Drive turnaround; thence North fifty-six degrees seventeen minutes twenty-two seconds West (N 56° 17' 22" W) along the southwesterly terminus of said Monique Drive turnaround, a distance of fifty feet (50') to a capped rebar at land formerly of Robert Cloutier, as described in instrument recorded in Cumberland County Registry of Deeds in Book 15134, Page 255; thence South thirty-

three degrees forty-two minutes thirty-eight seconds West (S 33° 42' 38" W) by and along said land of Cloutier, a distance of one hundred fifty-five and fifty-one hundredths feet (155.51') to a capped rebar; thence South sixty-seven degrees twenty-four minutes forty-eight seconds West (S 67° 24' 48" W) by and along said land of Cloutier, a distance of one hundred eighty-seven and eighty hundredths feet (187.80') to a capped rebar; thence North seven degrees fifty-eight minutes nine seconds West (N 07° 58' 09" W) by and along said land of Cloutier, a distance of three hundred ninety-three and five hundredths feet (393.05') to a capped rebar on the southerly sideline of Monique Drive; thence South eighty-eight degrees five minutes forty-four seconds West (S 88° 05' 44" W) by and along said southerly sideline of Monique Drive, a distance of two hundred fifty-two and thirty-three hundredths feet (252.33') to a capped rebar and point of curvature; thence generally southwesterly along the southerly sideline of Monique Drive, and along a curve to the left, with a radius of fifty feet (50'), an arc length of seventy-eight and fifty-four hundredths feet (78.54'), and a chord of South forty-three degrees five minutes forty-four seconds West (S 43° 05' 44" W), a distance of seventy and seventy-one hundredths feet (70.71') to the point of beginning.

The herein-conveyed parcel contains 265,195 square feet, or 6.08 acres, more or less. Bearings herein are referenced to Grid North as noted on said Plan.

Also conveying herewith, in common with the Grantor and others, is an access and egress easement by foot and vehicle and for the installation of any and all utilities over, under and on said easement, and for all other purposes for which a town way may be used over the fifty (50) foot varying width right-of-way easement shown as Monique Drive on said Plan recorded herewith. Further, use of said Monique Drive is subject to a certain Road Maintenance Agreement dated February 11, 2010 and recorded in said Registry in Book 27596, Page 91.

Further, hereby reserving to Robert Cloutier, his heirs, successors and/or assigns, a fifty (50) foot wide easement to benefit remaining land of said Cloutier, said easement extending from the southerlywesterly side of Monique Drive, curving along the easterly sideline of the herein-conveyed parcel and terminating at Parcel C as depicted on said Plan recorded herewith. The said Robert Cloutier reserves the right to further grant said easement to others, without overburdening, for purposes of ingress and egress by foot or vehicle, and for installation and maintenance of utilities associated with residential use, over, under and on said easement, and for all other purposes for which a town way may be used. The Grantee, and others who are granted use of said easement, shall equally share the costs of plowing and maintenance.

This conveyance is made further subject to rights and utility easements of record, including but not limited to a utility easement granted by Robert J. Cloutier to Central Maine Power Company and Verizon New England, Inc., dated November 22, 2002 and recorded in said Registry in Book 18847, Page 127.

CORRECTIVE
WARRANTY DEED

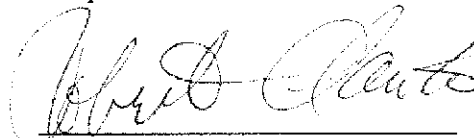
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, I, ROBERT R. CLOUTIER, an individual with a mailing address of 744 Roosevelt Trail, Unit 209, Windham, ME 04062 for consideration paid GRANTS to: CATHLEEN MANCHESTER and RUTH SUMMERS, an TENANTS IN COMMON with a mailing address of 289 Fickett Road, Pownal, ME 04069-6157 with WARRANTY COVENANTS, the land in the Town of Windham, County of Cumberland, and State of Maine, described as follows:

See attached Exhibit A.

WITNESS my hand and seal this 4 day of the month of April, 2022.

SIGNED, SEALED AND DELIVERED in the presence of:



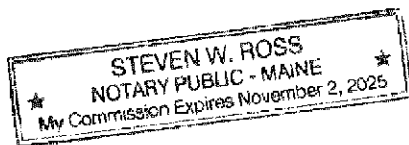
Robert R. Cloutier

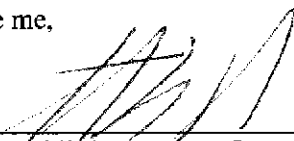
State of Maine)
)
Cumberland County) ss.

April 4, 2022

Then personally appeared the above-named Robert R. Cloutier and acknowledged the foregoing instrument to be his free act and deed.

Before me,





Notary Public/Attorney at Law

Print Name

This deed is being re-recorded to add the correct legal description (Exhibit A) The original deed was recorded in Book 39322, Page 17.

Exhibit A - Property Description

Closing Date: 04/04/2022

Borrower(s): Cathleen Manchester and Ruth Summers

Property Address: Jules Drive, Windham, ME 04062

A certain parcel of land situated easterly of, but not adjacent to, River Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning at the northeasterly corner of land now or formerly of Brian M. Langerman as described in a deed recorded in Book 34894 Page 25 of the Cumberland County Registry of Deeds as shown on a plan entitled "Standard Boundary Survey on River Road, Windham, Maine" made for Robert Cloutier by Wayne T. Wood & Co., dated May 2004 and recorded in Cumberland County Registry of Deeds Plan Book 204, Page 311 and land now or formerly of Winston Rosendahl and Pearl Rosendahl as described in a deed recorded in Book 17584 Page 48 of the Cumberland County Registry of Deeds.

Thence S 75° 12' 37" E, by and along land of Winston Rosendahl and Pearl Rosendahl, a distance of 506.64 feet;

Thence S 18° 51' 59" W a distance of 348.18 feet to land now or formerly of Brian M. Langerman;

Thence N 39° 25' 48" W (erroneously recited as N 39° 25' 48" E in a previous deed), by and along land now or formerly of Brian M. Langerman, a distance of 594.00 feet to the Point of Beginning. The parcel contains approximately 2.02 acres.

Bearings are Grid North.

Also conveying an easement or right of way, in common with others, over and across a certain private way known as Lisa Drive and a certain private way known as Jules Drive leading from the River Road to the above-described premises, said easement being depicted on survey plan entitled "Standard boundary Survey on River Road, Windham, Maine" made for Robert Cloutier by Wayne Wood & Co, dated May 2004 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 311. and as depicted on survey plan entitled "Amended Family Lot Division for Robert Cloutier" recorded in Plan Book 212, Page 280. This easement is granted for ingress and/or egress by foot and/or vehicular travel, and together with the right to install and maintain all power and utilities necessary for a residential household.

Further reference is made to Easement Deed from Winston D, Rosendahl, Trustee of the Winston D. and Pearl L. Rosendahl ABC Trust to Robert Cloutier and Monique Cloutier dated May 19, 2004 and recorded in said Registry of Deeds in Book 21296, Page 174, to which deed and record thereof, reference is hereby made.

The above-described premises are conveyed subject to and together with the benefit of a Road Maintenance Agreement between Robert Goutier and Monique Cloutier and Winston D Rosendahl and Pearl L Rosendahl, Trustees, dated May 19, 2004 and recorded in said Registry of Deeds in Book 21296, Page 173.

This conveyance is made subject to that portion of the above easements passing over the property hereby conveyed, as well as the easements held by Central Maine Power Company and Portland Natural Gas Transmission System, as depicted on said plan.

The purpose of recording this corrective deed is to correct the third call above, which resulted in a description that did not close.

Section 4

Financial Capacity

4: Financial Capacity

The project will be financed through the applicant's existing line of credit through M&T Bank. The only construction proposed as a part of the project is for the improvements related to the hammerhead turnaround along Jules Drive. The improvements are estimated to cost between \$10,000.00 and \$15,000.00. Please see below for a copy of a financial statement from M&T Bank showing the current line of available credit.



P.O. Box 619063
Dallas, TX 75261-9063

3-770-35246-0000224-001-000-000-000-000

CLOUTIER BUILDING CORPORATION
744 ROOSEVELT TRL STE 209
WINDHAM ME 04062-5281

IMAGE ONLY ESTATEMENT

Business Access Line of Credit

Contact Us



General Customer Service: 1-800-724-6070



Correspondence Address:
P.O. Box 900, Millsboro, DE 19966

Payment Mailing Address:
P.O. Box 62146, Baltimore, MD 21264-2146



www.mtb.com

Statement Period : 03/11/24 - 04/07/24

Account Information

Account Number:	120-444-5495375-6001
Interest Rate:	9.50%
Periodic Rate:	0.0260%
Total Line of Credit:	\$800,000.00
Current Balance:	\$0.00
Available Credit:	\$800,000.00
Current Finance Charges:	\$0.00
2024 Finance Charges Paid Year to Date:	\$236.06
2023 Finance Charges Paid:	\$2,208.21
Average Daily Balance:	\$0.00
Days in Billing Cycle:	28

Collateral Information:
Secured

Payment Summary

ACCOUNT DUE DATE: 05/02/24

Payment Breakdown

TOTAL AMOUNT DUE:

Account Transaction Activity

Transaction Date	Effective Date	Description/ Reference Number	Total Received	Principal	Interest	Deferred Payment	Late Charge	Fees	Principal Balance	
03/11/24	03/11/24	Beginning Balance							\$0.00	
03/19/24	03/19/24	Annual Fee Payment						-\$500.00		
03/19/24	03/19/24	Web PMT - Thank You 719971990798698	\$501.82		-\$1.82					
04/07/24	04/07/24	Ending Balance							\$0.00	
Total Payments and Credits applied this statement period:						\$501.82				
Total Advances and Debit Adjustments applied this statement period:						\$0.00				

With M&T Online Banking for Business, you can have access to your M&T accounts 24 hours a day, 7 days a week from home, work or on the road. For details or to sign up, please visit www.mtb.com/business, or call 1-800-724-6070.

770-X34540-0820F ACCESS



CLOUTIER BUILDING CORPORATION
120-444-5495375-6001

AMOUNT DUE

THIS IS NOT A BILL.

M & T BANK
PO BOX 62146
BALTIMORE MD 21264-2146

Total Amount Enclosed \$

PAYMENT OPTIONS

M&T provides you the following options for making your loan payments:



Payments by mail
P.O. Box 62146
Baltimore, MD 21264-2146



Recurring Payments
Enroll at www.mtb.com



Online payments
www.mtb.com



Pay at any M&T branch



Pay-by phone
1-800-724-6070

PAYMENT INFORMATION

- **Please be prompt** – Payment must reach M&T by the due date. **Your payment is credited on the day it is received at our payment center, not the day it is postmarked.**
- If you are in bankruptcy or received a bankruptcy discharge of this debt, this communication is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.
- **Reporting of Account Information to Credit Bureaus:** We may report information about your Account to credit bureaus. Late payments, missed payments or other defaults on your Account may be reflected on your credit report. If you think M&T has reported inaccurate information to a credit bureau, you may submit a dispute online with the credit bureau or write to us at M&T Bank, PO Box 900, Millsboro, DE 19966.

AUTOMATED ACCOUNT INFORMATION

Account information is easy to access through M&T Bank's Automated Phone Service by calling 1-800-724-6070. Please have your loan number and the first five digits of your Social Security Number ready to access this convenient service. Automated information is available 24 hours a day, 7 days a week.

IMPORTANT ADDRESSES

Payments:
P.O. Box 62146
Baltimore, MD 21264-2146

Overnight Mail:
499 Mitchell Street
Millsboro, DE 19966

Correspondence Address:
P.O. Box 900
Millsboro, DE 19966

ONLINE SERVICES

M&T offers a variety of web and mobile services to help better manage your line of credit:

- View account history, balance and interest rate.
- Sign up for recurring payments from your M&T checking or savings account.
- Make one time payments.
- Schedule extra payments.
- Schedule future payments.

Simply visit www.mtb.com and select "Web Banking" from the online services menu. For further assistance please contact us at 1-800-724-6070.

IMPORTANT INFORMATION FOR SERVICEMEMBERS

Pursuant to the Servicemembers Civil Relief Act you & your dependents may be eligible for certain benefits and/or protections. For further information please contact our SCRA Servicing Team by phone 8:30am-5pm (EST) Monday-Friday, Toll Free at 1-855-350-SCRA (7272), or at 302-934-4872, by email at scraservicing@mtb.com, or by mail at PO Box 900, Millsboro, DE 19966.

MEMBER FDIC



770-X34541-0820B ACCESS

HAS YOUR ADDRESS OR ANY OTHER INFORMATION CHANGED?

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

BORROWER HOME PHONE _____ BORROWER BUSINESS PHONE _____

NAME (Please Print) _____ NAME (Please Print) _____

BORROWER SIGNATURE

CO-BORROWER SIGNATURE

Section 5

Technical Capacity

5: Technical Capacity

Sebago Technics, Inc. (STI) is a multi-disciplinary engineering firm with over 35 years of experience that offers a wide range of services specializing in land development, planning, permitting and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general civil engineering, road and utility infrastructure design, construction management, permitting, landscape architecture, soil science, wetlands science, land surveying, and environmental services.

Please see this Section for additional information.

AARON C. HUNTER, PE

Project Engineer / Project Manager



Aaron joined Sebago Technics in 2014. He is a Licensed Civil Engineer with nearly a decade of project experience in the private and municipal sectors in Maine. Aaron is involved in all aspects of project management, roadway and site design, permitting, plan preparation, stormwater analysis, and construction administration.

In 2023, Aaron was promoted to the Project Manager position, where he is responsible for the overall development, budget, schedule, and approval of projects while maintaining strong relationships and communications with clients and regulators.

EXPERIENCE



Lewiston High School Expansion – Lewiston, ME

Aaron led site engineering and permitting efforts to support an approximately 20,000-square-foot building expansion to accommodate an additional classroom wing at Lewiston High School. Permits obtained for the project involved local approval. Permitting strategies allowed for an exemption from amending the existing Maine DEP Site Location of Development permit.

Paul J. Schupf Art Center – Waterville, ME

Aaron acted as Project Manager for the 32,000-square-foot art center that will serve as a new beacon for the arts in downtown Waterville on Main Street. He led the site civil engineering team and assisted the project team with local permitting. He also corresponded with Maine DOT to ensure coordination between site design and reconstruction of Main Street.

Central Maine Health Care Cancer Center – Lewiston, ME

Aaron was the lead site engineer for a new 52,000-square-foot Cancer Care Center that houses the Central Maine Cancer Institute. Permitting efforts included local and state applications. Extensive research and understanding of past permitting at the campus were involved to obtain permit approvals.

South Portland Municipal Services Facility – South Portland, ME

Aaron completed engineering and permitting for a new combined Municipal Public Works Facility, Solid Waste Transfer Facility, Public Bus Transportation, and Parks and Recreation Facility. Permitting included local and state applications. He regularly coordinated with City staff to accomplish project requirements and gain approvals.

Westbrook Public Services Facility – Westbrook, ME

Aaron led engineering and permitting for a new combined services facility for the City of Westbrook. Permitting included local and state applications. He regularly coordinated with City staff to meet project needs and gain approvals.

Concord Coach Lines Bus Station – Auburn, ME

Aaron spearheaded site engineering and permitting for a new Concord Coach Lines Bus Station that included a 1,300-square-foot terminal with 90 parking spaces. Permitting included local and state applications. Sebago Technics worked with Concord Coach Lines to provide intercity bus service to Portland and Boston.

EDUCATION



B.S., Civil Engineering
University of Maine - Orono, ME

REGISTRATIONS

Professional Engineer: Maine #16326

CERTIFICATIONS

Maintenance and Inspection of
Stormwater Best Management
Practices No#: 100

MEMBERSHIPS

American Society of Civil Engineers



MATTHEW W. EK, PLS, LLS

Director of Survey Advancement



Mr. Ek joined Sebago Technics, Inc. (STI) in 1994 as a Survey Technician and was elevated in 2016 to Director of Survey Advancement. Matt has more than 35 years of surveying experience. His work at Sebago Technics has involved the use of several survey instruments as technology has changed over the years. His experience using Global Positioning Systems (GPS) spans more than three decades and he has been using High Definition Laser Scanning since 2013. Typical services include: project management, boundary surveys, topographic surveys, aerial control surveys, route alignment and as-built surveys, construction layout services, structural detail surveys including: bridges, dams, buildings and towers, deformation monitoring, tidal datum studies and ALTA/NSPS land title surveys. He has worked on and often represents clients at public meetings related to subdivision and site plan approvals.

EXPERIENCE



Maine Medical Center Campus – Portland, ME: Full Existing Conditions Survey of the Urban 20 Acre property.

Colby College – Waterville, ME: Existing Conditions Survey of the 215 acres of the college campus.

Thornton Heights Neighborhood – South Portland, ME: Existing Conditions Survey of 21,000 feet of streets and 2,500 feet of cross country storm drainage corridor. He scanned the streets with our High Definition Laser Scanner to create a detailed terrain model of the streets for our redesign of the utilities and road network.

Middle and High School Campus – Dover, NH: Full Existing Conditions Survey of the 85 Acre school property.

Clair Property – Biddeford, ME: Existing Conditions Survey including Boundary, Utilities, Wetlands, Vernal Pools, and Aerial topography on the 586 Acre Property.

Wildland Subdivision – Standish, ME: Boundary Survey, Wetlands, Aerial topography with on the ground topography of developed areas within the 538 acre property.

Dunstan Crossing – Scarborough, ME: Boundary Survey, Wetlands, and on the ground topography of 142 acre site for our subdivision design.

Deer Isle Bridge – Sedgewick and Deer Isle, ME: Structural survey of bridge suspension cables on the 2048 foot long suspension bridge.

Bangor International Airport – Bangor, ME: High Definition Laser Scan Survey of 35 Acres of Taxiways, Hangers and surrounding areas to provide detailed topography of drainage issues.

Equipment:

GPS Equipment: Topcon Hiper GGD, Leica RX1250XC, RTN GPS, and Trimble Geo XH

Survey Equipment: Various Lietz, Sokkisha, Topcon, and Leica equipment and Data Collectors

High Definition Surveys: Leica Scan Station 2 and P40 3D High Definition Laser Scanner

Software:

AutoDesk Products: AutoCAD 2023, Civil 3D, and Field Survey

Surveying Software: Carlson 2022

Mapping Software: Delorme XMap GIS Editor, Blue Marble Graphics Global Mapper

Office Software: Microsoft Office Suite

High Definition Software: Leica CloudWorx, Leica Cyclone

EDUCATION



University of Maine, Orono, ME
A.S., Civil Engineering Technology
1988

Continuing Education:

University of Maine, University of New Hampshire, Maine Society of Land Surveyors, New Hampshire Society of Land Surveyors, National Geodetic Society, and many others

MEMBERSHIPS

Maine Society of Land Surveyors
(Past President)

New Hampshire Land Surveyors
Association

National Society of Professional
Surveyors *(Director from Maine)*

REGISTRATIONS

Professional Land Surveyor:
Maine #2117
New Hampshire #926



JORDAN T. GAGNON, ESQ.

Permitting Specialist/Project Coordinator



Mr. Gagnon is a member of Sebago Technics, Inc. (Sebago) Entitlements Group assisting clients as a Permitting Specialist/Project Coordinator. He has specialized experience with land use permitting, regulatory analysis, and municipal outreach. Jordan earned his Juris Doctor from the University of San Diego School of Law with a concentration in environmental and energy law and is admitted to the Maine Bar as a registered Maine attorney.

Prior to joining Sebago, Jordan obtained both public sector and private firm experience in a variety of regulatory and legal roles making him well-versed in analyzing and presenting complex, controversial, and publicly sensitive issues to a variety of audiences. His skills and experience form a strong foundation for understanding clients environmental, energy, and land use goals and objectives.

EXPERIENCE



Mr. Gagnon has completed and is engaged with permitting and regulatory analysis for several commercial, municipal, and residential projects throughout Maine.

Michael's Place Subdivision – Sanford, ME

Residential Subdivision Development
Applications: Municipal, MDEP, ACOE

145 Allagash Drive – Brunswick, ME

Commercial Development
Applications: Municipal, MDEP, ACOE

Willard Beach Force Main Replacement – South Portland, ME

Municipal Shoreline Development
Applications: Municipal, MDEP

Convenient MD Medical Center – Belfast, ME

Medical Facility Development
Applications: Municipal, MDEP, ACOE

186 Main Street – Auburn, ME

Multi-family Residential/ Downtown Commercial
Applications: Municipal, MDEP, ACOE

Fitzpatrick Development – Arundel, ME

Commercial Development
Applications: MDEP Site Law, Municipal

River's Edge Family Campground – Sanford, ME

Commercial/ Recreational Development
Applications: Municipal, MDEP, ACOE

EDUCATION



University of San Diego School of Law
San Diego, California
Juris Doctor, May 2021

Illinois Wesleyan University
Bloomington, Illinois
B.A. Political Science,
June 2017

REGISTRATIONS

Registered Maine Attorney
Maine Bar #010627

MEMBERSHIPS

Maine State Bar Association,
Environmental and Energy Section

PUBLICATIONS

"The Redistributive Properties of the Social Security Act of 1935," Res Publica
- Journal of Undergraduate Research:
Vol. 22



Section 6

Natural Resources

6: Natural Resources

An inquiry was made to Maine Department of Inland Fisheries and Wildlife (MDIFW), the Maine Natural Areas Program (MNAP), and the Maine Historic Preservation Commission (MHPC) on July 30, 2023. The MNAP provided a response letter dated July 30, 2024, MHPC provided a response letter dated August 19, 2024, and MDIFW provided a response letter dated October 23, 2024. Each agency made finding that no features of concern were documented within the project area. A copy of the response letters can be found in this section.



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

July 30, 2024

Jordan Gagnon
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

Via email: kayla@arc-maine.com

Re: Rare and exemplary botanical features in proximity to: #04351, Lisa and Jules Drive Subdivision of Land, Windham, Maine

Dear Jordan Gagnon:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received July 30, 2024 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Windham, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

Letter to Sebago Technics
Comments RE: Lisa and Jules Drive, Windham
July 30, 2024
Page 2 of 2

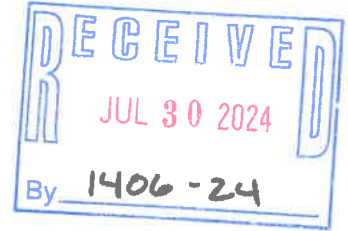
The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov



July 30, 2024
04351

Mr. Kirk Mohney, Director and State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street, 65 SHS
Augusta, Maine 04333-0065

Email submittal: MHPCprojectreview@maine.gov

Re: Site Review Request
Lisa and Jules Drive, Windham
Tax Map/Lot: 11/49, 49B, 49B-2, 49D-5

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney
Kirk F. Mohney,
State Historic Preservation Officer
Maine Historic Preservation Commission

8/15/24
Date

Dear Mr. Mohney:

Sebago Technics respectfully requests a project site review for the proposed Lisa and Jules Drive in Windham. The subject property is the result of a prior lot split that established in additional lot to be served by Lisa and Jules Drive. The subject lots are located on the east side of River Road and are documented as Tax Map 011/Lot 49, 49B, 49B-2, 49D-5. The area occupies approximately 12 acres located along the eastern side of River Road and is bounded by the River Road to the west, single-family residence to the east, a single-family residence to the north, and Monique Drive to the south. The proposed development is a subdivision project consisting of a redefining of the access easement for Jules Drive along with a hammerhead turnaround for the private road that meets the Town of Windham Standards. As part of the site development reconnaissance, we request a review by the Maine Historic Preservation Commission for any properties or structures of historical significance in the vicinity of the proposed site.

A review of the Town Comprehensive Plan and the National Register of Historic Places did not identify historic buildings or sites of historical significance. The applicant intends to maintain mature vegetation where feasible to provide natural buffering between the neighboring properties. We note that the assessing property cards are not available to the public, but upon review of the street view photographs of direct abutting properties, no development directly abutting the subject property appears to be greater than fifty years of age. We have also attached a USGS Site Location Map and a concept plan of the overall property to assist in your review of historical resources.

At your earliest convenience, please review the material and let me know your findings. If you have any questions on this project or require additional information, please do not hesitate to contact me at (207) 200-2115 or by email at jgagnon@sebagotechnics.com. I look forward to hearing from you.

Sincerely,
SEBAGO TECHNICS, INC.

Jordan Gagnon
Permitting Specialist

enc.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



JUDITH CAMUSO
COMMISSIONER

October 23, 2024

Jordan Gagnon
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

RE: Information Request - Lisa and Jules Drive, Windham Project ID 7925

Dear Jordan:

Per your request, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the *Lisa and Jules Drive, Windham* project, pursuant to MDIFW's authority. Please note that as project details are lacking, our comments should be considered preliminary. For the purposes of this review, we assume that tree clearing is proposed.

Our Department has not mapped any Essential Habitats that would be directly affected by your project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maines Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an

absence on the ground. We recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Letter to Jordan Gagnon, Sebago Technics
Comments RE: Lisa and Jules Drive, Windham
October 23, 2024

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in blue ink, appearing to read "Ciara Wentworth". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ciara Wentworth
Natural Resource Biologist

Section 7

Soil Map & Test Pit Logs

7: Soil Map & Test Pit Logs

Please see this section for a copy of the NRCS Soil Report and a soil map for the project area. A boring is provided within Lot 3 that shows suitable soil for a proposed subsurface wastewater disposal system. Boring B-5 is depicted on the Subdivision Plan on sheet 2 of the enclosed plan set and the boring log is enclosed in this section. Lots 1 and 2 are legal lots of record that are developed with homes and subsurface wastewater disposal systems.



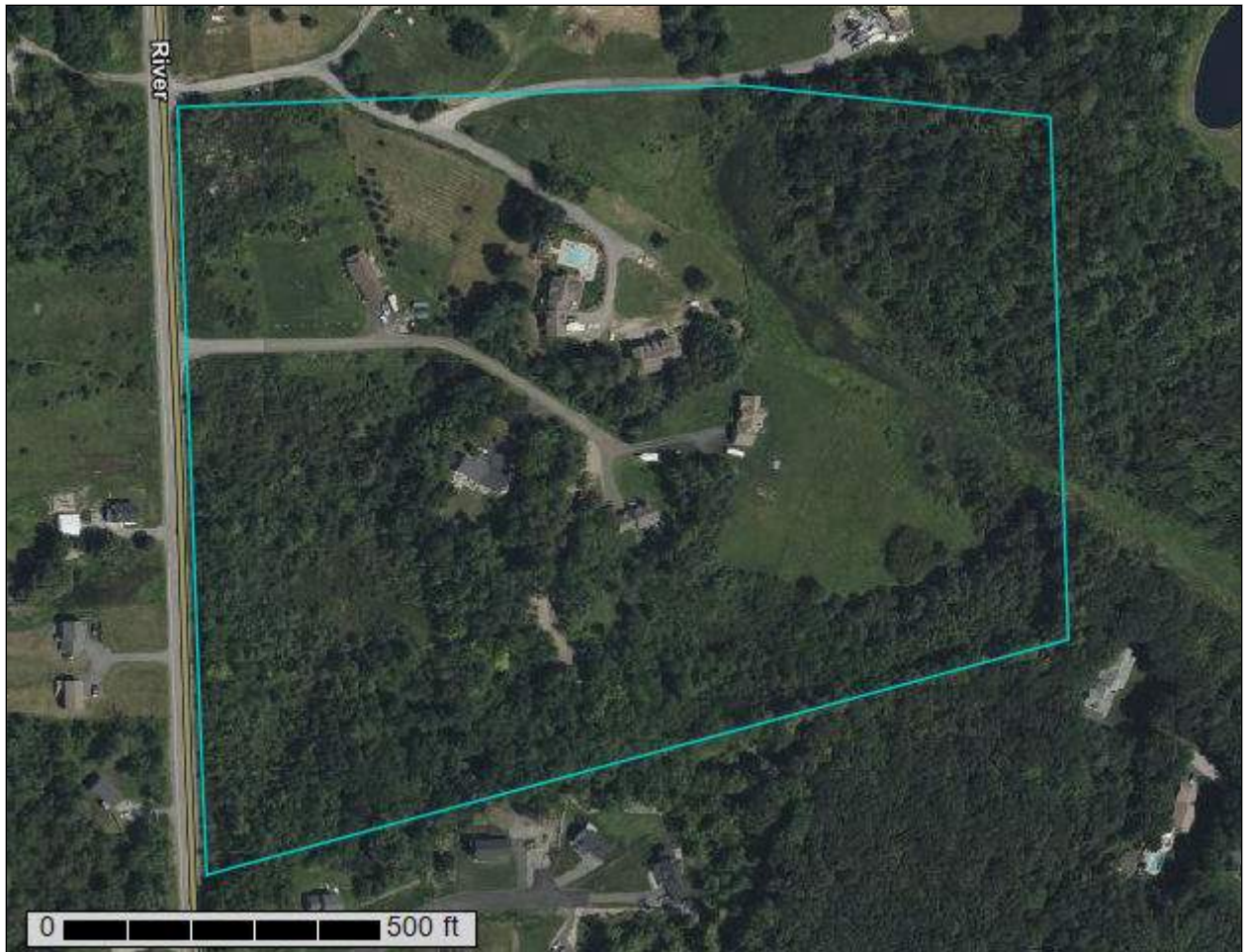
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

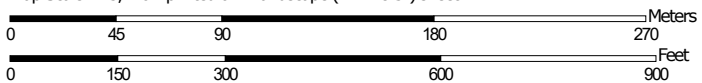
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:3,210 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)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

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:
 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 20, Sep 5, 2023

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

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	7.1	21.6%
HID	Hinckley loamy sand, 15 to 25 percent slopes	0.1	0.4%
Sn	Scantic silt loam, 0 to 3 percent slopes	23.9	72.7%
WmC	Windsor loamy sand, 8 to 15 percent slopes	1.7	5.3%
Totals for Area of Interest		32.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cumberland County and Part of Oxford County, Maine

BgB—Nicholville very fine sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2yjg5

Elevation: 20 to 2,300 feet

Mean annual precipitation: 34 to 50 inches

Mean annual air temperature: 37 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Nicholville and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nicholville

Setting

Landform: Lakebeds (relict)

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-silty glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: very fine sandy loam

Bs - 7 to 19 inches: very fine sandy loam

BC - 19 to 30 inches: very fine sandy loam

C - 30 to 65 inches: loamy very fine sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

HID—Hinckley loamy sand, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2svmc
Elevation: 0 to 1,460 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Kames, kame terraces, outwash deltas, outwash terraces, moraines, eskers, outwash plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Nose slope, head slope, side slope, crest, riser
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 8 inches: loamy sand
Bw1 - 8 to 11 inches: gravelly loamy sand
Bw2 - 11 to 16 inches: gravelly loamy sand
BC - 16 to 19 inches: very gravelly loamy sand
C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e

Custom Soil Resource Report

Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Sn—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2slv3
Elevation: 10 to 900 feet
Mean annual precipitation: 33 to 60 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Scantic and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scantic

Setting

Landform: River valleys, marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Bg1 - 9 to 16 inches: silty clay loam
Bg2 - 16 to 29 inches: silty clay
Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F144BY304ME - Wet Clay Flat
Hydric soil rating: Yes

WmC—Windsor loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2svkq
Elevation: 0 to 1,260 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Windsor and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: — error in exists on —
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex
Across-slope shape: Convex, linear
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
Ap - 1 to 11 inches: loamy sand
Bw - 11 to 31 inches: loamy sand
C - 31 to 65 inches: sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Custom Soil Resource Report

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name: Lisa Drive

Applicant Name: Robert Cloutier

Project Location (municipality):

Windham

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: BOR-5 Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	BROWN	
SILT LOAM	FIRM	GRAY	COMMON & DISTINCT

hydic non-hydic Slope %: 0-3 Limiting factor: 14" ground water restrictive layer bedrock

Soil Series / phase name: _____ Drainage Class: _____ Hydraulic Group: _____

Soil Classification: 8 Profile: D Drainage Class: _____ Design Class: 3

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: _____ Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

Texture	Consistency	Color	Mottling
(Diagonal line indicating no data)			

hydic non-hydic Slope %: _____ Limiting factor: _____ ground water restrictive layer bedrock

Soil Series / phase name: _____ Drainage Class: _____ Hydraulic Group: _____

Soil Classification: _____ Profile: _____ Drainage Class: _____ Design Class: _____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: _____ Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

Texture	Consistency	Color	Mottling
(Diagonal line indicating no data)			

hydic non-hydic Slope %: _____ Limiting factor: _____ ground water restrictive layer bedrock

Soil Series / phase name: _____ Drainage Class: _____ Hydraulic Group: _____

Soil Classification: _____ Profile: _____ Drainage Class: _____ Design Class: _____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: _____ Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

Texture	Consistency	Color	Mottling
(Diagonal line indicating no data)			

hydic non-hydic Slope %: _____ Limiting factor: _____ ground water restrictive layer bedrock

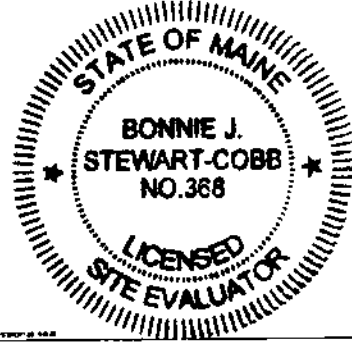
Soil Series / phase name: _____ Drainage Class: _____ Hydraulic Group: _____

Soil Classification: _____ Profile: _____ Drainage Class: _____ Design Class: _____

Professional Endorsements (as applicable)

C.S.S.	Signature	Date
SE	<i>Bonnie J. Stewart-Cobb</i>	12/14/04

Bonnie J. Stewart-Cobb 368



Section 8

Road Maintenance Agreements

8: Road Maintenance Agreements

The applicant proposes to use the road maintenance agreement in existence for Lisa Drive and Jules Drive currently as they exist in people's deeds. Please see this section for a copy of the existing road maintenance agreement for Lisa Drive and Jules Drive recorded in Book 21296, Page 175.

Lots 1 and 2 are legal lots of record that are accessed by Monique Drive which was permitted by Code Enforcement. Please see this section for a copy of the existing road maintenance agreement for Monique Drive recorded in Book 27596, Page 91.

**Road Maintenance Agreement
Revision of Book 17362, Page 167
Private Rd.**

Statutory Short Forms Deeds Act - 33 MRSA §761 et seq.

Robert Cloutier and **Monique A. Cloutier**, of the Town of Windham, County of Cumberland and State of Maine, whose mailing address is 15 Lisa Drive, Windham ME 04062, owner of two certain lots or parcels of land situated in the Town of Windham, County of Cumberland and State of Maine, one lot being more particularly described in deed recorded in Cumberland County Registry of Deeds in **Book 15127, Page 250** and another lot being a portion of the parcel described in **Book 15134, Page 255**, which parcel is more particularly described on Exhibit A; and **Winston D. Rosendahl** and **Pearl L. Rosendahl**, Trustees of the **Winston D. and Pearl L. Rosendahl ABC Trust**, pursuant to Trust Agreement dated May 6, 1991, of the Town of Windham, County of Cumberland and State of Maine, whose mailing address is 4 Lisa Drive, Windham ME 04062, owners of a certain lot or parcel of land situated in the Town of Windham, County of Cumberland and State of Maine, which lot is more particularly described in deed recorded in said Registry in **Book 17584, Page 48**, by this instrument do hereby revise, supersede and replace a certain Maintenance Agreement made by Robert Cloutier, dated February 11, 2002 which is recorded in Cumberland County Registry of Deeds in **Book 17362, Page 167**.

The responsibility of maintenance and plowing expenses for the private way known as Lisa Drive shall be shared by the aforesaid Cloutier and Rosendahl, their heirs, successors and/or assigns, as such private way serves said land of Cloutier and Rosendahl, as aforesaid, as follows:

1. From the southeasterly side of River Road to the first fork in Lisa Drive, as it crosses said land of Rosendahl, the costs of maintenance and plowing shall be shared:

Rosendahl (17584/48)	33.33%
Cloutier (15127/250)	33.33%
Cloutier (15134/255, Exhibit A)	33.33%

- 2. From the first fork in Lisa Drive to the second fork in Lisa Drive, as it crosses said land of Rosendahl, exits onto and crosses said land of Cloutier (15134/255, ExhibitA), the costs of maintenance and plowing shall be shared by:

Cloutier (15127/250)	50.00%
Cloutier (15134/255, ExhibitA)	50.00%

- 3. From the second fork in Lisa Drive to said land of Cloutier (15127/250), as it crosses said land of Cloutier (15134/255), exits onto and crosses said land of Rosendahl (17584/48) and to the boundary line of land of said Cloutier (15127/250), the costs of maintenance and plowing shall be paid by:

Cloutier (15127/250)	100.00%
----------------------	---------

- 4. Each owner shall be solely responsible for 100% of all costs of maintenance and plowing along individual driveways from the point where they exit Lisa Drive.

Said Lisa Drive is more particularly depicted on a survey plan entitled "Standard Boundary Survey on River Road, Windham, Maine," made for Robert Cloutier by Wayne Wood & Co., dated May 2004, and recorded in said Registry in Plan Book 204, Page 311.

Witness our hands and seals this date: MAY 19, 2004

Marilyn Wasson

Robert Cloutier
Robert Cloutier

Marilyn Wasson

Monique A. Cloutier
Monique A. Cloutier

Winston D. Rosendahl
Winston D. Rosendahl, Trustee

STATE OF MAINE
CUMBERLAND, ss.

Date: MAY 19, 2004

Then personally appeared the above-named ROBERT CLOUTIER and MONIQUE A. CLOUTIER and severally acknowledged the foregoing instrument to be their free act and deed. BEFORE ME,

Julie Pease Galipeau
Julie Pease Galipeau
Notary Public
Comm Exp: 5/24/2004

STATE OF MAINE
CUMBERLAND, ss.

Date: MAY 19, 2004

Then personally appeared the above-named WINSTON D. ROSENDAHL, Trustee of the Winston D. and Pearl L. Rosendahl ABC Trust, and acknowledged the foregoing instrument to be his free act and deed in said capacity as Trustee, the free act and deed of said Trust and his free act and deed individually. BEFORE ME,

Julie Pease Galipeau
Julie Pease Galipeau
Notary Public
Comm Exp: 5/24/2004

SEAL

Exhibit A

Portion of Land described in deed Book 15134, Page 255

A certain lot or parcel of land, with the buildings thereon, situated off the easterly side of the River Road, on a private way known as **Lisa Drive**, in the Town of **Windham**, County of Cumberland and State of Maine, depicted as **Proposed Lot 3.50 acres** on a survey plan entitled "Standard Boundary Survey on **River Road**, Windham, Maine," made for Robert Cloutier by Wayne T. Wood & Co., dated May 2004 and recorded in Cumberland County Registry of Deeds in Plan Book 204, Page 311, and being more particularly described as follows:

Beginning at the intersection of the southwesterly side line of land now or formerly of Winston D. Rosendahl and Pearl L. Rosendahl, Trustees of the Winston D. and Pearl L. Rosendahl ABC Trust, as described in deed recorded in Cumberland County Registry of Deeds in Book 17584, Page 49, and the southwesterly side line of a Central Maine Power Company easement for section 103; thence south 39° 25' 48" east, along said Central Maine Power Company easement, a distance of five hundred ninety-four and zero hundredths (594.00) feet to a point; thence south 50° 34' 12" west, across remaining land of Robert Cloutier, et ux. (15134/255), a distance of two hundred fifty and zero hundredths (250.00) feet to a point; thence north 39° 25' 48" west, continuing across said land Cloutier, a distance of four hundred seventy-nine and zero hundredths (479.00) feet to a point; thence north 02° 36' 43" west, continuing across said land of Cloutier, a distance of two hundred eighty-three and one-hundredth (283.01) feet to a point at said southwesterly side line of land of Rosendahl; thence south 75° 12' 37" east, along said land of Rosendahl, a distance of one hundred thirty-seven and fifty-one hundredths (137.51) feet to the point of beginning.

Received
Recorded Register of Deeds
May 19, 2004 01:24:11P
Cumberland County
John B O'Brien

ROAD MAINTENANCE AGREEMENT

I, Robert Cloutier, owner of a parcel of land described on a Plan entitled "River Road Farms" recorded in Cumberland County Registry of Deeds in Plan Book 206, Page 396, being the true and lawful owner of real property located on Monique Drive in the Town of Windham, County of Cumberland and State of Maine, in consideration of one dollar and other valuable Considerations, for and among ourselves and binding upon our heirs and assigns, DO HEREBY AGREE to provide for the proper and continuous repair and maintenance of the said right of way, shown on said Plan as "Monique Drive". Maintenance costs shall include all work necessary to maintain the existing roadway in a safe and passable condition, including any repairs to drainage systems, culverts, grading and additional gravel and snow removal or plowing. ~~Paving or widening shall be considered maintenance expenses.~~ All costs of repair and maintenance shall be apportioned and allocated to each lot ~~and each owner~~ equally and each owner of each lot shall be jointly and severally liable with any and all other owners utilizing said road for payment of that portion of the costs so allocated. RC

Assessments shall be determined annually or more often if necessary, by a majority of the lot owners with dwellings under construction or completed and said assessments shall be enforceable by one or all of the lot owners and said rights shall inure to any mortgagee or assignee, their successors and assigns, as third party beneficiaries. Said assessments shall be paid within thirty (30) days of assessment.

Rights under this Agreement may be assigned to an incorporated association of all of the lot owners.

Any enforcement action shall include the costs of collection, including court costs and attorney fees.

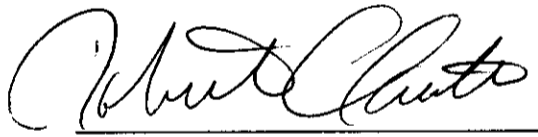
The undersigned reserve the right to make necessary improvements, at their expense in the future to qualify this private way as a Town Road. At said time as this roadway is accepted as a Town Road, this Maintenance Agreement shall terminate.

This Agreement is in fulfillment of the requirements of conditions contained in said deeds to the undersigned lot owners.

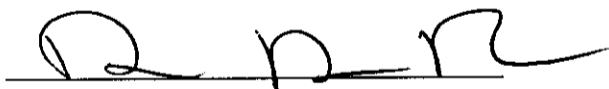
Dated this 11th day of February, 2010



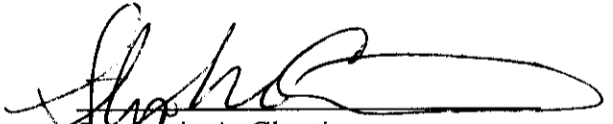
Witness



Robert Cloutier



Witness

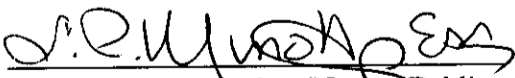


Stephanie A. Cloutier

State of Maine
Cumberland County SS

Personally appeared before me the above named Robert Cloutier and Stephanie A. Cloutier and acknowledged the foregoing to be their free act and deed.

February 11th, 2010


Maine Attorney-at-law/Notary Public
Lawrence P. Minot Jr.

Received
Recorded Register of Deeds
Feb 17, 2010 11:32:07A
Cumberland County
Pamela E. Lovley

Section 9

Proposed Access Easement

9: Proposed Access Easement

Please see this section for a copy of the description for the proposed access easement on Lot 3 as shown on the Subdivision Plan provided on sheet 2 of the enclosed plan set. A draft of the access easement will be provided under separate cover.

EXHIBIT A
Right of Way

A certain lot or parcel of land with the improvements thereon on the southerly side of Jules Drive in the Town of Windham, County of Cumberland, State of Maine as shown on the Plan of a Private Road, by Sebago Technics, Inc., (project number 04351), last dated April 9, 2024, and being more particularly bounded and described as follows:

Beginning at a found iron rod at the northeasterly corner of land now or formerly of Robert Cloutier as described in Deed Book 15134, Page 255 of the Cumberland County Registry of Deeds (CCRD);

1. Thence S 02°00'25" W along land of Cloutier, a distance of 7.20 feet to a point of curvature;
2. Thence through land now or formerly of Cathleen Manchester and Ruth Summers as described in Deed Book 39463, Page 84, on a compound curve having a chord length of 134.28 feet, a radius of 515.00 feet, a chord of S 85°45'55" W a distance of 134.67 feet to a point of curvature;
3. Thence through land of Manchester and Summers, on a compound curve having a chord length of 67.42 feet, a radius of 835.00 feet, a chord of N 89°03'26" W a distance of 67.44 feet to a point of tangency;
4. Thence N 02°04'11" W through land of Manchester and Summers, a distance of 50.89 feet;
5. Thence N 87°55'49" E through land of Manchester and Summers, a distance of 50.00 feet;
6. Thence S 02°04'11" E through land of Manchester and Summers, a distance of 50.00 feet;
7. Thence through land of Manchester and Summers, on a compound curve having a chord length of 63.02 feet, a radius of 835.00 feet, a chord of N 83°02'03" W a distance of 63.02 feet;
8. Thence N 56°17'22" W through land of Manchester and Summers, a distance of 25.62 feet to a point on Jules Drive;

9. Thence N 87°55'49" E through land of Adam G. Zajac as described in Deed Book 15127, Page 250, a distance of 426.08 feet to the **Point of beginning**.

The total area of the above-described parcel is approximately 6,258 Square Feet.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

HMC:mwe
December 19, 2024