



February 1, 2024

Stephen Puleo, Town Planner  
Town of Windham  
8 School Road  
Windham, Maine 04062

**Re: Final Site Plan & Subdivision Plan Application  
Vintage Subdivision – 626 Roosevelt Trail  
PTG Properties, Inc. – Applicant**

Dear Steve:

Enclosed are final plans for the Vintage Subdivision project located at 626 Roosevelt Trail for your review. The plans and information attached have been previously submitted to the Town , but are repackaged to facilitate a final plan review. We have included an updated Financial Capacity Letter as requested by the Planning Board at their last meeting where Preliminary Subdivision Approval was granted.

The project has been designed to meet the following required and optional standards outlined in Section 813 of the Land Use Code:

Required Design Standards for the C-1 Zone:

- A-1: Building Style. The building is not a national franchise prototype and is not stylized to the point where it is a form of advertising.
- A-2: Materials. The building will consist of vinyl clapboard siding with vinyl trim.
- A-3: Color. The colors used for the siding will be traditional residential gray tones with white trim. All colors will be low-reflectance and non-fluorescent.
- A-4: Roofline. Roof pitch is proposed to be 8/12 which exceeds the minimum 5/12 pitch required in this standard. There will be no visible mechanical equipment on the roof.
- A-5: Façade. The façades that face the roadways have been designed with windows and entry areas that have transparent openings to substantially conform with the standard. There are no proposed vending machines. All windows and doors will be trimmed to create a frame around the opening. The wall plane facing the roadways has been designed so that the walls are broken up with porches and window awnings that create wall plane projections.
- A-6: Building style coordination (multi-building). Architecture for all buildings is similar.
- A-7: Entrance. The buildings are designed with porch roof canopies over the main entrances to clearly define the entrance locations.
- A-8: Architectural Details. The architectural detailing and trim are proportional to the scale and design of the building.
- B-6: Screening Utilities & Service Areas. The dumpster will be screened with fencing.

- C-1: Lighting/Photometric Plan. Lighting specifications are contained in Section 12 of the Application.
- C-2: Lighting Coordinated with Architecture. The proposed lighting will bring attention to the doorway entrance elements without creating glare or distraction.
- C-3: Lighting Coordinated with Landscaping. The proposed lighting over the doorway entrances will not be negatively impacted by the mature growth of landscaping on the property, and will not result in eventual dark spots.
- C-5: Snow Storage Areas Designated. The site has been designed to provide snow storage in multiple areas adjacent to the parking spaces, without damaging the landscaped areas or conflicting with the stormwater drainage.
- D-1: Internal Walkways. A paved sidewalk is proposed to be built that will connect to the existing sidewalk on Roosevelt Trail.
- D-2: Links to Community. The project creates a link to the adjacent parcel to the south that is being developed with a similar residential use.
- D-4: Sidewalks. Sidewalks currently exists on Roosevelt Trail.
- D-5: Crosswalks. The project includes proposed crosswalks at road intersections with ADA sidewalk ramps.
- D-6: Bike parking/racks. Each of the units will include basements with bulkhead entry that can be used for bike storage.

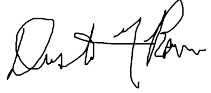
#### Optional Design Standards (8 Minimum)

- B-1: Parking Location. The proposed parking areas are located to the side and rear of the proposed buildings.
- B-2: Internal Traffic Flow. The parking lot will be paved and striped with white reflective pavement marking so that parking spaces and drive aisles are clearly identified.
- B-3: Interconnected Parking Lots. The project has multiple connected parking lots, and the roadway has been designed so that it could connect with the abutting parcels.
- B-4: Orientation of Building. The buildings are located as close the front property line as established under the zoning regulations. Parking is located to the rear and side of the buildings.
- B-7: Parking Lot Landscaping. Parking lot perimeter landscaping is proposed so that at least 15% of the parking lot area will include landscaping.
- B-8: Low-Impact Design Stormwater. The stormwater design utilizes low impact development techniques to infiltrate runoff on-site and provide water quality treatment.
- B-9: Shared Stormwater Treatment. The infiltration areas provides collection and treatment of multiple lots in the subdivision.
- C-6: Planting Variety. The planting schedule provides a balance between monoculture and too much variety.
- C-7: Planting suitability. The chosen plant species require a low degree of maintenance and are suitable for Maine climate conditions.
- C-8: Mass Plantings. The landscaping has been proposed in planting beds to create large mass of plantings instead of individual specimens.
- C-9: Illumination Levels. The light fixtures installed on the building are in scale with the site and building development. The pole mounted light that will be installed behind the dumpster is less than 20 ft tall. The illumination levels are appropriate for the site and use.

Please contact us if you have any questions or if you need any additional information.

Sincerely,

DM Roma Consulting Engineers

A handwritten signature in black ink, appearing to read "Dustin M. Roma". The signature is fluid and cursive, with a large initial "D" and "R".

Dustin M. Roma, PE  
President

Cc: Peter Gilman, PTG Properties, Inc  
Enc.



# Town of Windham

Planning Department:  
8 School Road  
Windham, Maine 04062  
Tel: (207) 894-5960 ext. 2  
Fax: (207) 892-1916 -  
[www.windhammaine.us](http://www.windhammaine.us)

## MAJOR SUBDIVISION – FINAL PLAN - REVIEW APPLICATION

<b>FEES FOR MAJOR SUBDIVISION FINAL PLAN REVIEW</b>		APPLICATION FEE: <input type="checkbox"/> \$350.00		AMOUNT PAID:			
		AMENDED APPLICATION FEE: <input type="checkbox"/> \$350.00		\$ _____			
<input type="checkbox"/> Amended Major Subdivision Each Lot / Revision		REVIEW ESCROW: AMENDED REVIEW ESCROW: <input type="checkbox"/> \$250.00 <input type="checkbox"/> \$250.00		DATE: _____			
		Office Use:		Office Stamp:			
<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map(s) #	52	Lot(s) #	24	Zoning District(s)	C-1
	# Lots/dwelling units:	30	Total Distr. >1Ac.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		Total Land Area SF:	3.7 Acres
	Physical Address:	626 Roosevelt Trail			Watershed:	Presumpscot River	
	Est. Road Length(ft):						
<b>PROPERTY OWNER'S INFORMATION</b>	Name:				Name of Business:	PTG Properties, Inc.	
	Phone:				Mailing Address:	75 Lockland Drive	
	Fax or Cell:	650 - 8909			Windham, ME 04062		
	Email:	tammy@ptgproperties.com					
<b>APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)</b>	Name:	Same as Owner			Name of Business:		
	Phone:				Mailing Address:		
	Fax or Cell:						
	Email:						
<b>APPLICANT'S AGENT INFORMATION</b>	Name:	Dustin Roma			Name of Business:	DM Roma Consulting Engineers	
	Phone:	591 - 5055			Mailing Address:	PO Box 1116	
	Fax or Cell:	310 - 0506			Windham, ME 04062		
	Email:	dustin@dmroma.com					
<b>PROJECT INFORMATION</b>	Existing Land Use (Use extra paper, if necessary):						
	Dwelling, Single Family						
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary):						
30 Units of multifamily residential and 2 lots for future development							
Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):							
No specific items to identify							

# MAJOR SUBDIVISION - FINAL PLAN - 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.

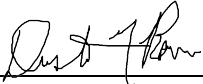
<b>The Major Plan document/map:</b> A) Plan size: 24" X 36" B) Plan Scale: No greater 1":100' C) Title block: Applicant's name and address <ul style="list-style-type: none"> <li>Name of the preparer of plans with professional information</li> <li>Parcel's tax map identification (map and lot) and street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

<p><b><u>SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.</u></b></p> <p><i>The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 907.B., 910.C., &amp; 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><b><u>IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.</u></b></p>
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Final Plan - Major Subdivision - Submission Requirements:	Applicant	Staff		Applicant	Staff
A. Written information – submitted in a bound report.			B. Mandatory Plan Information		
1. A fully executed application form.	<input type="checkbox"/>	<input type="checkbox"/>	1. All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	<input type="checkbox"/>	<input type="checkbox"/>
2. Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit.	<input type="checkbox"/>	<input type="checkbox"/>	2. Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department.	<input type="checkbox"/>	<input type="checkbox"/>
3. If public open space is to be provided, written offers of cession to the Town of Windham shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	3. Seal of the Maine Licensed Professional who prepared the plan.	<input type="checkbox"/>	<input type="checkbox"/>
4. If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents.	<input type="checkbox"/>	<input type="checkbox"/>	4. All public open spaces for which offers of cession are made by the subdivider and those spaces to which title is reserved by the subdivider.	<input type="checkbox"/>	<input type="checkbox"/>
5. Copies of any outside agency approvals.	<input type="checkbox"/>	<input type="checkbox"/>	5. Location of all permanent monuments.	<input type="checkbox"/>	<input type="checkbox"/>
6. Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site.	<input type="checkbox"/>	<input type="checkbox"/>	PDF\Electronic Submission.	<input type="checkbox"/>	<input type="checkbox"/>
7. Digital transfer of subdivision plan data (GIS format).	<input 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.

 <hr/> APPLICANT OR AGENT'S SIGNATURE	4-1-24 <hr/> DATE	Dustin M Roma <hr/> PLEASE TYPE OR PRINT THE NAME
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## MAJOR SITE PLAN REVIEW APPLICATION

<b>FEES FOR MAJOR SITE PLAN REVIEW</b>		<b>APPLICATION FEE:</b> (No Bldg.) (W/Bldg.: \$25/1,000 SF up to 5,000 SF)		<input type="checkbox"/> \$1,3000.00 <input type="checkbox"/> \$ _____	<b>TOTAL AMOUNT PAID:</b>  \$ _____  <b>DATE:</b> _____		Office Use:		
		<b>REVIEW ESCROW: (GFA)</b> 2,000 SF - 5,000 SF = \$2,000 5,000 SF - 15,000 SF = \$3,000 15,000 SF - 35,000 SF = \$4,000 Over 35,000 SF = \$5,000 No Building = \$2,000		<input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____					
<input type="checkbox"/> <b>Amended Site Plan – (Each Revision)</b>		<b>AMENDED APPLICATION FEE:</b> <b>AMENDED REVIEW ESCROW:</b>		<input type="checkbox"/> \$350.00 <input type="checkbox"/> \$250.00			Office Stamp:		
<b>PROPERTY DESCRIPTION</b>	Parcel Information:	Map(s):	52	Lot(s):	24	Zoning District(s):	C-1	Size of the Parcel in SF:	3.7 Acres
	Total Disturbance. >1Ac	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Y	<input type="checkbox"/> N	Estimated Building SF:	19,100 sf	IF NO BUILDING; Estimated SF of Total Development:		
	Physical Address:	626 Roosevelt Trail				Watershed:	Presumpscot River		
<b>PROPERTY OWNER'S INFORMATION</b>	Name:					Name of the Business:	PTG Properties, Inc.		
	Phone:					Mailing Address:	75 Lockland Drive Windham, ME 04062		
	Fax or Cell:	650 - 8909							
	Email:	tammy@ptgproperties.com							
<b>APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)</b>	Name:	Same as Owner				Name of Business:			
	Phone:					Mailing Address:			
	Fax or Cell:								
	Email:								
<b>APPLICANT'S AGENT INFORMATION</b>	Name:	Dustin Roma				Name of Business:	DM Roma Consulting Engineers		
	Phone:	591 - 5055				Mailing Address:	PO Box 1116 Windham, ME 04062		
	Fax or Cell:	310 - 0506							
	Email:	dustin@dmroma.com							
<b>PROJECT INFORMATION</b>	<b>Existing Land Use (Use extra paper, if necessary):</b>  Dwelling, Single Family								
	<b>Provide a narrative description of the Proposed Project (Use extra paper, if necessary):</b>  30 units of multifamily residential and 2 lots for future development.								
	<b>Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):</b>  No specific items to identify								



# MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

## Section 120-811 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 waiver of a submission requirement is granted, and one (1) complete plan set.

<b>The Major Plan document/map:</b> A) Plan size: 24" X 36" B) Plan Scale: No greater 1":100' C) Title block: Applicant's name, project name, and address <ul style="list-style-type: none"> <li>Name of the preparer of plans with professional information</li> <li>Parcel's tax map identification (map and lot) and street address, if available</li> </ul>	<ul style="list-style-type: none"> <li>Complete application submission deadline: three (3) weeks (21-days) before the desired Planning Board meeting. <ul style="list-style-type: none"> <li>Five copies of the application and plans</li> <li>Application Payment and Review Escrow</li> </ul> </li> <li>A pre-submission meeting with the Town staff is required.</li> <li>Contact information:  Windham Planning Department (207) 894-5960, ext. 2  Steve Puleo, Town Planner <a href="mailto:sipuleo@windhammaine.us">sipuleo@windhammaine.us</a>  Amanda Lessard, Planning Director <a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a> </li> </ul>
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## APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

<b><u>SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.</u></b>  <i>The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 120-811, 120-812, 120-813 &amp; 120-814. Due to projects specifics, the applicant is required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).</i>	<b><u>IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.</u></b>
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Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	Applicant	Staff	Plan Requirements – Existing Conditions (Continued):	Applicant	Staff
A. Completed Major Site Plan Application form	<input type="checkbox"/>	<input type="checkbox"/>	vii. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district	<input type="checkbox"/>	<input type="checkbox"/>
B. Evidence of Payment of application & escrow fees	<input type="checkbox"/>	<input type="checkbox"/>	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	<input type="checkbox"/>	<input type="checkbox"/>
C. Written information – submitted in a <b>bounded and tabbed</b> report			ix. Existing topography of the site at 2-foot contour intervals.	<input type="checkbox"/>	<input type="checkbox"/>
1. A narrative describing the proposed use or activity.	<input type="checkbox"/>	<input type="checkbox"/>	x. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	<input type="checkbox"/>	<input type="checkbox"/>
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	<input type="checkbox"/>	<input type="checkbox"/>	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>
3. Names and addresses of all abutting property owners	<input type="checkbox"/>	<input type="checkbox"/>	xii. Location, dimensions, and ground floor elevation of all existing buildings.	<input type="checkbox"/>	<input type="checkbox"/>
4. Documentation demonstrating right, title, or interest in the property	<input type="checkbox"/>	<input type="checkbox"/>	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	<input type="checkbox"/>	<input type="checkbox"/>
5. Copies of existing proposed covenants or deed restrictions.	<input type="checkbox"/>	<input type="checkbox"/>	xiv. Location of intersecting roads or driveways within 200 feet of the site.	<input type="checkbox"/>	<input type="checkbox"/>
6. Copies of existing or proposed easements on the property.	<input type="checkbox"/>	<input type="checkbox"/>	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	a. Open drainage courses	<input type="checkbox"/>	<input type="checkbox"/>
8. Evidence of applicant's technical capability to carry out the project.	<input type="checkbox"/>	<input type="checkbox"/>	b. Wetlands	<input type="checkbox"/>	<input type="checkbox"/>
			c. Stone walls	<input type="checkbox"/>	<input type="checkbox"/>
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	<input type="checkbox"/>	<input type="checkbox"/>	d. Graveyards	<input type="checkbox"/>	<input type="checkbox"/>



Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	<input type="checkbox"/>	<input type="checkbox"/>	e. Fences	<input type="checkbox"/>	<input type="checkbox"/>
			f. Stands of trees or treeline, and	<input type="checkbox"/>	<input type="checkbox"/>
			g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.	<input type="checkbox"/>	<input type="checkbox"/>
11. Provisions for handling all solid wastes, including hazardous and special wastes.	<input type="checkbox"/>	<input type="checkbox"/>	xvi. Direction of existing surface water drainage across the site	<input type="checkbox"/>	<input type="checkbox"/>
12. Detail sheets of proposed light fixtures.	<input type="checkbox"/>	<input type="checkbox"/>	xvii. Location, front view, dimensions, & lighting of existing signs.	<input type="checkbox"/>	<input type="checkbox"/>
13. Listing of proposed trees or shrubs to be used for landscaping	<input type="checkbox"/>	<input type="checkbox"/>			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	<input type="checkbox"/>	<input type="checkbox"/>	xviii. Location & dimensions of existing easements that encumber or benefit the site.	<input type="checkbox"/>	<input type="checkbox"/>
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and	<input type="checkbox"/>	<input type="checkbox"/>	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	<input type="checkbox"/>	<input type="checkbox"/>
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following.			<b>E. Plan Requirements - Proposed Development Activity</b>		
			i. Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	<input type="checkbox"/>	<input type="checkbox"/>
a. stormwater calculations.	<input type="checkbox"/>	<input type="checkbox"/>	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	<input type="checkbox"/>	<input type="checkbox"/>
b. erosion and sedimentation control measures.	<input type="checkbox"/>	<input type="checkbox"/>	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	<input type="checkbox"/>	<input type="checkbox"/>
c. water quality and/or phosphorous export management provisions.	<input type="checkbox"/>	<input type="checkbox"/>	iv. Location and proposed screening of any on-site collection or storage facilities	<input type="checkbox"/>	<input type="checkbox"/>
17. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	<input type="checkbox"/>	<input type="checkbox"/>	v. Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	<input type="checkbox"/>	<input type="checkbox"/>
18. Financial Capacity			vi. Proposed landscaping and buffering	<input type="checkbox"/>	<input type="checkbox"/>
i. Estimated costs of development and itemize estimated major expenses.	<input type="checkbox"/>	<input type="checkbox"/>	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	<input type="checkbox"/>	<input type="checkbox"/>
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	<input type="checkbox"/>	<input type="checkbox"/>
a. Letter of commitment to fund	<input type="checkbox"/>	<input type="checkbox"/>	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	<input type="checkbox"/>	<input type="checkbox"/>
b. Self-financing	<input type="checkbox"/>	<input type="checkbox"/>	x. Location of all utilities, including fire protection systems	<input type="checkbox"/>	<input type="checkbox"/>
1. Annual corporate report	<input type="checkbox"/>	<input type="checkbox"/>	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	<input type="checkbox"/>	<input type="checkbox"/>
2. Bank Statement	<input type="checkbox"/>	<input type="checkbox"/>	<b>2. Major Final Site Plan Requirements as Exhibits to the Application</b>		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	<input type="checkbox"/>	<input type="checkbox"/>
1. Cash equity commitment of 20% of the total cost of development	<input type="checkbox"/>	<input type="checkbox"/>	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	<input type="checkbox"/>	<input type="checkbox"/>	1. The existing and proposed method of handling stormwater runoff	<input type="checkbox"/>	<input type="checkbox"/>





Continued from Column #1. (Page 3)			Continued from Column #2. (Page 3)		
3. Letter from institution indicating intent to finance.	<input type="checkbox"/>	<input type="checkbox"/>	2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
iii. If a registered corporation a Certificate of Good Standing from:			3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	<input type="checkbox"/>	<input type="checkbox"/>
- Secretary of State, or	<input type="checkbox"/>	<input type="checkbox"/>	4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	<input type="checkbox"/>	<input type="checkbox"/>
- the statement signed by a corporate officer	<input type="checkbox"/>	<input type="checkbox"/>	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	<input type="checkbox"/>	<input type="checkbox"/>
19. Technical Capacity (address both).			c. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	<input type="checkbox"/>	<input type="checkbox"/>
i. Prior experience relating to developments in the Town.	<input type="checkbox"/>	<input type="checkbox"/>	d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	<input type="checkbox"/>	<input type="checkbox"/>
ii. Personnel resumes or documents showing experience and qualification of development designers	<input type="checkbox"/>	<input type="checkbox"/>	e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Plan Requirements – Existing Conditions</b>			f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	<input type="checkbox"/>	<input type="checkbox"/>
i. Location Map adequate to locate project within the municipality	<input type="checkbox"/>	<input type="checkbox"/>	g. Digital transfer of any site plan data to the town (GIS format)	<input type="checkbox"/>	<input type="checkbox"/>
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	<input type="checkbox"/>	<input type="checkbox"/>			
a. Approximate location of all property lines and acreage of the parcel(s).	<input type="checkbox"/>	<input type="checkbox"/>			
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	<input type="checkbox"/>	<input type="checkbox"/>	h. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board)	<input type="checkbox"/>	<input type="checkbox"/>
c. Location and designations of any public spaces.	<input type="checkbox"/>	<input type="checkbox"/>			
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	<input type="checkbox"/>	<input type="checkbox"/>			
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	<input type="checkbox"/>	<input type="checkbox"/>			
iv. Location of all required building setbacks, yards, and buffers.	<input type="checkbox"/>	<input type="checkbox"/>			
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	<input type="checkbox"/>	<input type="checkbox"/>	PDF\Electronic Submission.	<input type="checkbox"/>	<input type="checkbox"/>
vi. Tax map and lot number of the parcel(s) on which the project is located	<input 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.**

APPLICANT OR AGENT'S SIGNATURE

4-1-24

DATE

Dustin M. Roma

PLEASE TYPE OR PRINT NAME



March 13, 2024

Town of Windham  
8 School Street  
Windham, ME 04062

RE: 626 Roosevelt Trail

Ladies and Gentlemen,

At the request of Peter and Tammy Gilman, I write this letter to provide to you my opinion on the financial capacity of P T G Properties, Inc. and Peter and Tammy Gilman to undertake the project at 626-628 Roosevelt Trail, Windham, ME.

I spoke with Peter about the plans and scope of the project recently. P T G Properties, Inc. maintains its banking relationship with Norway Savings Bank so I am familiar with the company's background and finances.

Based on our banking relationship with the company and the information discussed with Peter about the proposal and plans for 626-628 Roosevelt Trail, it is my opinion that Peter and Tammy Gilman and P T G Properties, Inc. have the financial capacity to support this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Pepin", is written over a faint, larger blue ink signature.

Holly A. Pepin  
Vice President  
Commercial Lending

**DECLARATION OF EASEMENTS  
FOR VINTAGE SUBDIVISION, WINDHAM, MAINE**

WHEREAS, **P.T.G. Properties, Inc.**, a Maine limited liability company with a place of business of 75 Lockland Drive, Windham, Maine 04062 (the “**Declarant**”), owner of certain real property situated in the Town of Windham, Cumberland County and State of Maine, as more particularly described in a Warranty Deed from Gary A. Pitt, Sr. and Brenda S. Pitt to the Declarant herein dated August 30, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35942, Page 336 (the “**Property**”), said Property being depicted on a Plan entitled “Subdivision Plan, Vintage Subdivision, Roosevelt Trail & Vintage Drive, Windham, Maine for Record Owner: PTG Properties, Inc” dated \_\_\_\_\_ and recorded in said Registry of Deeds in Plan Book \_\_\_\_, Page \_\_\_\_ (the “**Plan**”); and

WHEREAS, Declarant desires to create certain easements on the Property for the benefit of Declarant and subsequent Owners of the Property;

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold and conveyed subject to the following easements, which shall run with the Property and be binding upon the Declarant, its successors and assigns in ownership of the Property, or any part thereof, in perpetuity.

First, a non-exclusive, perpetual easement on and over Lots 1, 2, 3 and 4 for the purposes of discharging and flowing wastewater from the Benefited Parcels over the Burdened Parcels within areas shown on the Plan as “Utility Easement”.

Second, a non-exclusive, perpetual easement on and over a right-of-way labeled Vintage Drive on the Plan for purposes of ingress, egress, installation and maintenance of utilities, discharging and flowing of stormwater, and any other purposes customarily associated with a public street.

The owner of the Benefited Parcels shall assume all risks associated with the exercise of the easement rights established hereunder and shall defend, indemnify and hold harmless the Burdened Parcel owner(s), its successors and assigns, from any and all injury, death, loss, damage, expense or liability arising out of or occurring as a result of the use of these easement rights by the Benefited Parcel owner or by entry upon the Burdened Parcel in connection with these easement rights.

This Declaration may be amended at any time and from time to time by written instrument of the owners of the Benefited Parcel and the Burdened Parcel.

IN WITNESS WHEREOF, Peter Gilman, authorized President of P.T.G. Properties, Inc, has caused this instrument to be duly executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

P.T.G. PROPERTIES, INC.

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Peter Gilman, President

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

\_\_\_\_\_, 2023

PERSONALLY APPEARED the above-named Peter Gilman, president of P.T.G. Properties, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of P.T.G. Properties, Inc.

Before me,

\_\_\_\_\_  
Notary Public/Attorney-at-Law  
Name:  
My Commission Expires:



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

PTG PROPERTIES, INC.	) STORMWATER MANAGEMENT LAW
Windham, Cumberland County	)
VINTAGE SUBDIVISION	)
L-29581-NJ-A-N (approval)	) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. § 420-D, and Chapter 500 (06-096 C.M.R. Chapter 500, last amended August 12, 2015) of the Department's Regulations, the Department of Environmental Protection has considered the application of PTG PROPERTIES, INC. with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant proposes to construct a stormwater management system for an access road for a four-lot subdivision, plus the proposed development on the lots. The proposed bituminous pavement access road includes roadside parking that has permeable pavers for stormwater treatment. The proposed development on Lot 1 includes half of the access drive, several parking spaces and proposed septic field 6. The proposed development on Lot 2 includes proposed septic field 1. The proposed development on Lot 3 includes four buildings, three of which will have four residential units and one with six residential units, plus parking, access drives and proposed septic fields 2, 3 and 4. Proposed septic fields 2 and 4 are proposed under the parking lots and ten feet away from the permeable pavers that provides stormwater treatment and infiltration. The proposed development on Lot 4 includes two buildings with six residential units each, a portion of the access drive, parking and proposed septic field 5, which will also be under the parking lot and ten feet from the permeable pavers that provide stormwater treatment and infiltration. The proposed project includes 2.57 acres of developed area of which 1.78 acres is impervious area. The project is shown on a set of plans the third of which is titled "Subdivision Plan, Vintage Subdivision, Roosevelt Trail & Vintage Drive, Windham, Maine for PTG Properties Inc., 75 Lockland Drive, Windham, Maine 04062," prepared by DM Roma Consulting Engineers, and dated November 19, 2021, with a latest revision date on any of the sheets of February 8, 2022. Any future development on Lots 1 and 2 will require a modification or amendment to this Order. The project site is located on a 3.7 acre parcel at 626 Roosevelt Trail in the Town of Windham.

B. Current Use of the Site: The site of the proposed project currently has two single family homes with attached garages, two large, detached garages, three sheds, lawn area,

a driveway through the center of the site to the detached garages, and the perimeter of the site is forested. All existing structures will be removed.

2. STORMWATER STANDARDS:

The proposed project includes approximately 2.57 acres of developed area of which 1.78 acres is impervious area. It lies within the watershed of Ditch Brook, a tributary to the Pleasant River that discharges to the Presumpscot River. The applicant submitted a stormwater management plan based on the Basic and General Standards contained in Department Rules, Chapter 500. The proposed stormwater management system consists of permeable pavers with infiltration and roof drip edge filters on all the proposed buildings.

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine Erosion and Sediment Control BMPs, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by and revised in response to the comments from the Bureau of Land Resources (BLR).

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

(2) Inspection and Maintenance: The applicant submitted a maintenance plan that addresses both short and long-term maintenance requirements. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. This plan was reviewed by and revised in response to the comments from the BLR; the revised undated maintenance plan was submitted to the Department attached to an email dated February 8, 2022. The applicant will be responsible for the maintenance of the stormwater management system.

Grit, sediment, and other materials removed from stormwater structures during maintenance activities must be disposed of in compliance with the Maine Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on BLR's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500, § 4(B) provided that grit, sediment, and other materials removed from stormwater structures during maintenance activities are disposed of in compliance with the Maine Solid Waste Management Rules.

B. General Standards:

The applicant's stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential thermal impacts. This mitigation is being achieved by using Best Management Practices that will treat runoff from 99% of the impervious area and 80% of the developed area.

The proposed infiltration system was reviewed by staff geologist from the BLR. The applicant must ensure that the discharge of soluble pollutants to the infiltration area, including salt, is minimized and that the infiltration area is maintained to assure that its capacity is unimpaired. The BLR geologist commented that according to the findings of the groundwater impact assessment from Marcotte Environmental dated January 20, 2022, no adverse impacts to the performance of the proposed subsurface wastewater disposal fields are anticipated from the stormwater infiltration through the permeable paver areas.

However, a variance approval by the Department of Health and Human Services (DHHS) of reductions to setbacks between stormwater infiltration systems and subsurface wastewater disposal fields as outlined in Table 7B (Setback distances for first time systems) of the Subsurface Wastewater Disposal Rules will be necessary. An infiltration system is considered a major watercourse for the purposes of determining applicable setback requirements for first time systems in Table 700.2 of the Maine Subsurface Wastewater Disposal Rules, 144A CMR 241. Table 700.2 states that wastewater disposal fields with a total design flow between 1,000 and 2,000 gallons per day the required setback from a major water course is 200 feet and for disposal fields with a total design flow of 2,000 gallons per day or more the required setback is 300 feet. The applicant has provided setback distances between the various infiltration areas and the six wastewater disposal fields varying between ten feet and approximately 60 feet. Based on the BLR's review, the Department does not anticipate that the infiltration area will adversely impact groundwater quality provided that prior to the start to construction, the applicant must submit to the BLR a variance approval from the DHHS for the reductions to setbacks between stormwater infiltration systems and subsurface wastewater disposal fields.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to comments from, the BLR. After a final review, BLR commented that the proposed stormwater management system is designed in accordance with the Chapter 500 General Standards and recommended that the applicant's design engineer or other qualified professional oversee the construction of the permeable pavers and all the roof dripline filters to ensure that they are installed in accordance with the details and notes specified on the approved plans. Within 30 days from completion of the entire system or if the project takes more than one year to complete, at least once per year, the applicant must submit a log of inspection reports detailing the items inspected, photographs taken, and the dates of each inspection to the BLR for review.

Based on the stormwater system's design and BLR's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards provided that prior to the start to construction, the applicant submits a variance approval from the DHHS for the reductions to setbacks between stormwater infiltration systems and subsurface wastewater disposal fields; that applicant's design engineer or another qualified professional oversees the installation of the permeable pavers and all the roof dripline filters to ensure that they are installed in accordance with the details and notes specified on the approved plans; and that the applicant submits a log of inspection reports to the BLR that contains a list of the items inspected, photographs taken, and other relevant information within 30 days of completion of the filters.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. § 420-D, and Chapter 500 of the Department's Regulations:

A. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic Standards for: (1) erosion and sediment control; (2) inspection and maintenance; (3) housekeeping; and (4) grading and construction activity provided that grit, sediment, and other materials removed from stormwater structures during maintenance activities are disposed of in compliance with the Maine Solid Waste Management Rules.

B. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards provided that prior to the start to construction, the applicant submits a variance approval from the DHHS for the reductions to setbacks between stormwater infiltration systems and subsurface wastewater disposal fields; that the applicant's design engineer or another qualified professional oversees the installation of the permeable pavers and all the roof dripline filters to ensure that they are installed in accordance with the details and notes specified on the approved plans; and that the applicant submits a log of inspection reports to the BLR that contains a list of the items inspected, photographs taken, and other relevant information within 30 days of completion of the filters and pavers, as outlined in Finding 2B.

THEREFORE, the Department APPROVES the above noted application of PTG PROPERTIES, INC. to construct a stormwater management system for Vintage Subdivision as described herein, SUBJECT TO THE FOLLOWING CONDITIONS, and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this order, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.



3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
4. The applicant shall include deed restrictions in all conveyances of subdivision lots making the conveyance subject to all terms and conditions of this Department Order, particularly those conditions related to maintenance of the stormwater management system. These terms and conditions may be incorporated by specific and prominent reference to the permit in the deed. All conveyances required by this approval to contain restrictions shall include in the restrictions the requirement that any subsequent conveyance shall specifically include the same restrictions.
5. Grit, sediment, and other materials removed from stormwater structures shall be disposed of in compliance with the Maine Solid Waste Management Rules.
6. Prior to the start to construction, the applicant shall submit a variance approval from the DHHS for the reductions of setbacks between the stormwater infiltration systems and subsurface wastewater disposal fields.
7. The applicant shall retain the design engineer or other qualified professional to oversee the construction of the stormwater management structures according to the details and notes specified on the approved plans. Within 30 days of completion of the entire system or if the project takes more than one year to complete, at least once per year, the applicant shall submit a log of inspection reports detailing the items inspected, photographs taken, and dates of each inspection to the BLR for review.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 14<sup>TH</sup> DAY OF MARCH, 2022.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: \_\_\_\_\_

For: Melanie Loyzim, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

CGW/L29581AN/ATS88522

**FILED**

March 15, 2022

State of Maine  
Board of Environmental Protection



June 27, 2022

Jayson Haskell, P.E.  
DM ROMA  
PO Box 1116  
Windham, ME 04062

Re: 626 Roosevelt Trail, WI  
Ability to Serve with PWD Water

Dear Mr. Haskell:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on April 6, 2021. Based on the information provided per plans last revised June 23, 2022, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed and is valid for eighteen (18) months after the date of issue. Any changes affecting the approved water system will require further review and approval by PWD.**

#### Conditions of Service

The following conditions of service apply:

- A new 4-inch domestic service with a 1.5-inch meter may be installed from the water main in Roosevelt Trail. The service should enter through the property's frontage on Roosevelt Trail at least 10-feet from any side property lines. The meter shall be located in a meter pit installed as shown on the plans. An approved testable double check valve assembly backflow prevention device must be installed on the service line directly after the meter in an above-ground, heated enclosure prior to service activation.
- A new 8-inch fire service may be installed from the water main in Roosevelt Trail. The service should enter through the property's frontage on Roosevelt Trail at least 10-feet from any side property lines. An approved testable double check valve assembly backflow prevention device must be installed on the service line directly before each sprinkler riser prior to service activation. One (1) private hydrant may be installed on this fire service.
- The existing site is currently served with two (2) 3/4-inch domestic water services with 5/8-inch meters. These services must be terminated by shutting the corporation valve and cutting the pipe from the water main.
- The Portland Water District acknowledges all occupants of a multi-unit building as customers of the District. As such, all tenants of the building must be able to access the water meter. The method of access to the meter by the tenants is at the discretion of the owner of the building, provided that the tenants can freely access the meter in accordance with the Portland Water District Terms & Conditions.
- The Portland Water District does not have record of any other existing infrastructure in public roads and recommends a survey and test pitting be performed by the development team prior to construction. Any conflicts that arise during construction are at the risk of the developer and may result in job shutdown until new plans are submitted by the developer and reviewed and approved by PWD.



Prior to construction, the owner or contractor will need to complete a Service Application and pay all necessary fees for each proposed service. When the project is ready for construction, an Application for each service can be requested by contacting the MEANS Group at [MEANS@pwd.org](mailto:MEANS@pwd.org) or 207-774-5961 ext. 3199. Once a completed Application has been submitted with payment, please allow seven (7) days for processing.

#### Existing Site Service

According to District records, the project site does currently have existing water service. Two (2) 3/4-inch diameter copper domestic service line provides water service to the site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

#### Water System Characteristics

According to District records, there is a 12-inch diameter ductile iron water main in Roosevelt Trail and a public fire hydrant located approximately 335 feet from the site. The calculated static pressure in the area is approximately 84 psi.

#### Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Windham Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

#### Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

#### Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to [MEANS@PWD.org](mailto:MEANS@PWD.org) or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District



Robert A. Bartels, P.E.  
Senior Project Engineer

Janet T. Mills  
Governor

Jeanne M. Lambrew, Ph.D.  
Commissioner



Maine Department of Health and Human Services  
Maine Center for Disease Control and Prevention  
11 State House Station  
286 Water Street  
Augusta, Maine 04333-0011  
Tel: (207) 287-8016; Fax (207) 287-9058  
TTY: Dial 711 (Maine Relay)

February 28, 2022

PTG Properties, Inc.  
75 Lockland Drive  
Windham, ME 04062

Subject: Approval, Minimum Lot Size Waiver, Vintage Subdivision, Windham, ME

Dear PTG Properties, Inc.:

The Division has reviewed a minimum lot size waiver application for the subject property. The proposal is to install six subsurface wastewater disposal systems to serve three 6-unit apartment buildings and three 4-unit apartment buildings for a total of 30 residential units. This application was submitted in accordance with Title 12 MRSA §4807-B. The lot has approximately 3.7 acres/square feet of land, whereas 16.5 acres are required. The lot would be served by a public water supply and onsite sewage disposal.

Pursuant to the language provided in 12 MRSA §4807-B, which is the sole basis for our review, we find that the subsurface wastewater disposal system design prepared by Jayson Haskell, P.E. on February 15, 2022, and submitted with the application is not considered to be likely to lower the water quality of, or otherwise pose a threat to, any lake, pond, stream, river or tidal waters, any underground water supply, or to the public health, safety and general welfare.

This approval is based only on the rules administered by this Department. The approval of the septic system for this proposal does not relieve the property owner from compliance with all other state and local requirements for licensing, permitting, system installation and/or use.

Because installation and owner maintenance has a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system. Strict adherence to housekeeping measures recommended by the groundwater impact assessment, dated January 20, 2022, which have been incorporated into the inspection, maintenance, and housekeeping plan, will be crucial to groundwater quality protection.

If you have any questions, please feel free to contact me at (207) 287-5695.

Sincerely,

Alexander Pugh  
Sr. Environmental Hydrogeologist  
Subsurface Wastewater Unit  
Drinking Water Program  
286 Water Street, Augusta, ME 04333



CONSTRUCTION NOTE:  
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION, FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS, AND OR LOCAL CODES.



**CONSTRUCTION NOTE:**

CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL. FINISHED, CONSTRUCTION, FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/COUNT, SITE CONDITIONS, AND/OR LOCAL CODES.

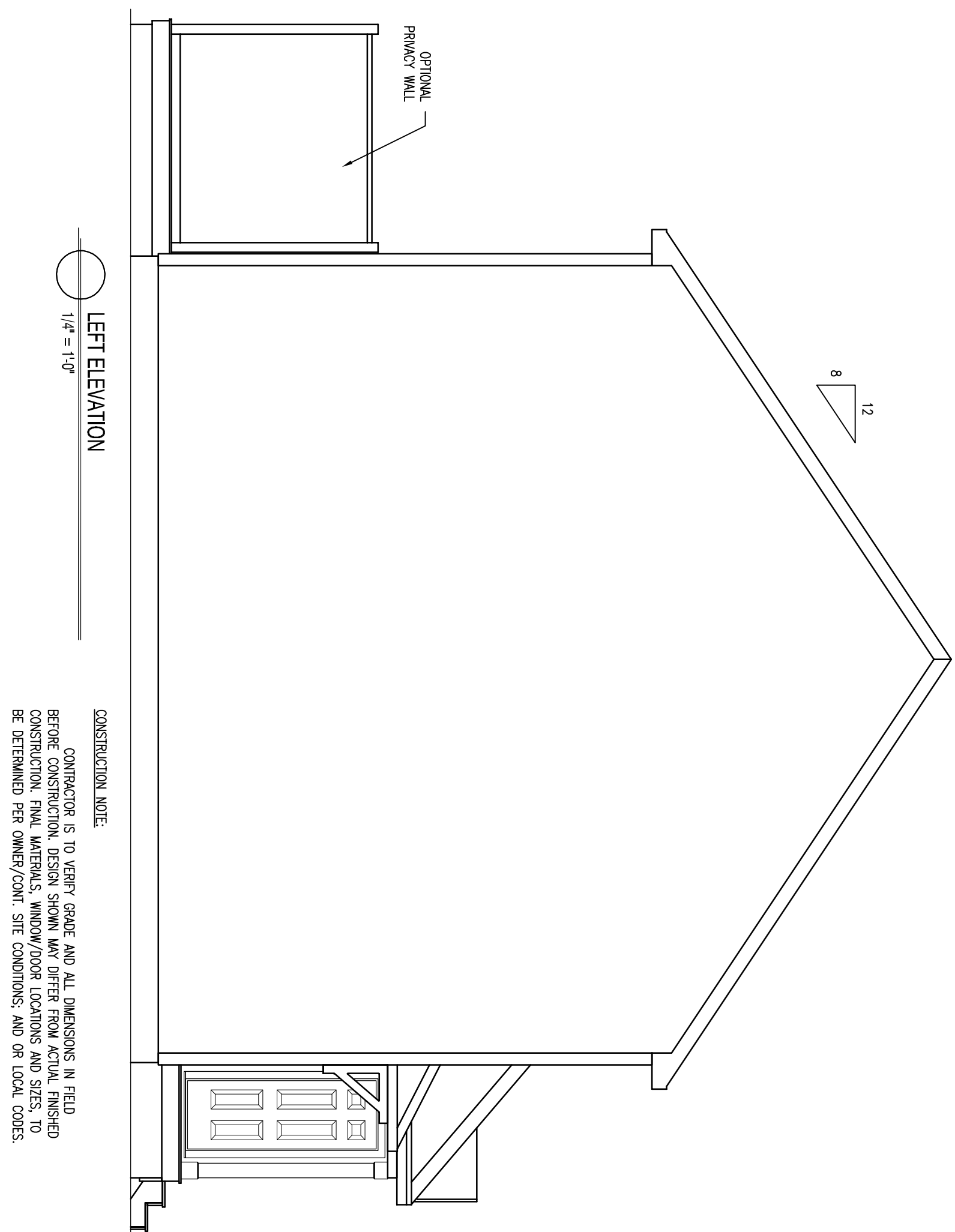
Revisions:	
09/14/21	REVISED PLANS

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITTING PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH THE INFORMATION PROVIDED. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR VERIFYING DRAFTING & DESIGN ME, LLC ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR, ARCHITECT AND/OR CODE OFFICER BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DAMAGE THAT WILL BE HELD HARMLESS. DRAFTING & DESIGN ME, LLC ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLAN BY CLIENT AND/OR CONTRACTOR

Vintage Drive, 4 Unit  
BUILDINGS 1 & 3 Elevations  
Windham, ME





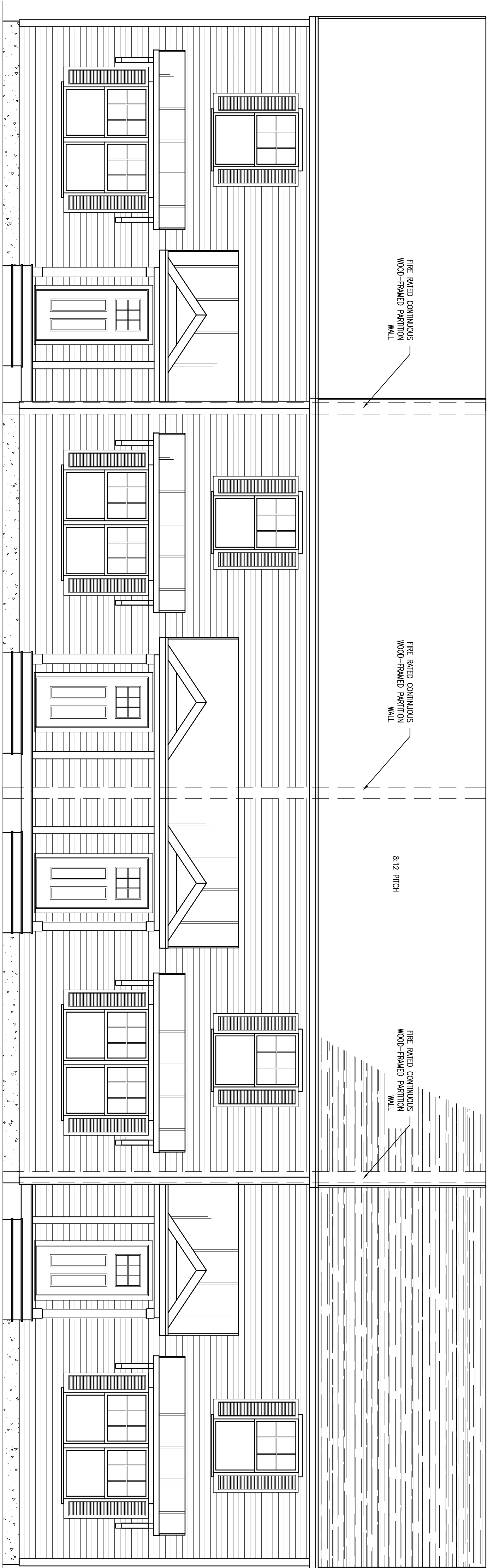


Revisions:	
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DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITTING PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SPECIFICATIONS ETC. ARE DRAWN TO OUR CLIENTS' BEST KNOWLEDGE AND BELIEF. THE CLIENT AND/OR ARCHITECT ASSUMES ALL LIABILITY FOR ANY COMMON BUILDING PRACTICES AND LOCAL CODE NON-COMPLIANCE. THE EMPLOYER OF DRAFTING & DESIGN ME, LLC ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR, ARCHITECT AND/OR CODE OFFICER BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS, THE DRAFTING & DESIGN ME, LLC WILL BE HELD HARMLESS. DRAFTING & DESIGN ME, LLC ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLAN BY CLIENT AND/OR CONTRACTOR.

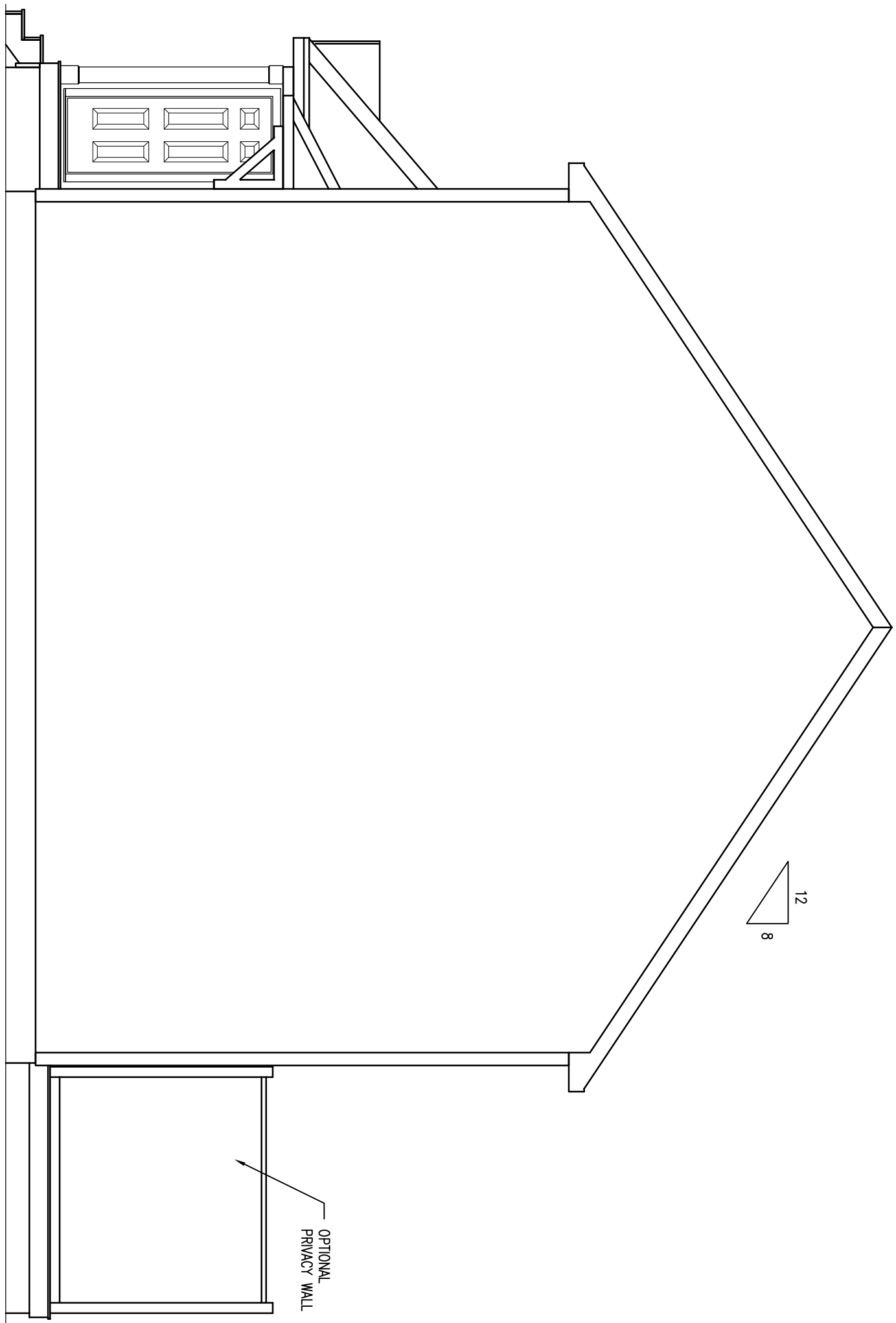
Vintage Drive, 4 Unit  
BUILDINGS 1 & 3 Elevations  
Windham, ME





○ FRONT ELEVATION  
1/4" = 1'-0"

CONSTRUCTION NOTE:  
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONTR. SITE CONDITIONS, AND/OR LOCAL CODES.



○ RIGHT ELEVATION  
1/4" = 1'-0"

CONSTRUCTION NOTE:  
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONTR. SITE CONDITIONS, AND/OR LOCAL CODES.

Vintage Drive, 4 Unit "B"  
BUILDING 2 Elevations  
Windham, ME



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Revisions:

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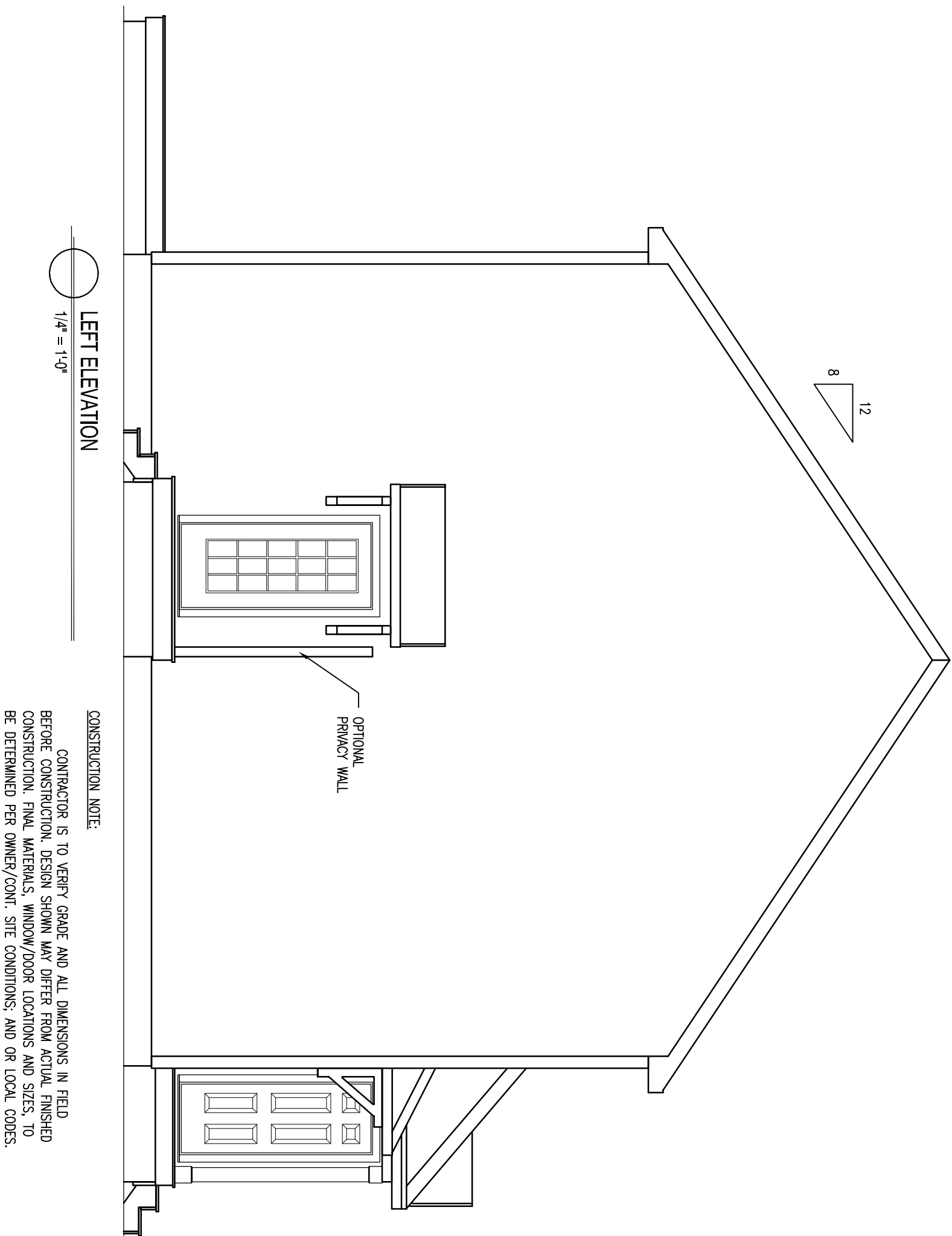
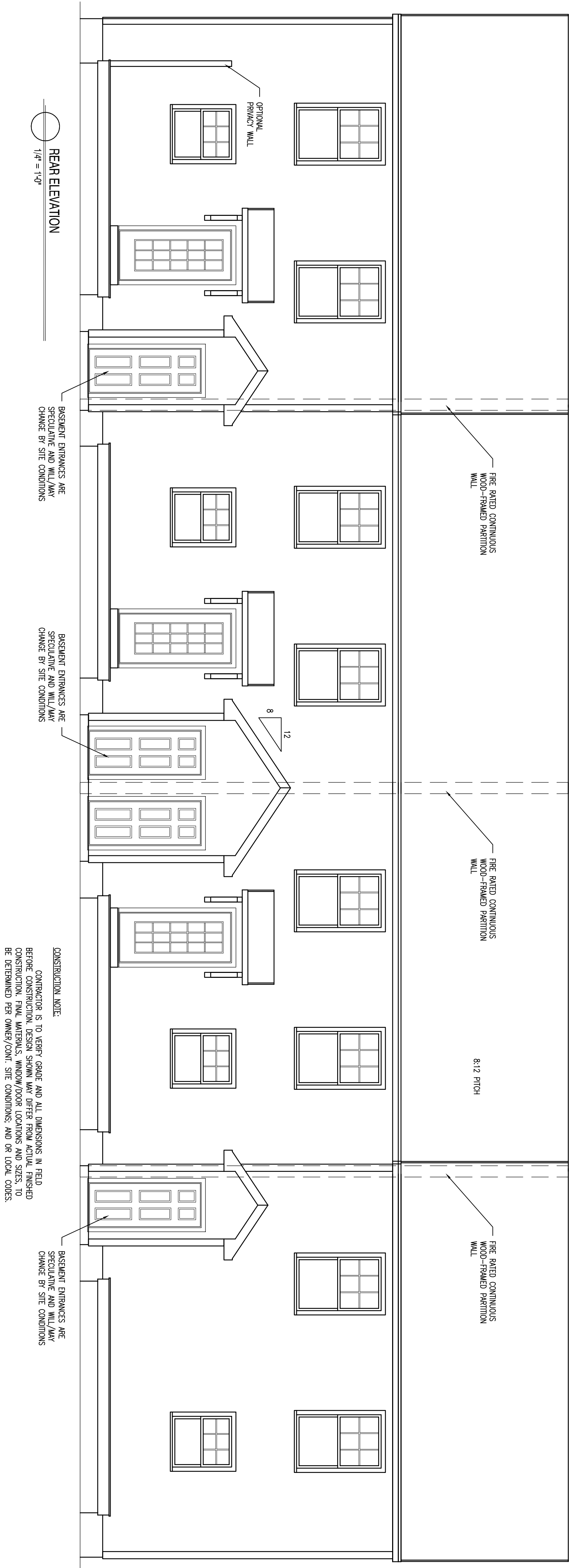
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Date : 09/14/2021

Drawn By: JTM

Project: M091021

Sheet Number:



Vintage Drive, 4 Unit "B"  
BUILDING 2 Elevations  
Windham, ME

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Revisions:

00/00/00

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Date : 09/14/2021

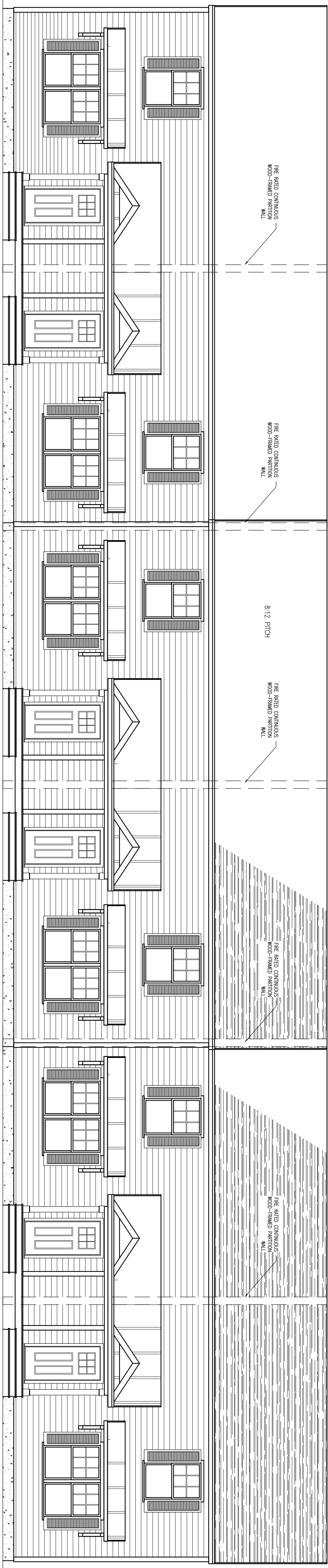
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Drawn By: JTM

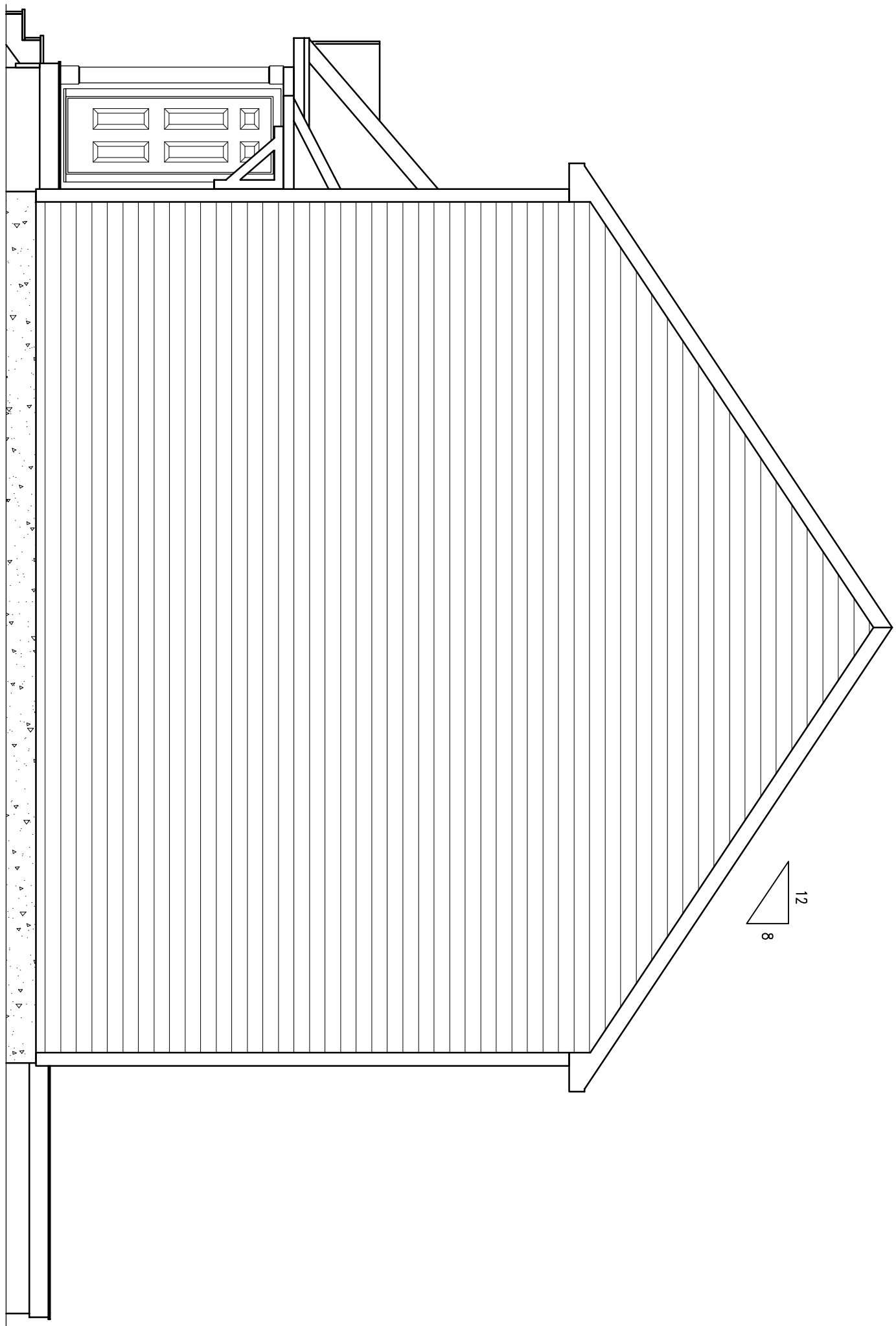
Project: M091021

Sheet Number:





FRONT ELEVATION  
3/16" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"

Vintage Drive, 6 Unit "B"  
BUILDING 4 Elevations  
Windham, ME



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REVISIONS:

00/00/00

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Date : 09/15/2021

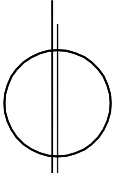
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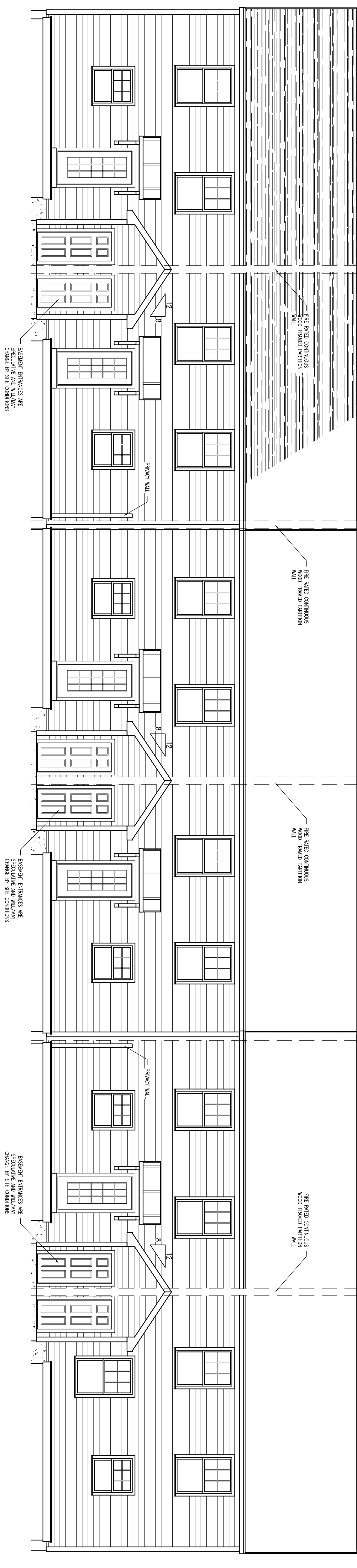
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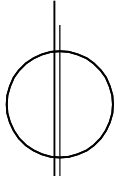
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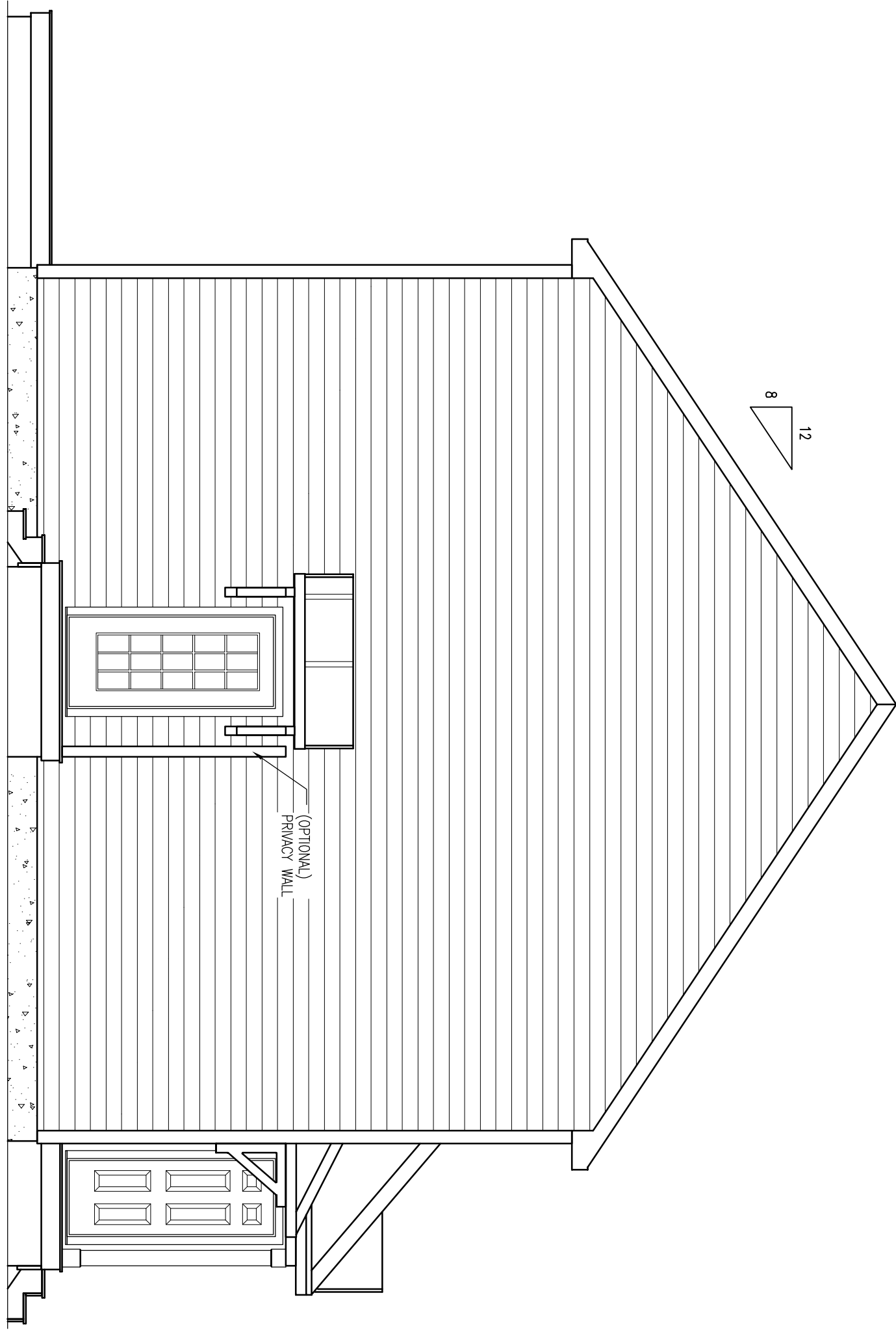
3/16" = 1'-0"



LEFT ELEVATION



1/4" = 1'-0"



Vintage Drive, 6 Unit "B"  
BUILDING 4 Elevations  
Windham, ME

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REVISIONS:

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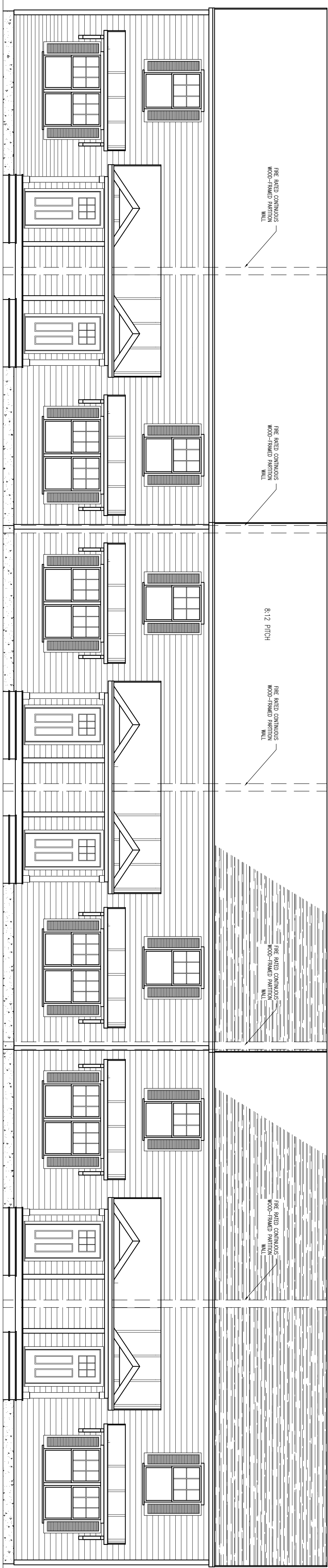
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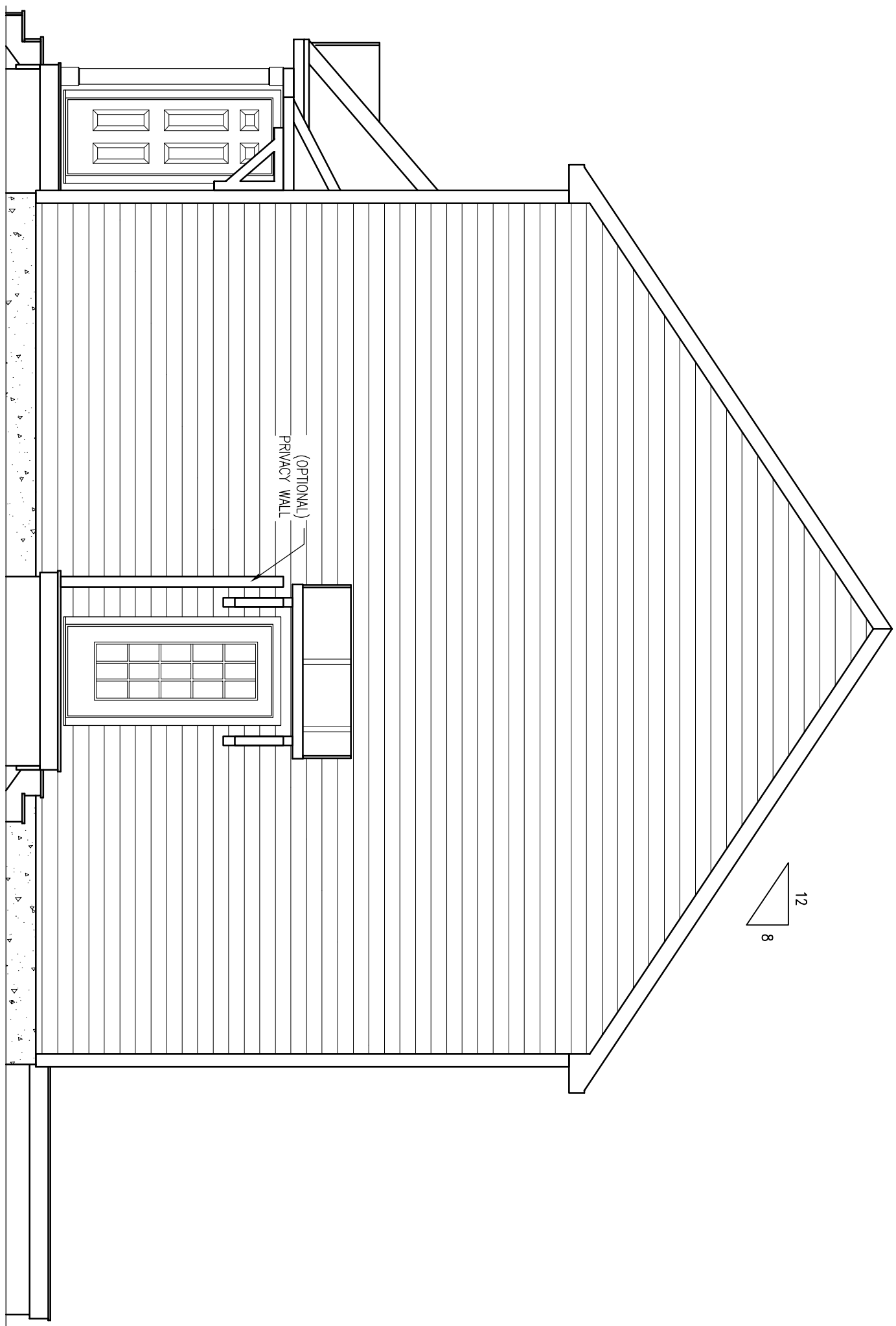
Drawn By: JTM

Project: M091021

Sheet Number:



FRONT ELEVATION  
3/16" = 1'-0"



RIGHT ELEVATION  
1/14" = 1'-0"

Vintage Drive, 6 Unit  
BUILDING 5 Elevations  
Windham, ME

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REVISIONS:

06/06/20

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Date : 09/07/2021

Scale : SEE DWG

Drawn By: JTM

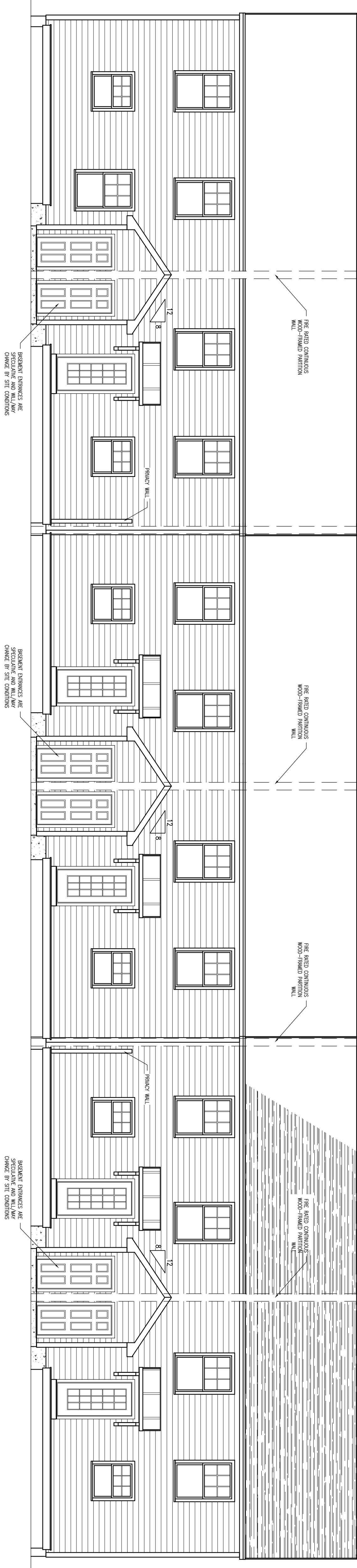
Project: M070621

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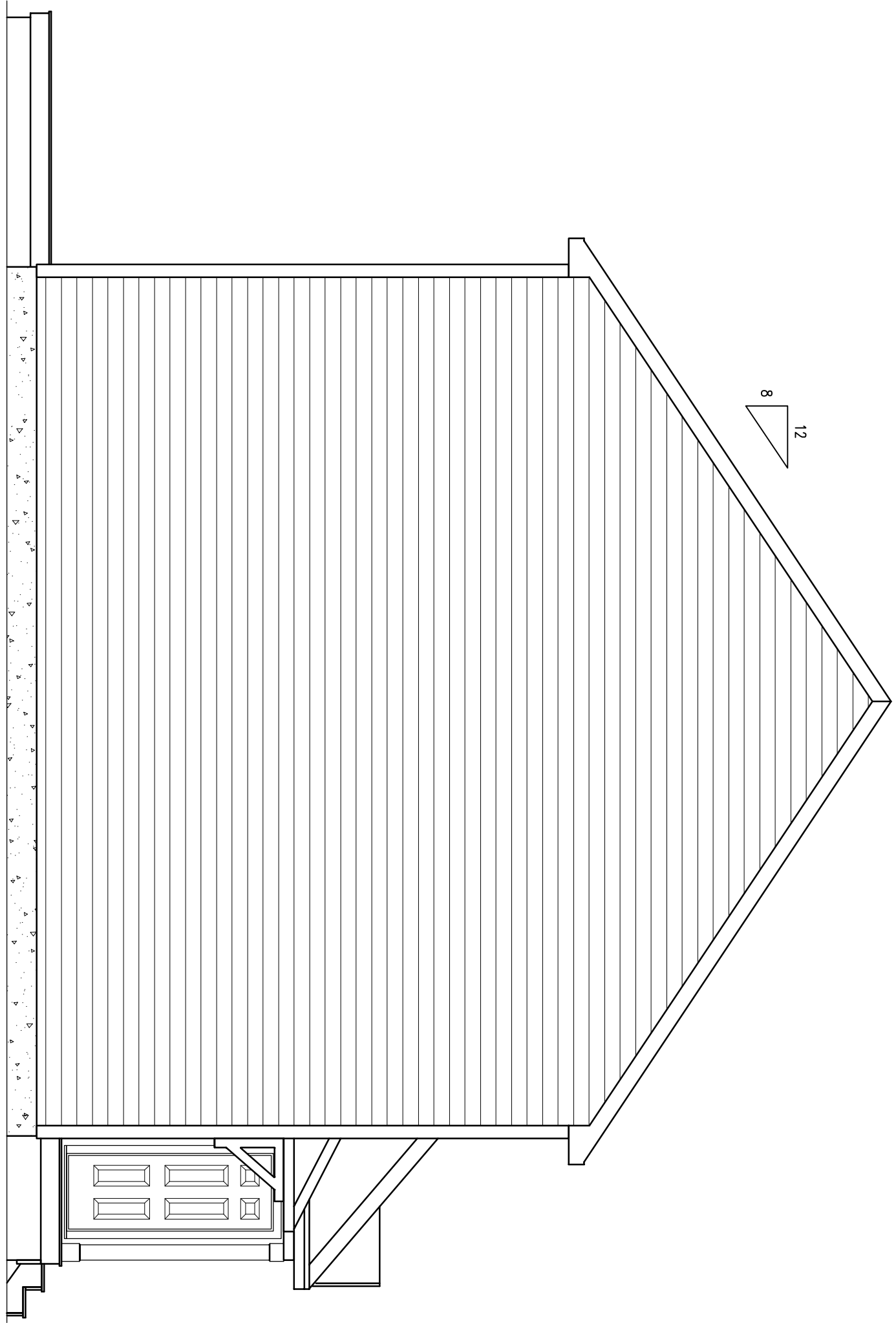
1 of 7



REAR ELEVATION  
3/16" = 1'-0"



LEFT ELEVATION  
1/14" = 1'-0"



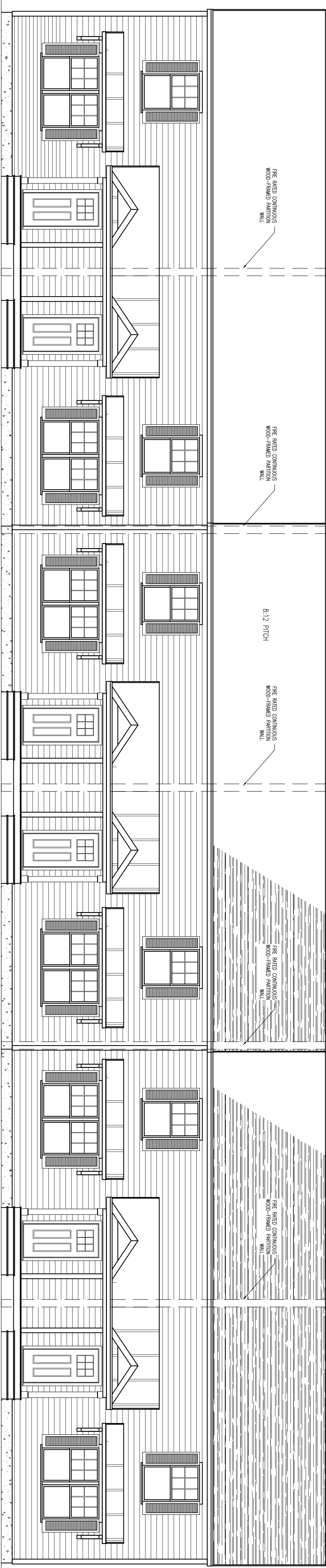
Revisions:	
06/06/20	•

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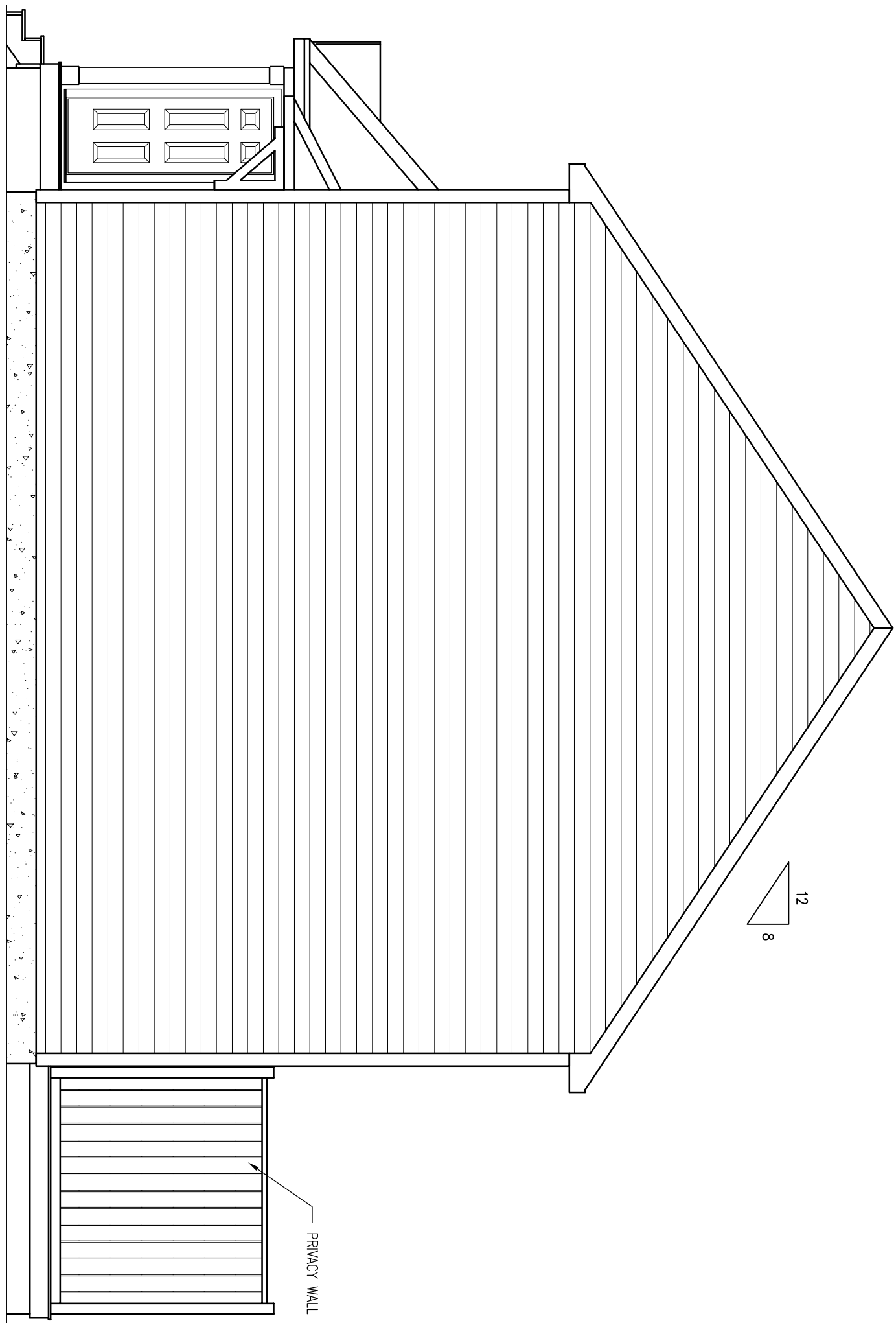
Vintage Drive, 6 Unit  
BUILDING 5 Elevations  
Windham, ME



Date : 09/07/2021  
Scale : 1/4"=1'-0"  
Drawn By: JTM  
Project: M070621  
Sheet Number:



FRONT ELEVATION  
3/16" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"



Vintage Drive, 6 Unit  
BUILDING 6 PRELIMINARY DRAWINGS  
Windham, ME

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REVISIONS:

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Date : 07/28/2021

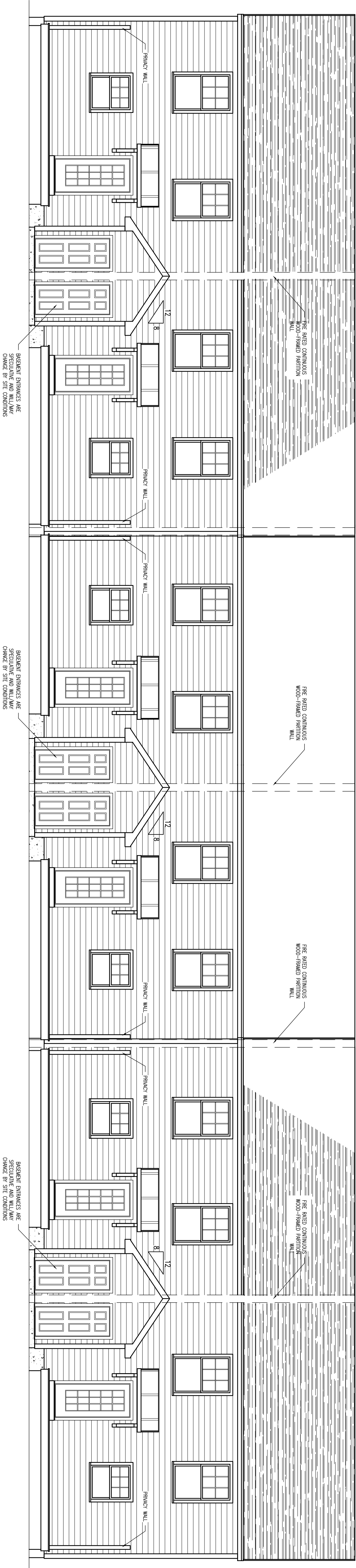
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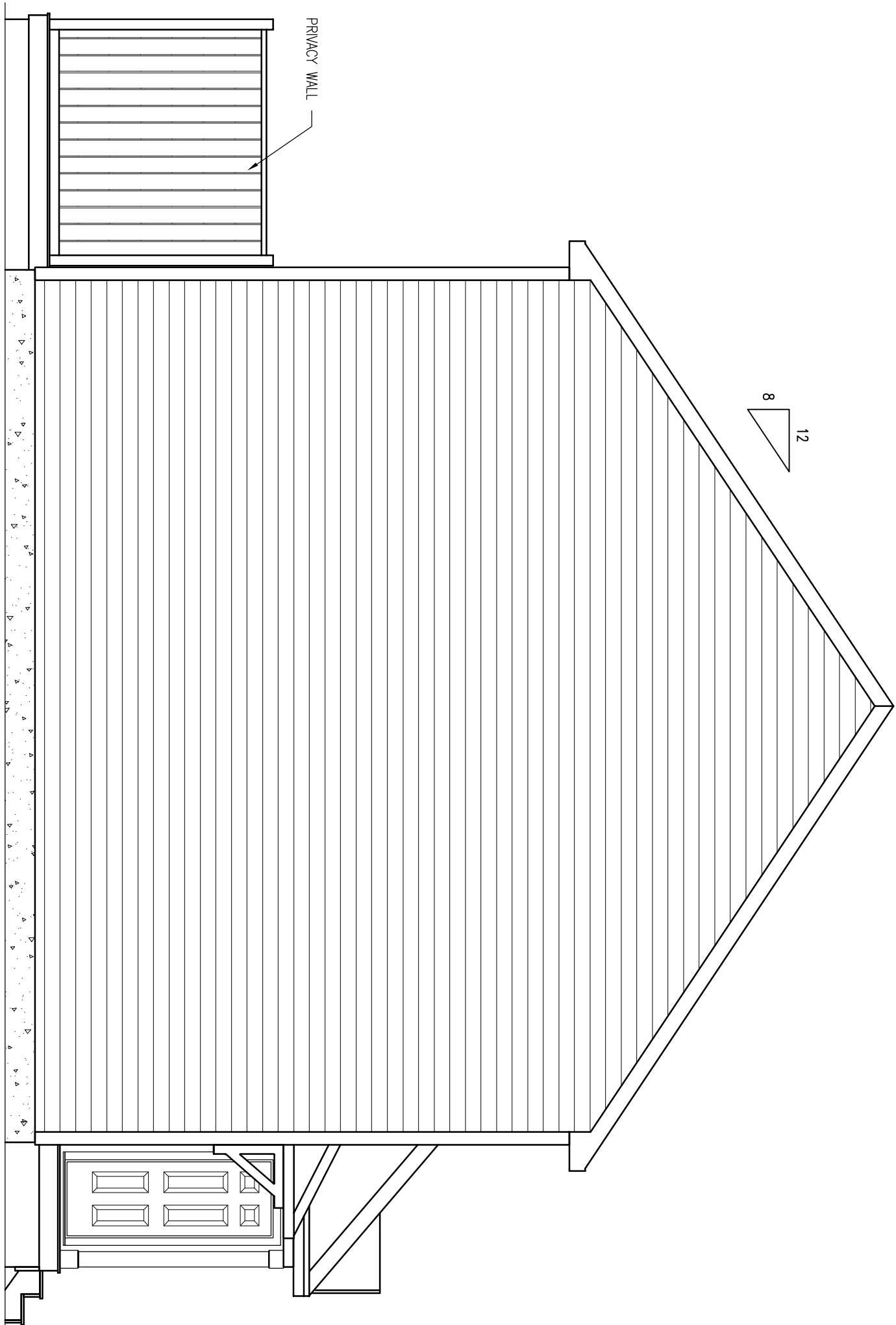
Project: M070621

Sheet Number:

REAR ELEVATION  
3/16" = 1'-0"



LEFT ELEVATION  
1/4" = 1'-0"



Vintage Drive, 6 Unit  
BUILDING 6 PRELIMINARY DRAWINGS  
Windham, ME



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Date : 07/28/2021

Scale : SEE DWG

Drawn By: JTM

Project: M070621

Sheet Number: