



AMENDED SUBDIVISION APPLICATION

FEES FOR AMENDED SUBDIVISION		APPLICATION FEE: ☐ \$350.00 (Each lot/Revision) REVIEW ESCROW: ☐ \$250.00		AMOUNT PAID: \$ _____ DATE: _____ <i>Office Use:</i>		<i>Office Stamp:</i>			
NAME OF ORIGINAL SUBDIVISION BEING REVISED OR AMENDED:		TWIN MEADOWS SUBDIVISION							
PROPERTY DESCRIPTION	Parcel ID	Map #	7	Lot(s) #	27B	Zoning District(s)	FARM	Total Land Area SF	52 ACRES+/-
	Physical Address	14 LILAC DRIVE				Watershed	UPPER PRESUMPSCOT RIVER		
PROPERTY OWNER'S INFORMATION	Name	SARAH BRONSON				Name of Business	RIDING TO THE TOP		
	Phone	207-892-2813				Mailing Address	14 LILAC DRIVE WINDHAM, MAINE 04062		
	Fax or Cell								
	Email	SBRONSON@RIDINGTOTHE TOP.ORG							
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name					Name of Business			
	Phone					Mailing Address			
	Fax or Cell								
	Email								
APPLICANT'S AGENT INFORMATION	Name	ANDREW JOHNSTON				Name of Business	CRAGMOR CONSULTING, LLS		
	Phone	207-449-6616				Mailing Address	PO BOX 313 SOUTH FREEPORT, ME 04078-0313		
	Fax or Cell								
	Email	AJ@CRAGMOR.COM							
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): RIDING STABLES								
	Provide a narrative description of the proposed changes to the approved plan (Use extra paper, if necessary): ADD A RIGHT OF WAY AND HAMMERHEAD TO PROVIDE FRONTAGE FOR THE PARCEL								
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary): THIS IS AN EXISTING NON-CONFORMIN GLOT. THE R.O.W ADDITION WILL BRING THE PARCEL INTO CONFROMANCE								

AMENDED SUBDIVISION REVIEW APPLICATION REQUIREMENTS

[Section 120-913](#) of the Land Use Ordinance

The submission shall contain, three (3) copies of following information, including full plan sets. Along with one (1) electronic version of the entire submission.

The Subdivision Plan document/map:

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.
 - 3 copies of application and plans
 - Application Payment and Review Escrow
- Contact information:

Windham Planning Department	(207) 894-5960, ext. 2
Steve Puleo, Planning Director	sipuleo@windhammaine.us
Amanda Lessard, Senior Planner	allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR AMENDED SUBDIVISIONS

The following checklist only includes items required by Windham's LAND USE ORDINANCE, [Section 120-913](#) for revisions to approved plans.

Please refer to [Section 120-910](#) for submission requirements for new developments, and [Section 120-911](#) for subdivision performance and design standards to determine additional information that may be required to support the application.

**SUBMITTALS THAT THE TOWN PLANNER DEEMS
INCOMPELTE IN CONTENT WILL NOT BE SCHEDULED FOR
PLANNING BOARD REVIEW.**

Per [SECTION 120-913B\(4\)](#), the Board's scope of review shall be limited to those portion of the plan which are proposed to be changed.

Submission Requirements:	Applicant	Staff
Completed Application form	☐	☐
Evidence of right, title, or interest in the property	☐	☐
Evidence of payment of fees	☐	☐
Original Subdivision Plan	☐	☐
Proposed Amended Subdivision Plan. The revised plan shall indicate that it is a revision of a previously approved and recorded plan and shall show the title of subdivision and the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds	☐	☐
Any additional supporting information to allow the Planning Board to make a determination that the proposed revisions meet the standards of Article 9 Section 120-911 of the Land Use Ordinance and the criteria of the state statute	☐	☐

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.

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT THE NAME

024307

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, Jerry W. Toomey f/k/a Jerry W. Pasenen, of Windham, County of Cumberland and State of Maine, for consideration paid, grant to **Riding To The Top**, a nonprofit Corporation organized and existing under the laws of the State of Maine with a place of business, in Windham, County of Cumberland and State of Maine, whose mailing address is P.O. Box 1928, Windham, Maine 04062, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **Riding To The Top**, its successors and assigns forever, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of land of Nod Road, so called, in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" diameter iron rod found with a cap marked "BH2M PLS 2002" on the assumed southerly sideline of land of Nod Road, so called, at the easterly corner of land now or formerly of Green One Development Corporation (Book 9718, Page 234);

Thence S 26° 16' 41" E along the assumed southerly sideline of said Land of Nod Road 30.00 feet to a point;

Thence in a general southeasterly direction along the assumed southerly sideline of said land of Nod Road and along a circular curve to the left tangent to the last described line being circumscribed by a radius of 130.00 feet an arc distance of 21.94 feet to a point and remaining land now or formerly of Ronald P. Beaulieu, et al;

Thence S 46° 14' 39" W by remaining land now or formerly of Ronald P. Beaulieu, et al. 350.00 feet to a point;

Thence S 46° 39' 47" E by remaining land now or formerly of Ronald P. Beaulieu, et al. 275.00 feet to a point;

Thence S 74° 55' 55" E by remaining land now or formerly of Ronald P. Beaulieu 417.43 feet to a point and the approximate centerline of a 24 inch diameter underground pipeline belonging to Portland Pipeline Corporation;

Thence S 08° 34' 34" E by remaining land now or formerly of Ronald P. Beaulieu and along the approximate centerline of a 24 inch diameter pipeline;

Thence S 13° 32' 50" E by remaining land now or formerly of Ronald P. Beaulieu, et al. and along the approximate centerline of said 24 inch diameter pipeline 106.17 feet to a point in a stonewall and land now or formerly of Janet L. David (Book 6509 Page 38 Cumberland County Registry of Deeds);

Thence S 53° 10' 31" E along said stonewall and land of said David 46.99 feet to a 5/8 diameter iron rod found and the remains of a stonewall;

Thence S 52° 22' 56" W along said stonewall and land of said David 503.96 feet to a point at or near the end of said stonewall;

Thence S 46° 58' 00" W along land of said David and land now or formerly of Greta Orbeton (Book 4147, Page 16 Cumberland County Registry of Deeds) and partially by the remains of a barbed wire fence 1251.92 feet to a point and land now or formerly of Harry Winship (Book 1815 Page 326 Cumberland County Registry of Deeds);

Thence N 30° 37' 28" W along land of said Winship 1296.81 feet to a point and land now or formerly of Francis L. Riley (Book 4672, Page 90 Cumberland County Registry of Deeds);

Thence N 46° 35' 19" E along remains of a barbed wire fence and along land of said Riley 659.23 feet to a point;

Thence N 25° 34' 01" W along remains of a barbed wire fence and along land of said Riley 133.95 feet to a point and land now or formerly of Charles W. Sanborn (Book 4617, Page 205 Cumberland County Registry of Deeds);

Thence N 45° 29' 45" E partially along remains of a barbed wire fence and along land of said Sanborn 516.01 feet to a point;

Thence N 46° 14' 39" E along said remains of a wire fence and land of said Sanborn 76.17 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002" and land now or formerly of Green One Development Corporation;

Thence S 43° 45' 21" E along land of said Green One Development Corporation 388.39 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002";

Thence N 46° 14' 39" E along land of said Green One Development Corporation 615.00 feet to the point of beginning.

The above described premises contains 52.07 acres.

The above mentioned bearings refer to magnetic north as observed in 1985.

The above described premises subject to a pipeline easement granted to Portland Pipeline Corporation by Viola D. Dyer, dated May 22, 1984 recorded at Cumberland County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Grantor Jerry W. Toomey, formerly Jerry W. Pasenen, by Deed of Wayne S. Pasenen dated December 18, 1992 recorded in the Cumberland County Registry of Deeds at Book 10505, Page 8, as corrected by Corrective Deed of Ronald P. Beaulieu, et al. to Jerry W. Pasenen, et al. dated February 17, 1993 recorded in the Cumberland County Registry of Deeds at Book 10595, Page 198.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereof, to the said **Riding To The Top**, its successors and assigns forever.

AND I do covenant with the said Grantee, its successors and assigns, that I will **warrant and forever defend** the premises to it, the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said Jerry W. Toomey, f/k/a Jerry W. Pasenen have hereunto set my hand and seal this 25th day of April, 1998.

Witness

Jerry W. Toomey

STATE OF MAINE
CUMBERLAND, ss.

DATE: 4/28, 1998

Then personally appeared the above named Jerry W. Toomey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public / Attorney-at-Law

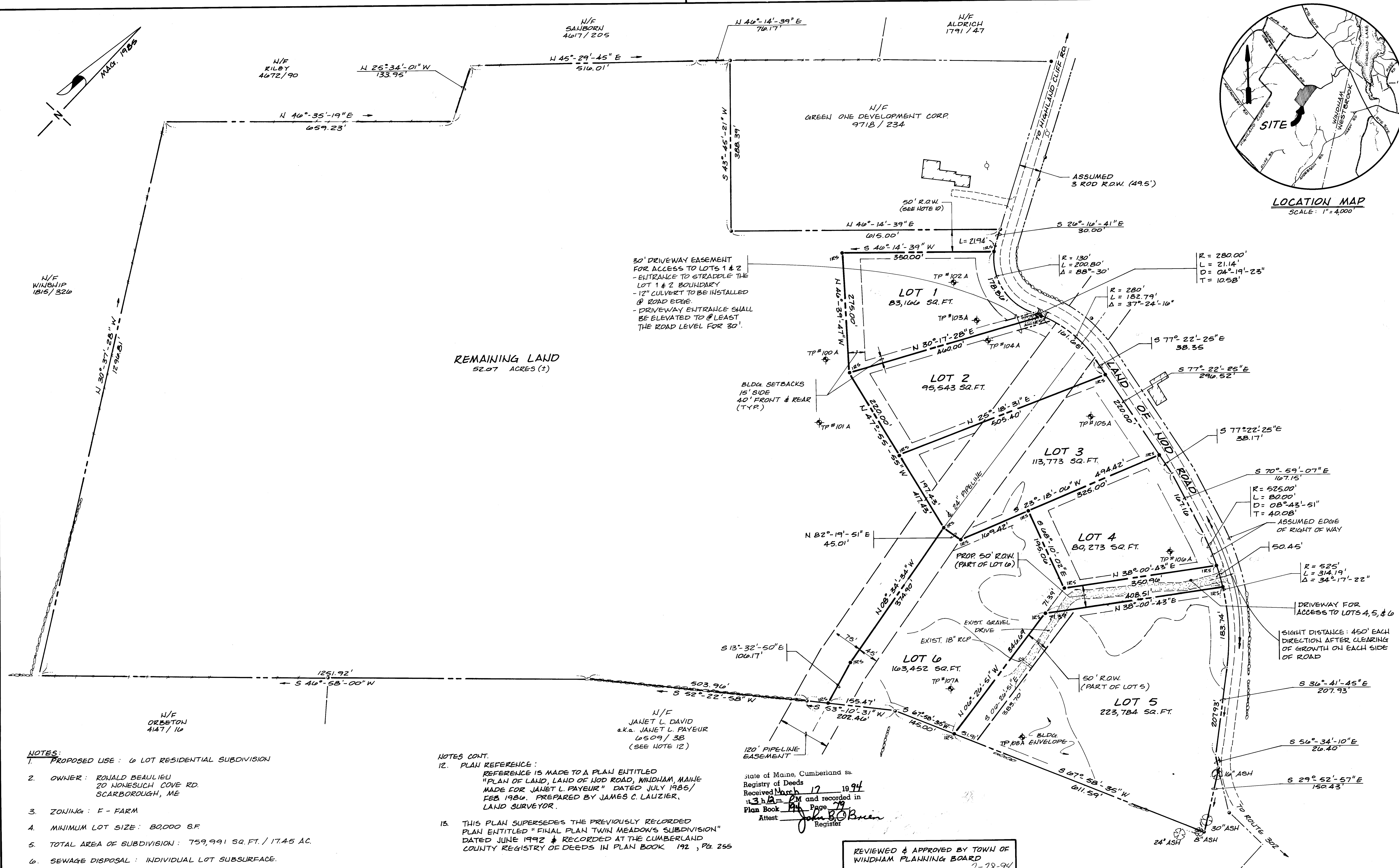
Printed Name / Seal: E. ANNE CARTON

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 APR 28 PM 12: 03

CUMBERLAND COUNTY

John B. O'Brien



- NOTES:**
- PROPOSED USE: 6 LOT RESIDENTIAL SUBDIVISION
 - OWNER: RONALD BEAULIEU
20 NONESUCH COVE RD.
SCARBOROUGH, ME
 - ZONING: F - FARM
 - MINIMUM LOT SIZE: 80,000 S.F.
 - TOTAL AREA OF SUBDIVISION: 759,991 SQ. FT. / 17.45 AC.
 - SEWAGE DISPOSAL: INDIVIDUAL LOT SUBSURFACE.
 - WATER: INDIVIDUAL LOT WELLS
 - UTILITIES: UNDERGROUND (ON LOTS, OVERHEAD ON LAND OF NOD ROAD)
 - ENGINEER/SURVEYOR: BHZM
28 STATE ST.
GORHAM, ME
 - ACCESS TO LOT 1 & LOT 2 SHALL BE FROM A COMMON DRIVEWAY TO BE CONSTRUCTED AS SHOWN ON PLANS.
 - ACCESS TO LOTS 4, 5 & 6 SHALL BE FROM A COMMON DRIVEWAY TO BE CONSTRUCTED WITHIN THE 50 FOOT RIGHT OF WAY AS SHOWN HEREON. THE PROPOSED DRIVEWAY SHALL BE CLEARED ON BOTH SIDES & LANDSCAPED WITH BARK MULCH & JUNIPERS. A MAINTENANCE AGREEMENT SHALL BE ESTABLISHED FOR LOTS 4, 5, & 6 REGARDING SHARED MAINTENANCE OF THE PROPOSED DRIVEWAY & ADJACENT LANDSCAPING.

- NOTES CONT.**
- PLAN REFERENCE:
REFERENCE IS MADE TO A PLAN ENTITLED
"PLAN OF LAND, LAND OF NOD ROAD, WINDHAM, MAINE
MADE FOR JANET L. PAYEUR" DATED JULY 1986/
FEB. 1986. PREPARED BY JAMES C. LAUZIER,
LAND SURVEYOR.
 - THIS PLAN SUPERSEDES THE PREVIOUSLY RECORDED
PLAN ENTITLED "FINAL PLAN TWIN MEADOWS SUBDIVISION"
DATED JUNE 1992 & RECORDED AT THE CUMBERLAND
COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, Pg. 255

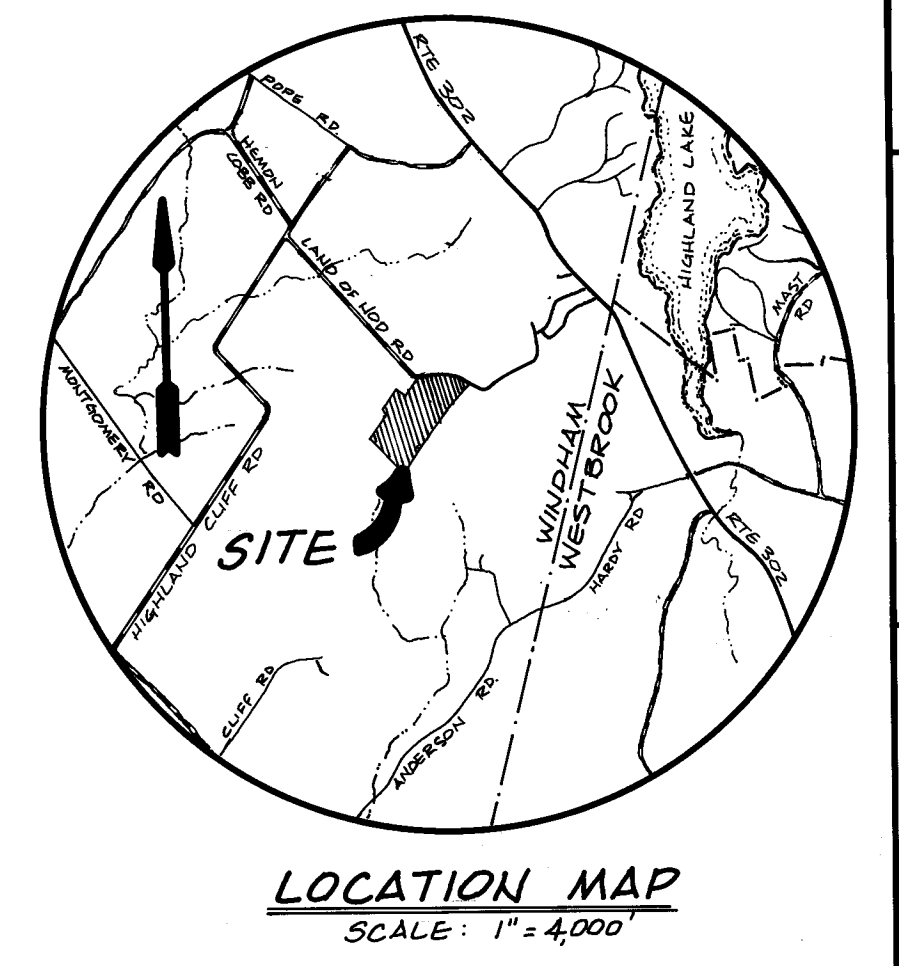
- LEGEND**
- PROPERTY LINE
 - IRON ROD SET
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - STONE WALL
 - WIRE FENCE

State of Maine, Cumberland ss.
Registry of Deeds
Received March 17, 1994
at 3:12 p.m. PM and recorded in
Plan Book 194 Page 29
Attest: John B. O'Brien
Register

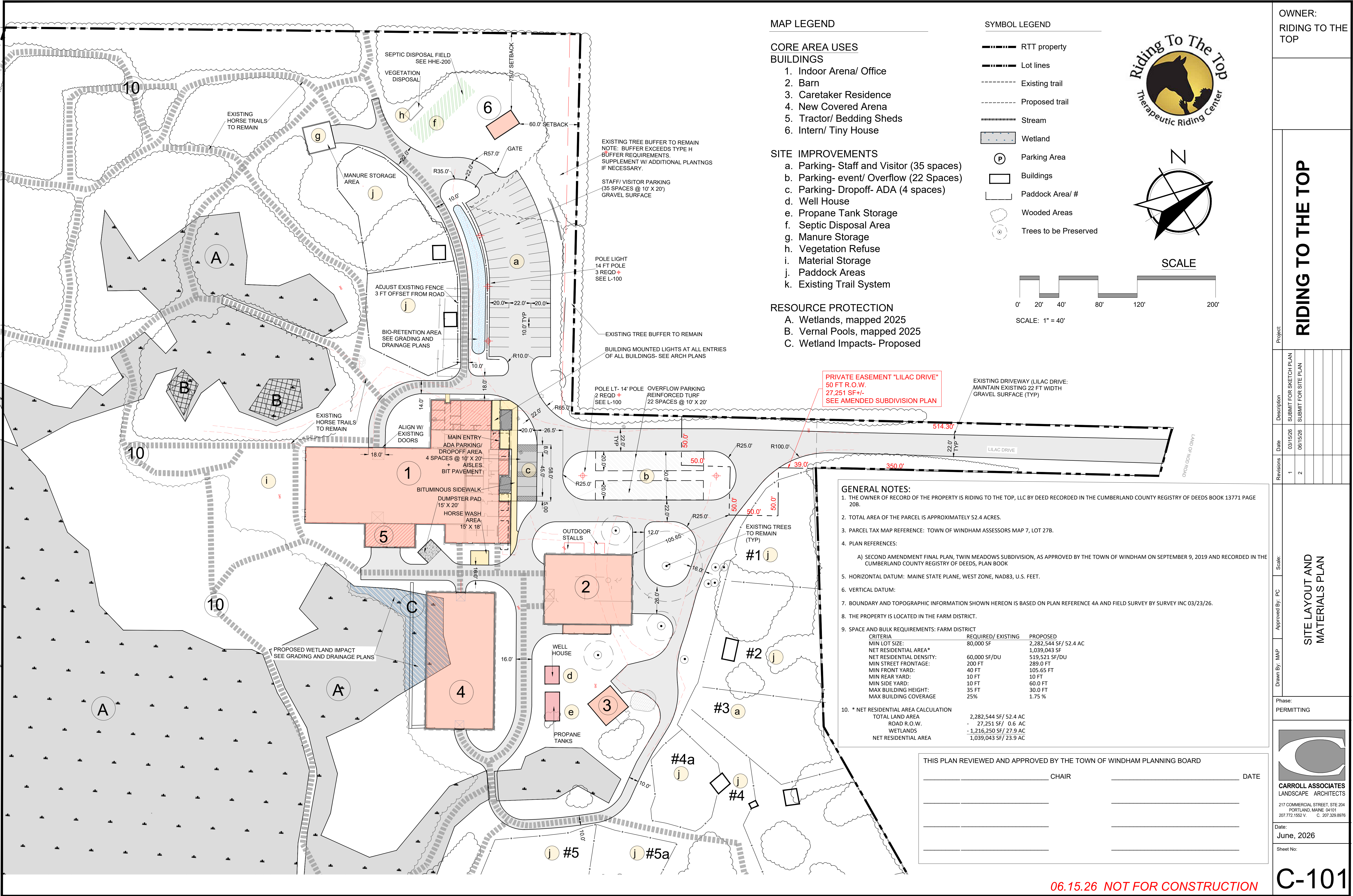
REVIEWED & APPROVED BY TOWN OF
WINDHAM PLANNING BOARD
DATE 2-28-94
CHAIRMAN
Keith K. Williams

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE
BOARD OF REGISTRATION FOR LAND SURVEYORS
STANDARD BOUNDARY SURVEY CATEGORY I,
CONDITION II (WITH THE FOLLOWING EXCEPTIONS)
1) NO WRITTEN REPORT
PATRICK R. CAYER
R.L.S. # 2002

SCALE 1" = 100'
100 0 50 100 200



DATE	9-3-92
REVISION	REVISED FOR FINAL PLAN
DESIGNED BY	PRC
DRAWN BY	WJW
CHECKED BY	LSB
JOB NO.	92-048
DATE	NOV. 1993
SCALE	1" = 100'
AMENDED FINAL PLAN	"TWIN MEADOWS SUBDIVISION"
LAND OF:	RONALD BEAULIEU
SUBDIVISION PLAN	20 NONESUCH COVE RD., SCARBOROUGH, ME
ENGINEERS	BERRY, HUFF, & MILLIGAN INC.
SURVEYORS	McDONALD & MILLIGAN INC.
SHEET NO.	2 OF 3



OWNER:
RIDING TO THE
TOP

RIDING TO THE TOP

Revisions	Date	Description
1	03/15/26	SUBMIT FOR SKETCH PLAN
2	06/15/26	SUBMIT FOR SITE PLAN

SITE LAYOUT AND
MATERIALS PLAN

Phase:
PERMITTING



Date:
June, 2026

Sheet No:

C-101