

Town of Windham
Planning Department / Town Council
8 School Road
Windham, ME 04062

Request for Zoning Map Amendment – Parcel ID: Map 4A, Lot 1 (Deed 24342-78)

To Whom It May Concern,

I am writing to formally request a zoning map amendment for the property owned by William Hartley, located in Windham, Maine. It is identified as **Parcel ID: Map 4A, Lot 1**, and recorded under **Deed 24342-78**. A portion of this parcel is currently designated as **Farm District (F)**, while the remaining area in the neighborhood, is zoned **Light-Density Residential District (RL)**.

The purpose of this request is to bring the zoning of the entire parcel into alignment with the prevailing land-use pattern in the area. Over time, the neighborhood has transitioned away from agricultural uses and is now predominantly residential. As a result, the current split-zoning configuration no longer reflects existing conditions or the practical use of the land.

The proposed change is also in agreement with the Windham Comprehensive Plan “Big Thing #1” goal of creating additional housing options across Windham for prospective residents, while also keeping with the future designation of the property as a Rural Area, avoiding higher density housing options that are intended for Growth Areas.

Unifying the zoning of this parcel under the appropriate residential designation would:

- **Ensure consistency with surrounding properties**, many of which are already zoned Residential, including a portion of this lot.
- **Support reasonable and orderly development**, aligned with the Town’s long-term land-use goals.

I respectfully request that the Town of Windham consider this zoning amendment to create a single, cohesive zoning designation for Lot 1 on Map 4A. I believe this adjustment will support the town’s planning objectives while allowing the property to be used in a manner consistent with the neighborhood and surrounding land uses.

Thank you for your time and consideration. I welcome the opportunity to provide additional information, participate in public hearings, or meet with town staff as needed.

Sincerely,
Paul Babbidge, PLS





ZONING CHANGE APPLICATION

FEES FOR ZONING CHANGE APPLICATION REVIEW		APPLICATION FEE:		☒ \$600.00		AMOUNT PAID: \$ _____		
		REVIEW ESCROW:		☐ N/A		DATE: _____		
				<i>Office Use:</i>		<i>Office Stamp:</i>		
PROPERTY INFORMATION	Parcel ID	Map(s) #	4A	Lot(s) #	1	Current Zoning District(s):		Farm District (F)
	Property Size S.F.		246,549.6			Requested Zoning District(s):		Light-Density Residential District (RL)
	Physical Address:	Dylan Way Windham, ME				Watershed:	Sebago Lake	
PROPERTY OWNER'S INFORMATION	Name:	William Hartley				Name of Business:		
	Phone:	207-310-8341				Mailing Address:	PO Box 44 Raymond, ME 04071	
	Fax or Cell:							
	Email:	dieselsystemsinc@yahoo.com						
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:					Name of Business:		
	Phone:					Mailing Address:		
	Fax or Cell:							
	Email:							
APPLICANT'S AGENT INFORMATION	Name:	Paul Babbidge				Name of Business:	Colliers Engineering & Design	
	Phone:	207-481-7069				Mailing Address:	41 Church Rd Brunswick, ME 04011	
	Fax or Cell:							
	Email:	paul.babbidge@collierseng.com						
PROJECT INFORMATION	Current Use of the Property <i>(Use extra paper, if necessary):</i>							
	Mr. Hartley's lot is currently his homestead lot since 2006 that resides in the Light-Density Residential District (RL) & Farm District (F).							
PROJECT INFORMATION	Requested Use of the Property <i>(Use extra paper, if necessary):</i>							
	Mr. Hartley is proposing to divide his lot and change the zoning of the front of the divided lot from Farm District (F) to Light-Density Residential District (RL).							

ZONING CHANGE APPLICATION REQUIREMENTS

Section 107 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.

The Zone Change 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 the preparer of plans with professional information
 - Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: All required submission material must be submitted to the Town of Windham Planning Department three (3) weeks before the desired Planning Board meeting.
 - Five copies of the application and plans (The submittal must be in a bound report)
 - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- The Planning Board will review the application and will make a recommendation to the Town Council.
- Contact information:

Windham Planning Department
(207) 894-5960, ext. 2

Steve Puleo, Town Planner
sipuleo@windhammaine.us

Amanda Lessard, Planning Director
allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST

Submission Requirements:	Applicant	Staff
A. Application form and fee	☒	☐
B. Evidence of right, title, or interest in the property	☒	☐
C. The fee shall be placed in escrow with the Town when the application is filed with the Planning Board	☒	☐
D. An explanation of how rezoning the property in question would support the goals and objectives of the Town of Windham Comprehensive Plan	☒	☐
E. A plan of the lot(s) proposed to be rezoned. This plan may be a Windham Tax Map or Survey conducted by a Maine Licensed Surveyor. At a minimum, the plan must contain the following:		
1. Lot lines of the lot(s) proposed to be rezoned.	☒	☐
2. Approximate location, width, and purpose of easements or restrictions on the property (if applicable).	☒	☐
3. Streets on and adjacent to the lot(s).	☒	☐
4. Approximate location of existing buildings, structures, or other improvements to the site (if none, please note).	☒	☐
5. Major natural features of the site, approximated by the applicant, including wetlands, streams, ponds, floodplains, treelines, and other important natural features (if none, please note)	☒	☐

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

11/25/2025

DATE

Paul Babbidge, Maine PLS 1237

PLEASE TYPE OR PRINT THE NAME

WARRANTY DEED

Know All Men By These Presents That I, William Hartley
of P.O.Box 44, Raymond,
County of Cumberland and State of ME,
for consideration paid, grant to William Hartley and Cindy Hartley
of PO Box 44, Raymond,
County of Cumberland and State of ME
as Joint Tenants
with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Windham County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 28th day of
August, 2006.

Witness

William Hartley

State of Maine
County of Cumberland

ss.

On this 28th day of August, 2006, personally appeared before me the
above named William Hartley
and acknowledged the foregoing to be his/her/their free act and deed.

Notary Public, Attorney at Law

Return to: William Hartley

CLOUD B. MORRIS

Exhibit A - Legal Description

A certain lot or parcel of land located in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a drill hole located on the town line between Raymond and Windham, said drill hole marks the southwest corner of lot 17 as shown on plan of "Patricia Avenue Extension, Raymond, Maine" as recorded in Cumberland County Registry of Deeds in Plan Book 160, Page 5, said drill hole is also located southwesterly along the town line 538.91 feet from the westerly sideline of Patricia Avenue Extension, said drill hole marks the southwest corner of land now or formerly of Flynn as described in deed recorded in said Registry in Book 8140, Page 330, thence north $52^{\circ}43'56''$ east along the town line and the southerly sideline of land now or formerly of Flynn, 233.65 feet to a no. 5 rebar; thence south $59^{\circ}26'02''$ east along other land now or formerly of Quinn as described in deed recorded in said Registry in Book 10221, Page 341, 204.96 feet to a point located on the westerly sideline of proposed sixty foot right-of-way leading from the westerly sideline of Patricia Avenue Extension; thence south $14^{\circ}48'08''$ west along the westerly sideline of said proposed sixty foot right-of-way, 43.60 feet to a point; thence on a curve to the right having a radius of 170 feet, an arc distance of 130.44 feet to a point; thence on a curve to the left having a radius of 630 feet, an arc distance of 262.31 feet to a point; thence south $34^{\circ}54'34''$ west, 125.96 feet to a point; thence continuing along the westerly sideline of said sixty foot right-of-way on a curve to the left with a radius of 881.92 feet, an arc distance of 294.09 feet to a no. 5 rebar; thence north $42^{\circ}22'22''$ west along other land now or formerly of Quinn, 453.28 feet to a no. 5 rebar located on the Raymond/Windham town line and land now or formerly of Quinn as described in deed recorded in said Registry in Book 7851, Page 274; thence north $52^{\circ}43'56''$ east along town line and land now or formerly of Quinn and land now or formerly of Valente as described in deed recorded in said registry on Book 9582, Page 11, 758.65 feet to the point of beginning.

The above described parcel contains 5.46 acres. Bearings are magnetic of the year 1996. The land described was provided by Survey, Inc., P.O.Box 210, Windham, ME 04062, in conjunction with an unrecorded standard boundary survey entitled "Standard Boundary Survey, Windham, Maine", made for Stanley P. Quinn, Jr., dated September 1996.

This conveyance is made together with a 60 foot right of way for ingress and egress, with the right to install

Continued on next page

LEGAL DESCRIPTION - CONTINUED

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utility services, in common with others who may be granted same, known as Dylan Way, leading from the proposed southerly sideline of Patricia Avenue Extension southerly, said centerline of side 60 foot right of way being described as follows:

Beginning at a point located on the southerly sideline of Patricia Avenue Extension, said point is located south 74°16'44" east, 106.22 feet from a point on the Raymond/Windham town line marking the northeast corner of land now or formerly of Flynn (Brook 8140, Page 330); thence south 15°43'16" west along said centerline, 35.08 feet to a point; thence on a curve to the right having a radius of 225 feet, an arc distance of 73.34 feet to a point; thence south 34°23'52" west, 119.28 feet to a point; thence on a curve to the left having a radius of 225 feet, an arc distance of 76.95 feet to a point; thence south 14°48'08" west, 43.60 feet to a point; thence on a curve to the left having a radius of 600 feet, an arc distance of 249.81 feet to a point; thence south 34°54'34" west, 125.96 feet to a point; thence continuing along the centerline of said 60 foot right-of-way on a curve to the left having a radius of 851.92 feet, an arc distance of 280 feet to the terminus of said right-of-way. Said terminus of said right-of-way is located 480 feet, more or less, southeasterly from the Raymond/Windham town line.

This right-of-way is a given SUBJECT TO easements and right-of-way record.

This conveyance is made TOGETHER WITH a right-of-way, in common with others who may be granted same, for ingress and egress and with the right to install utility services, over and across Patricia Avenue Extension. This right-of-way is given SUBJECT TO easements and rights-of-way of record.

This record is made further SUBJECT TO an easement in favor of Cumberland County Power and Light Company as described in instrument records in said Registry.

Being a portion of the parcel conveyed to Stanley P. Quinn, Jr. by Quitclaim Deed with covenant from Skylark, Inc., dated August 5, 1922, recorded in Cumberland County registry of Deeds in Book 10221, page 341.

The above described premises are conveyed Subject To and Together With all terms and conditions set forth in a Road Maintenance Agreement by and between Stanley P

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LEGAL DESCRIPTION CONTINUED

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Quinn, Jr., and William C. Hartley dated December 11,
1996 to be recorded herewith.

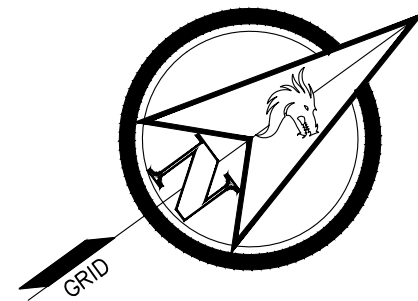
Received
Recorded Register of Deeds
Sep 06:2006 01:35:44P
Cumberland County
John E OBrien

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS WILLIAM C. HARTLEY AND CINDY D. HARTLEY BY DEED DATED 28 AUGUST, 2006 AND RECORDED IN BOOK 24342, PAGE 78, AND BY DEED DATED 21 FEBRUARY, 2014 AND RECORDED IN BOOK 31842, PAGE 46 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.) AND IS SHOWN AS LOT 4A-1 ON THE TOWN OF WINDHAM TAX MAP 23.
- THE PROPERTY IS LOCATED IN THE TWO DISTRICTS:
 - FARM DISTRICT (F):

MINIMUM LOT SIZE:	80,000 SQ. FT.
MINIMUM STREET FRONTAGE:	200 FT.
MINIMUM FRONT YARD:	40 FT.
MINIMUM SIDE YARD:	10 FT.
MINIMUM REAR YARD:	10 FT.
 - LIGHT-DENSITY RESIDENTIAL DISTRICT (RL):

MINIMUM LOT SIZE:	40,000 SQ. FT.
MINIMUM STREET FRONTAGE:	150 FT.
MINIMUM FRONT YARD:	30 FT.
MINIMUM SIDE YARD:	10 FT.
MINIMUM REAR YARD:	10 FT.
- * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 5.66 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN FEBRUARY, 2020.
- PLAN REFERENCES:
 - "COLONIAL PARK SECTION IV" DATED JULY 24, 1974 BY ROBERT P. TITCOMB, INC. RECORDED IN PLAN BOOK 102, PAGE 25. (C.C.R.D.).
 - "PATRICIA AVENUE EXTENSION" DATED OCTOBER, 1986 BY SURVEY, INC. RECORDED IN PLAN BOOK 160, PAGE 5 (C.C.R.D.).
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 - "STANDARD BOUNDARY SURVEY FOR R.N. WILLEY & SONS" DATED JUNE 2000 BY SURVEY, INC. (NOT RECORDED).
 - "BOUNDARY SURVEY...LAND OF ELIZABETH CLARE QUINN SCHIDZIG & BRIAN E. SCHIDZIG" DATED NOVEMBER 1, 2012 BY LAND SERVICES, INC. (NOT RECORDED).
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
- THE MONUMENT ADJACENT TO THE EASTERLY LINE OF ROUTE 302 ALONG WITH THE 4' BOULDER WITH THE DRILL HOLE, WERE HELD AS THE BEST EVIDENCE OF THE TOWN LINE BETWEEN WINDHAM AND RAYMOND. IT IS NOT CLEAR WHAT THE PLANS REFERENCED IN NOTE 5 HELD FOR THE TOWN LINE APART FROM THE BOULDER.



LEGEND

- | | |
|-------|------------------------|
| □ | MONUMENT - FOUND |
| ⊙ | IRON MARKER - FOUND |
| ⊗ | DRILL HOLE - FOUND |
| ● | IRON ROD W/CAP - SET |
| --- | PROPERTY LINE |
| - - - | PROPOSED PROPERTY LINE |
| - - - | ABUTTER LINE |
| - - - | RIGHT-OF-WAY LINE |
| - - - | DEED LINE |
| - - - | SETBACK |
| - - - | EDGE PAVEMENT |
| - - - | OHU - OVERHEAD UTILITY |
| -○- | UTILITY POLE |

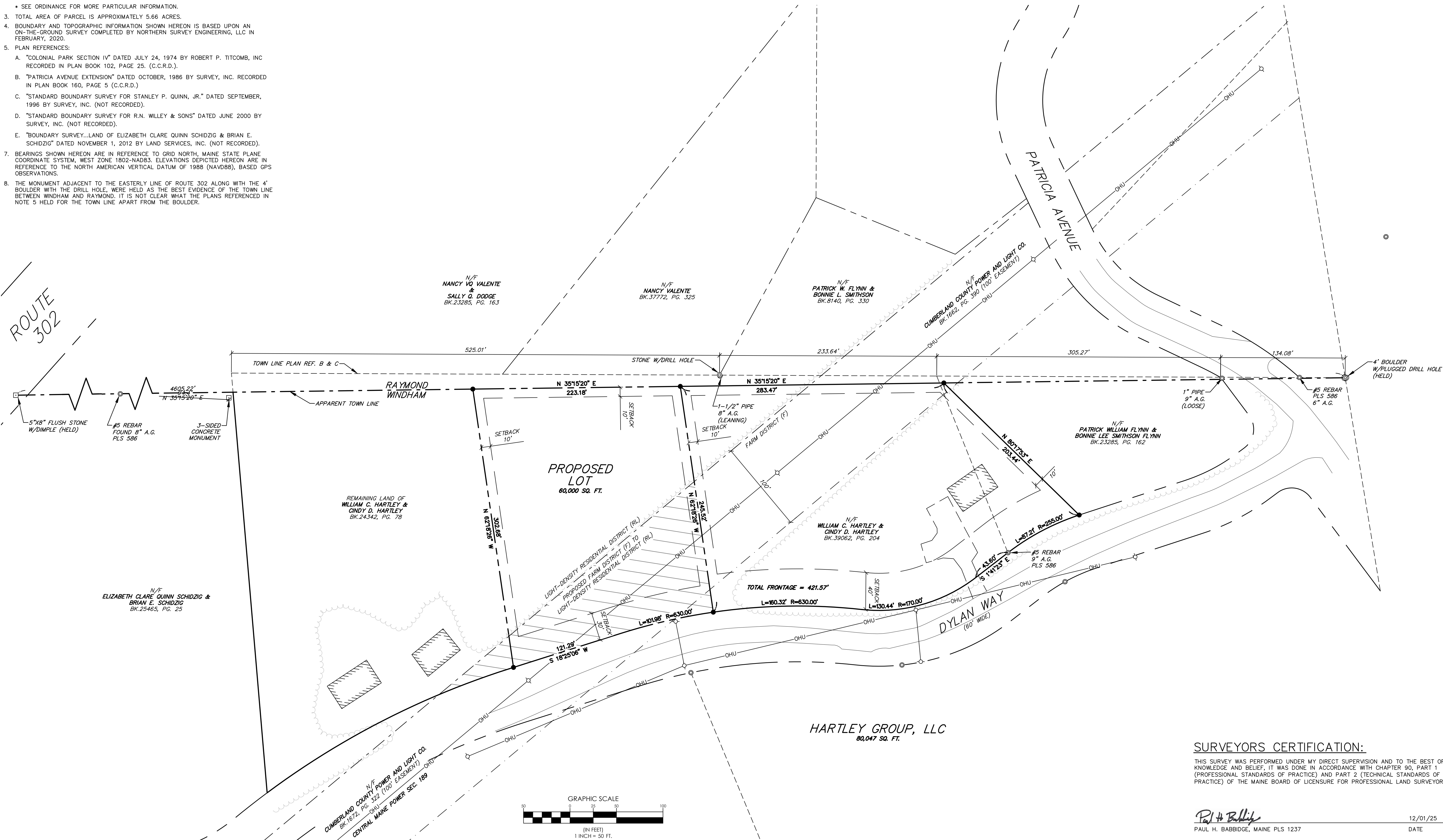
APPROVED: WINDHAM PLANNING BOARD

CHAIRMAN	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	DATE



LOCATION MAP

N.T.S.



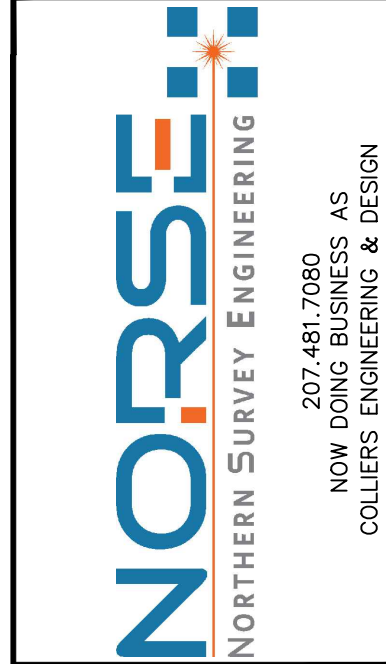
SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Paul H. Babbidge
PAUL H. BABBIDGE, MAINE PLS 1237

12/01/25
DATE

OF: LAND OF HARTLEY DYLAN WAY WINDHAM, MAINE FOR: WILLIAM C. HARTLEY P.O. BOX 44 RAYMOND, MAINE 04071	D [PHB 12/01/25] ADDED SIGNATURE BLOCK FOR PLANNING BOARD C [PHB 11/26/25] CORRECTED CURRENT ZONE DISTRICT NAME B [PHB 11/24/25] ADDED PROPOSED LOT & ZONING CHANGE A [SPP 04/08/20] ADDED PROPOSED DWELLING & APPURTENANCES REV BY: DATE: STATUS: THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.
--	---



BOUNDARY SURVEY AND LOT DIVISION

DRAWN	CHECKED
PHB	SPP
PROJECT NO.	DATE
25013018A	11/24/25
SHEET SIZE	SCALE
24" X 36"	1" = 50'

SHEET 1 OF 1

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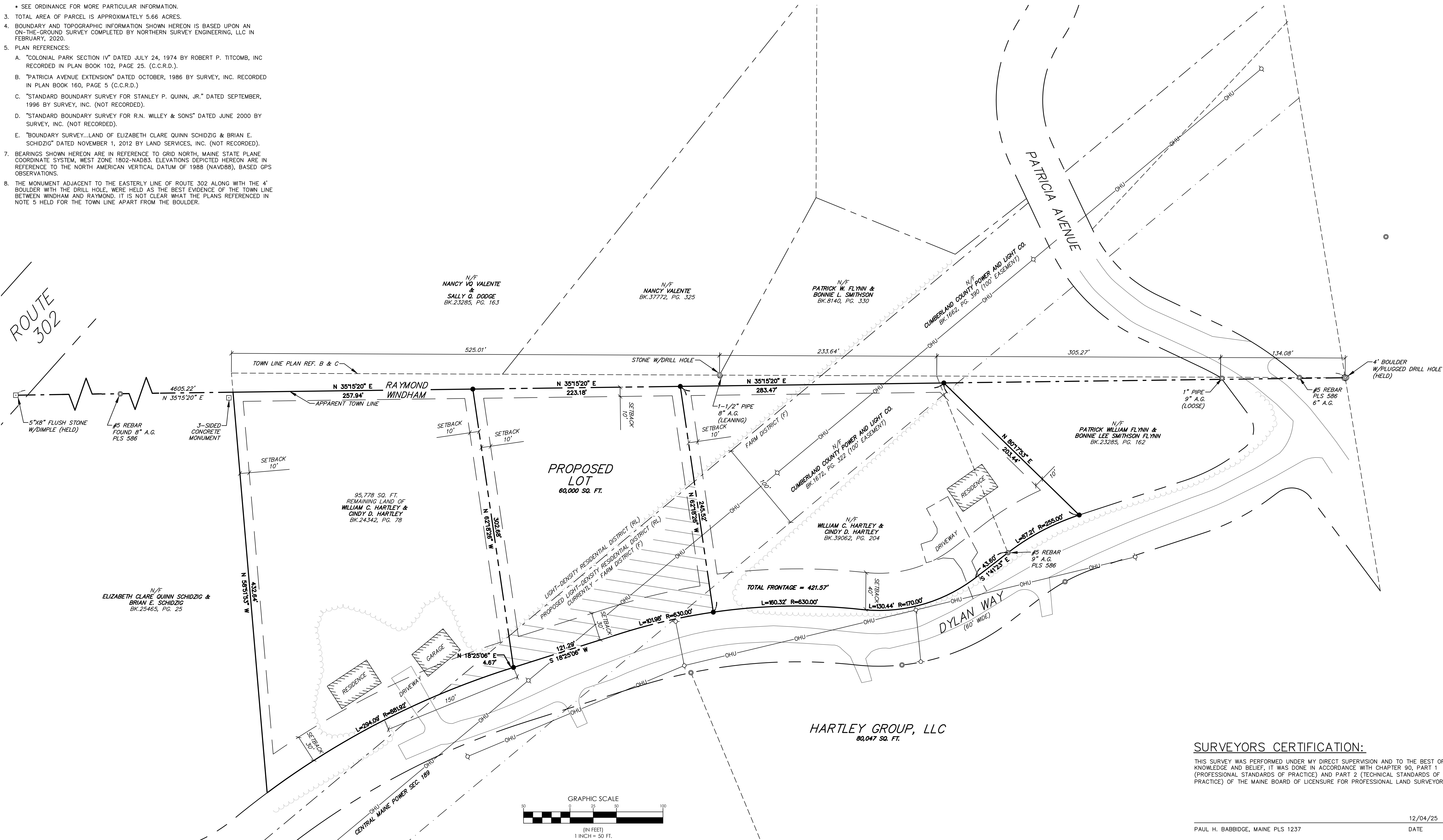
LEGEND

- MONUMENT - FOUND
- IRON MARKER - FOUND
- DRILL HOLE - FOUND
- IRON ROD W/CAP - SET
- PROPERTY LINE
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- ABUTTER LINE
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- OHU - OVERHEAD UTILITY
- UTILITY POLE
- EXISTING BUILDING



LOCATION MAP

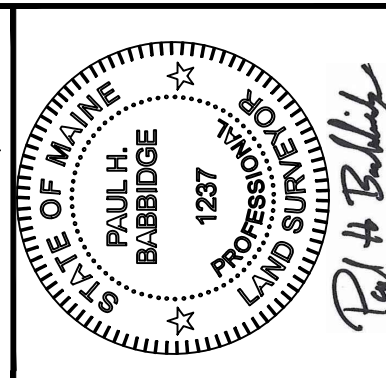
N.T.S.



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PAUL H. BABBRIDGE, MAINE PLS 1237
DATE



OF:	D	PHB12/04/25	ADDED DIMENSIONS AND LOT AREA OF REMAINING LAND
FOR:	C	PHB11/26/25	CORRECTED CURRENT ZONE DISTRICT NAME
REVISION:	B	PHB11/24/25	ADDED PROPOSED LOT & ZONING CHANGE
DATE:	A	SPP 04/08/20	ADDED PROPOSED DWELLING & APPURTENANCES
STATUS:			
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.			



BOUNDARY SURVEY AND LOT DIVISION

OF:
LAND OF HARTLEY
DYLAN WAY
WINDHAM, MAINE
FOR:
WILLIAM C. HARTLEY
P.O. BOX 44
RAYMOND, MAINE 04071

DRAWN	CHECKED
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