



EXCEL

ARCHITECTS • ENGINEERS • SURVEYORS


**Sketch Plan
Submittal For:**

Camping World Sales and Service Addition

Windham, Maine

Excel Job #240174100

January 21, 2025



Sketch Plan Application Form



SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR SKETCH PLAN REVIEW	APPLICATION FEE: <input type="checkbox"/> \$200.00 REVIEW ESCROW: <input type="checkbox"/> \$400.00	AMOUNT PAID: \$ _____ DATE: _____	
		<i>Office Use:</i>	<i>Office Stamp:</i>

PROPERTY DESCRIPTION	Parcel ID	Map(s) #		Lot(s) #		Zoning District(s)	C-3	Total Land Area SF	
	Total Disturbance. >1Ac		<input type="checkbox"/> Y <input type="checkbox"/> N	Est. Building SF:		No Building; Est. SF of Total Development:			
	Physical Address:					Watershed:			

PROPERTY OWNER'S INFORMATION	Name:	Name of Business:
	Phone:	Mailing Address:
	Fax or Cell:	
	Email:	

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

APPLICANT'S AGENT INFORMATION	Name:	Name of Business:
	Phone:	Mailing Address:
	Fax or Cell:	
	Email:	

PROJECT INFORMATION	Existing Land Use <i>(Use extra paper, if necessary):</i>
	Provide a narrative description of the Proposed Project <i>(Use extra paper, if necessary):</i>
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):



SKETCH PLAN REVIEW REQUIREMENTS FOR A MAJOR SITE PLAN APPLICATION

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 a waiver of a submission requirement is granted.

The Sketch 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.

- Five copies of application and plans
- Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:
- Windham Planning Department (207) 894-5960, ext. 2
- Steve Puleo, Town Planner stpuleo@windhammaine.us
- Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

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

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 811, 812, & 813. 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)..

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS, PER SECTION 120-807D(2)).

Submission Requirements:	Applicant	Staff	Submission Requirements (continued)	Applicant	Staff
a) Completed Sketch Plan Application form	<input type="checkbox"/>	<input type="checkbox"/>	-If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed Project Conditions:			Plan Requirements		
- Condition of the site	<input type="checkbox"/>	<input type="checkbox"/>	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site		
- Proposed use	<input type="checkbox"/>	<input type="checkbox"/>	1] The name of the development, North arrow, date, and scale.	<input type="checkbox"/>	<input type="checkbox"/>
- Constraints/opportunities of site	<input type="checkbox"/>	<input type="checkbox"/>	2] The boundaries of the parcel.	<input type="checkbox"/>	<input type="checkbox"/>
Outline any of the follow			3] The relationship of the site to the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>
- Traffic Study	N/A	<input type="checkbox"/>	4] The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site (in many instances, submittal of the applicable USGS ten-foot contour map will be adequate).	<input type="checkbox"/>	<input type="checkbox"/>
- Utility Study	N/A	<input type="checkbox"/>	5] The approximate size and location of major natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
- Market Study	N/A	<input type="checkbox"/>	6] Existing buildings, structure, or other improvements on the site (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input type="checkbox"/>	<input type="checkbox"/>	7] Existing restrictions or easements on the site (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project.	<input type="checkbox"/>	<input type="checkbox"/>	8] Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state)	<input type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input type="checkbox"/>	<input type="checkbox"/>	9] A Class D medium-intensity soil survey (information from the most current soil survey for Cumberland County, Maine, is acceptable).	<input type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input type="checkbox"/>	<input type="checkbox"/>	10] The location and size of proposed buildings, structures, access drives, parking areas, and other development features (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-808)					
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	N/A	<input type="checkbox"/>			
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.		<input type="checkbox"/>			
Waivers from Subdivision Performance Standards in Section 120-812 of the Land Use Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	PDF Electronic Submission	<input type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes 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

1/21/25
DATE

Grant Duchac

PLEASE TYPE OR PRINT NAME

Owner's Agent Authorization Form



Town of Windham

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

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Camping World		
PROPERTY DESCRIPTION	Physical Address	480 Roosevelt Trail, Windham, ME 04062	Map	15
			Lot	1A
APPLICANT'S AGENT INFORMATION	Name	Grant Duchac		
	Phone	(920) 322-1681	Business Name & Mailing Address	Excel Engineering, Inc. 100 Camelot Drive Fond du Lac, WI 54935
	Fax/Cell			
	Email	grant.duchac@excelengineer.com		

Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.

Paul Birdsall

APPLICANT SIGNATURE

9/24/2024

DATE

Paul Birdsall

PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

Grant Duchac

APPLICANT'S AGENT SIGNATURE

10/01/24

DATE

Grant Duchac

PLEASE TYPE OR PRINT NAME HERE

Project Information Narrative



January 21, 2025

Sketch Plan Project Narrative

Project: Camping World – Sales and Service
 480 Roosevelt Trail
 Windham, Maine 04062

FRHP Lincolnshire, LLC is proposing site and building improvements to their existing Camping World site at 480 Roosevelt Trail in Windham, Maine. The property is zoned C-3 and its current use is RV sales and service. The existing site has two buildings, automobile parking, and gravel RV inventory storage. The site has two driveways off Roosevelt Trail and one access drive off Danielle Drive.

The existing RV sales and service lot has been in use since its special exception approval by the Zoning Board of Appeals (ZBA) in 1984. A 50-foot by 80-foot service building was constructed in 1993 after Planning Board site plan approval. In 1999, an amendment was made to allow a 50-foot by 93-foot building to be used for showroom space for trailers. In 2001, a building permit was granted for a 50-foot by 20-foot lean-to addition to the existing service building.

In 2017, ZBA and Planning Board approved expansion of the non-conforming use to a 4.2-acre portion of the site to the southwest, adjacent to the existing Tractor Supply site. This area is now used for RV inventory and display parking. During this phase of work, the 50-foot by 20-foot lean-to was removed and a 90-foot by 70-foot building expansion was added to the existing service center. In 2021, a major site plan amendment was approved to develop an additional 5 acres of RV inventory. Associated stormwater facilities were also constructed at this time to accommodate these site improvements, and a condition of the approval was that surface runoff shall not be increased.

The proposed project will include demolishing the existing, approximately 7,700 square foot sales center on the north end of the site. A 20,500 square foot RV sales and service addition will be added onto the existing 90-foot by 70-foot service building. The building addition will include seven new RV service bays. Improvements will also be made to the automobile and RV parking in front of the proposed building. The proposed site plan shows 65 automobile parking stalls, 6 RV delivery stalls, and approximately 305 representative RV inventory spaces. The footprint of the RV inventory parking at the back of the lot will remain consistent with the existing condition. The preliminary estimated cost of development for the project is **\$7,150,000**.

Two new driveways will be constructed off Roosevelt Trail to allow for automobile and RV entrance. The western driveway will be designated as customer automobile access and the eastern driveway will be designated as RV access. Both driveways will have clear signage to differentiate between the two. The western automobile customer driveway will experience most of the traffic volume. There is adequate on-site queuing space to allow for free-flowing automobile traffic in and out of the driveway. The eastern driveway will experience low traffic

volumes as this will primarily be RV drop-offs and pick-ups for service. The eastern driveway will also be free-flowing due to the queuing and maneuvering space provided in the paved area on-site.

The automobile and RV driveways have been intentionally separated to keep the two types of traffic independent from each other. Combining RV and automobile traffic into one driveway would potentially cause queuing issues as well as force tight maneuvers for RV's entering and exiting the property. A waiver request is being submitted along with this application to allow the second driveway along Roosevelt Trail.

The existing driveway off Danielle Drive will remain in use for occasional/seasonal delivery of RV inventory. This driveway will have a locked gate and there will be no customer access through this drive.

The existing driveways along Roosevelt Trail are currently fenced and gated. The proposed work will eliminate these gates and move them further back, in-line with the building, to protect the RV sales inventory and service operations. Eliminating these gates allows for easier access for automobiles and RV's being dropped off in the designated RV drop-off area.

There will be no impacts to the existing traffic, utilities, and market of the site. The existing use and operations of the site will remain consistent aside from the driveways as previously discussed. Therefore, no traffic, utility, or market studies are included with this submittal.

The applicant has been in communication with the Maine Department of Environmental Protection (DEP), and the DEP has indicated that a pre-application meeting is not necessary for the proposed work. The applicant will submit a major site plan amendment for the proposed changes to the site.

Overall, there are no major constraints concerning the proposed site. There are several wetlands towards the back of the site, but they will not impact the proposed work since the footprint of the RV inventory storage in this area will remain the same. There is one existing wet pond and three existing filter basins on-site that provide stormwater runoff detention and treatment to meet the Maine DEP Chapter 500 standards. These stormwater facilities will remain in use and will function consistently with the existing conditions.

ITE Trip Generation Model

Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

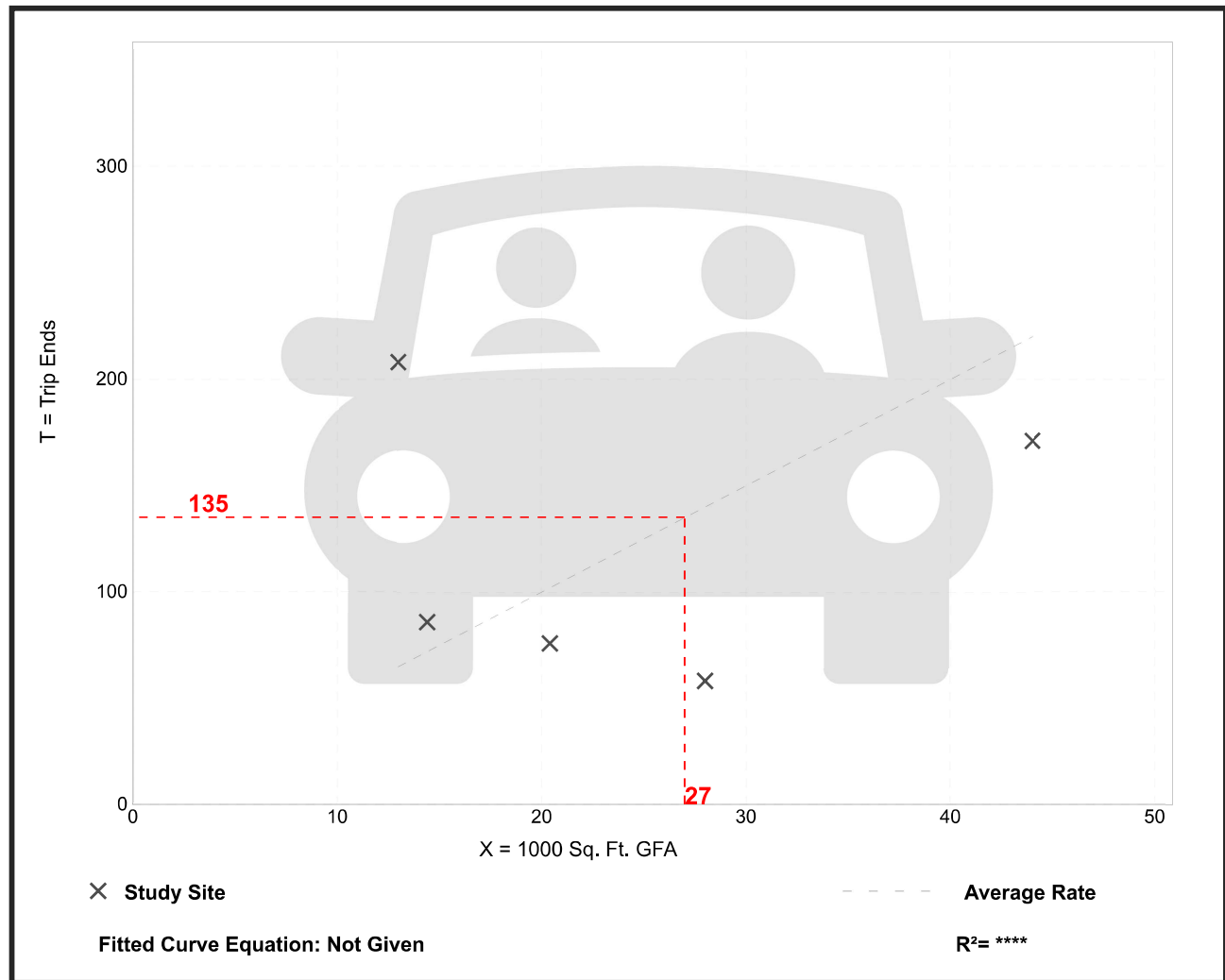
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.00	2.07 - 16.00	4.47

Data Plot and Equation

Caution – Small Sample Size



Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

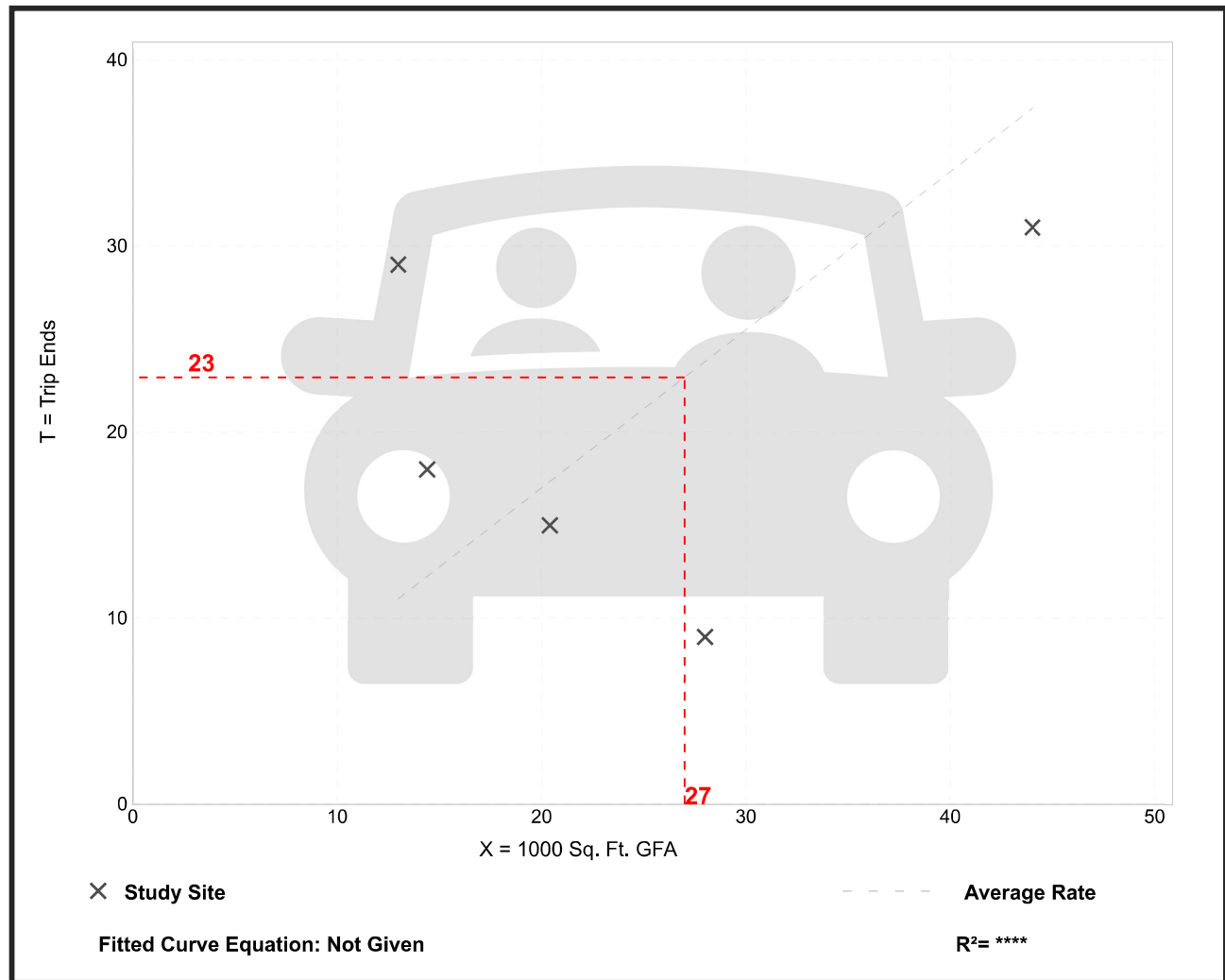
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 24
 Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.85	0.32 - 2.23	0.61

Data Plot and Equation

Caution – Small Sample Size



Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

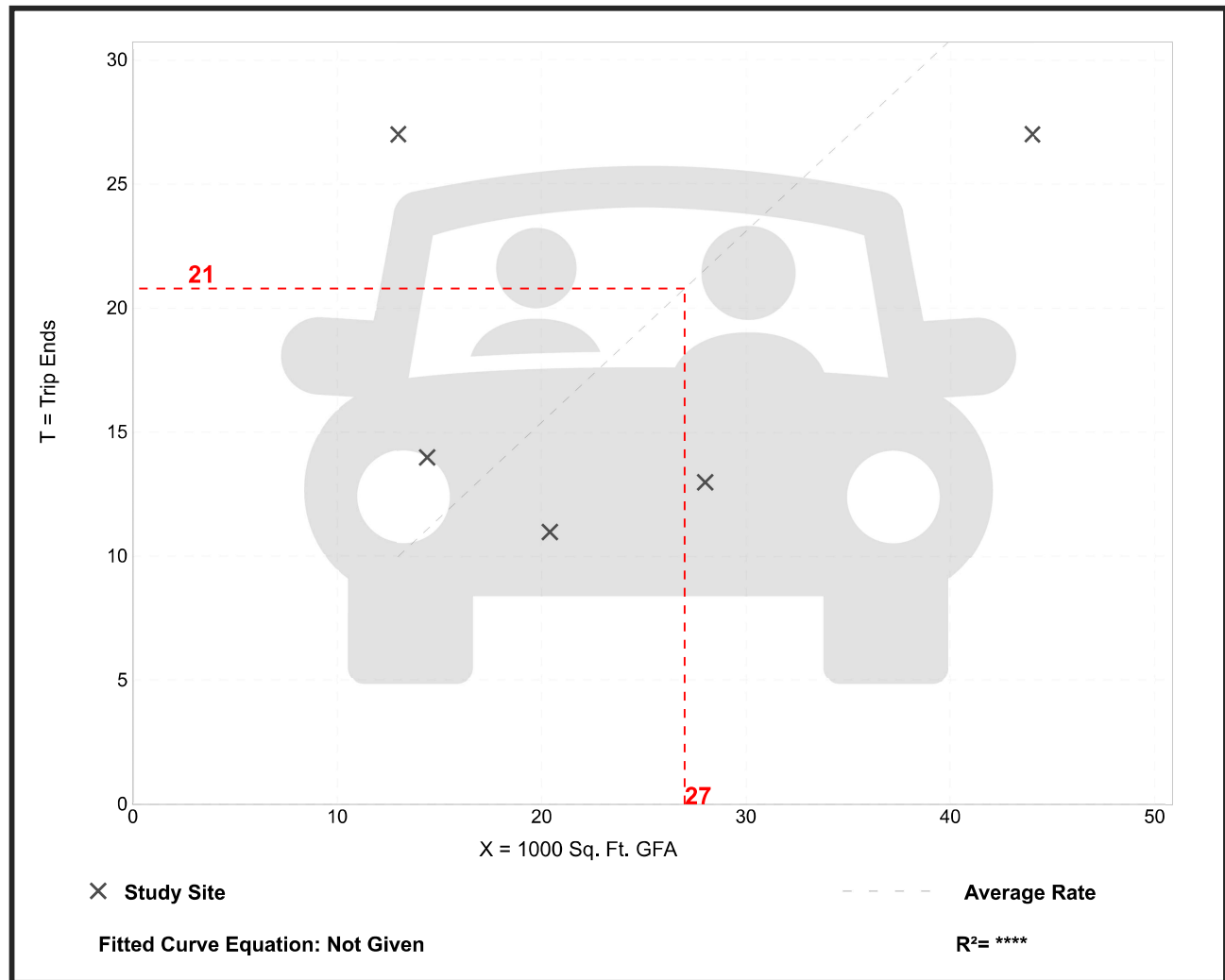
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 24
 Directional Distribution: 37% entering, 63% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.77	0.46 - 2.08	0.54

Data Plot and Equation

Caution – Small Sample Size



Deed Showing Camping World's Interest in Property

FIRST AMERICAN TITLE

Prepared By

Adams & Bullock, P.A.

PO Box 1417

Portland, ME 04104

After Recording Return To

FRHP Lincolnshire, LLC

250 Parkway Drive, Suite 270

Lincolnshire, Illinois

60069

DLN: 1002140139277**QUITCLAIM DEED WITH COVENANT**

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **LEE'S FAMILY TRAILER ACQUISITION, LLC**, a Maine limited liability company with a mailing address of 480 Roosevelt Trail, Windham, Maine 04062, for consideration paid, grants with **QUITCLAIM COVENANT** to **FRHP LINCOLNSHIRE, LLC**, a Minnesota limited liability company with a principal office address located at 250 Parkway Drive, Suite 270, Lincolnshire, Illinois, 60069 the following real estate situated in the Town of Windham, County of Cumberland and State of Maine, more specifically bounded and described as follows:


See Exhibit A

Meaning and intending to convey and hereby conveying precisely the same premises conveyed to the Grantor herein under the following deeds:

- 1) Deed from Moose Landing North to Lee's Family Trailer Acquisition, LLC dated November 12, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37428, Page 138;
- 2) Deed from Skillin's Windham, LLC to Lee's Family Trailer Acquisition, LLC dated November 3, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34458, Page ~~66~~ **3**
- 3) Deed from Lee's Family Trailer Sales & Service to Lee's Family Trailer Acquisition, LLC dated March 31, 2017 and recorded in the Cumberland County Registry of Deeds in Book 33935, Page 203.

IN WITNESS WHEREOF, the abovementioned LEE'S FAMILY TRAILER ACQUISITION, LLC sets its hand and seal this 10 day of April, 2020.

LEE'S FAMILY TRAILER ACQUISITION, LLC



By: Daniel P. Craffey

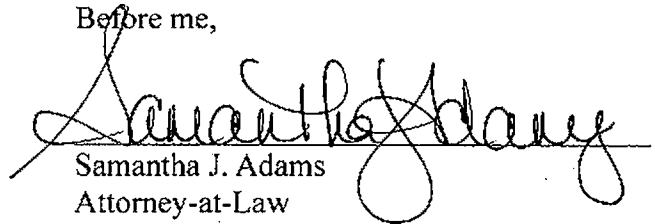
Its: Member

MAINE REAL ESTATE TAX-PAID

State of Maine
Cumberland, ss.

Then personally appeared the abovenamed Daniel P. Craffey as Member of Lee's Family Trailer Acquisition, LLC and acknowledged the foregoing to be his free act and deed in his stated capacity.

Before me,



Samantha J. Adams
Attorney-at-Law
MBN: 5260

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

A certain parcel or lot of land situated in said Windham, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at the most easterly corner of land now or formerly owned by E. G. and Wilson Ward lying on the southerly side of the "New Road", so-called, leading from Raymond to Portland; thence on the southerly side of said Road in a southeasterly course to the division fence between land now or formerly owned by Joseph B. Jordan and Isaac R. Jordan; thence southwesterly on the line of said fence to land now or formerly owned by John M. Webb; thence northwesterly on the line of said Webb's land to land now or formerly owned by said E. G. and Wilson Ward, and thence to the first named bounds.

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

Parcel 2

A certain parcel of land situated on the southwesterly side of Roosevelt Trail in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of Roosevelt Trail at land now or formerly of SS Realty, LLC as described in a deed recorded in Book 31012, Page 281 in the Cumberland County Registry of Deeds (CCRD);

Thence, South 53° 41' 09" East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 134.07 feet to land now or formerly of Lee's Family Trailer Acquisition, LLC as described in a deed recorded in Book 33935, Page 203, CCRD;

Thence, South 36° 18' 56" West, y and along land of Lee's Family Trailer Acquisition, LLC and land now or formerly of William Stultz and Andrea Stults as described in a deed recorded in Book 32885, Page 97 CCRD, a distance of 737.19 feet;

Thence, North 53° 41' 04" West a distance of 295.73 feet to a point of curvature;

Thence, northerly by and along a curve concave to the left having a radius of 225.00 feet, an arc distance of 290.47 feet, said curve has a chord which bears North 17° 56' 14" West a distance of 270.7; feet;

Thence, North 54° 55' 17" West a distance of 6/13 feet to the southeasterly sideline of Danielle Drive;

Thence, North 35° 04' 43: East, by and along the southeasterly sideline of Danielle Drive, land now or formerly of Biskup Properties, LLC as described in Book 26241, Page 142 CCRD and

land now or formerly of Shawn Cohen and Jean Cohen as described in a deed recorded in Book 19350, Page 79 CCRD, a distance of 579.29 feet to the southwesterly sideline of Roosevelt Trail;

Thence, South 53° 41' 07" East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 50.01 feet to land of SS Realty, LLC;

Thence, South 35° 04' 43" West, by and along land of SS Realty, LLC a distance of 516.00 feet;

Thence South 53° 39' 53" East, by and along land of SS Realty, LLC a distance of 338.00 feet;

Thence North 36° 24' 40" East by and along land of SS Realty, LLC a distance of 516.00 feet to the Point of Beginning.

Bearings are Grid North.

Parcel 3

A certain lot or parcel of land lying on the southwesterly side of Roosevelt Trail (Route 302) in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly sideline of Roosevelt Trail at a 5/8" capped iron rod (PLS 2320") at the northeasterly corner of land now or formerly of Shawn F. Cohen and Jean M. Cohen as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19350, Page 79.

Thence:

1) South 53°42'03" East by said Roosevelt Trail a distance of Fifty and 01/100 (50.01) feet to a point at the northwesterly corner of "DMK Parcel" as shown on a plan entitled "ALTA/ACSM Land Title Survey" made for Oak Engineers by Titcomb Associates dated April 26, 2011 and revised through May 6, 2011.

2) South 35°03'46" West by said DMK parcel a distance of Five Hundred Sixteen and 00/100 (516.00) feet to a point

3) South 53°40'50" East by said DMK Parcel a distance of Three Hundred Thirty-Eight and 00/100 (338.00) feet to a point.

4) North 36°23'43" East by said DMK Parcel a distance of Five Hundred Sixteen and 00/100 (516.00) feet to a point in the southwesterly sideline of said Roosevelt Trail,

5) South 53°42'03" East by said Roosevelt Trail a distance of One Hundred Thirty-Four and 08/100

(134.08) feet to a point at the northwesterly corner of land now or formerly of Lee's Family Trailer Sales & Service as described in a deed recorded in said Registry in Book 6460, Page 312.

6) South $36^{\circ}17'59''$ West by said land of Lee's Family Trailer Sales & Service and by land now or formerly of Peter A. Woodbury and Marraylee B. Woodbury as described in a deed recorded in said Registry in Book 4076, Page 38 a distance of One Thousand One Hundred Forty-Six and $87/100$

(1,146.87) feet to a point at the northeasterly corner of land now or formerly of Windham Hill Woods Condominiums as described in a deed recorded in said Registry in Book 8987, Page 256.

7) North $53^{\circ}19'49''$ West by said land of Windham Hill Woods Condominiums a distance of Five Hundred Nine and $40/100$ (509.40) feet to a point and land now or formerly of DKD LLC as described in a deed recorded in said Registry in Book 15379, Page 40.

8) North $35^{\circ}03'46''$ East by said land of DKD LLC; by the terminus of Danielle Drive; by land now or formerly of Biskup Properties, LLC as described in a deed recorded in said Registry in Book 26241, Page 142; and by said land of Cohen a distance of One Thousand One Hundred Forty-Three and $84/100$ (1,143.84) feet to the point of beginning.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

Excepting and reserving from said conveyance the following:

Beginning on the southwesterly sideline of Roosevelt Trail at land now or formerly of SS Realty, LLC as described in a deed recorded in Book 31012, Page 281 in the Cumberland County Registry of Deeds (CCRD);

Thence South $53^{\circ}41'09''$ East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 134.07 feet to land now or formerly of Lee's Family Trailer Acquisition, LLC as described in a deed recorded in Book 33935, Page 203 CCRD;

Thence South $36^{\circ}18'56''$ West, by and along land of Lee's Family trailer Acquisition, LLC and land now or formerly of William Stultz and Andrea Stultz as described in a deed recorded in Book 32885 Page 97 CCRD, a distance of 737.19 feet;

Thence North $53^{\circ}41'04''$ West a distance of 295.73 feet to a point of curvature;

Thence northerly by and along a curve concave to the left having a radius of 225.00 feet, an arc distance of 290.47 feet, said curve has a chord which bears North $17^{\circ}56'14''$ West a distance of 270.72 feet;

Thence North $54^{\circ}55'17''$ West a distance of 6.13 feet to the southeasterly sideline of Danielle Drive;

Thence North $35^{\circ}04'43''$ East, by and along the southeasterly sideline of Danielle Drive, land now or formerly of Biskup Properties, LLC as described in Book 26241, Page 142 CCRD and land now or formerly of Shawn Cohen and Jean Cohen as described in a deed recorded in Book 19350, Page 79 CCRD, a distance of 579.29 feet to the southwesterly sideline of Roosevelt Trail;

Thence South 53° 41' 07" East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 50.01 feet to land of SS Realty, LLC;

Thence South 35° 04' 43" West, by and along land of SS Realty, LLC, a distance of 516.00 feet;

Thence South 53° 39' 53" East, by and along land of SS Realty, LLC, a distance of 338.00 feet;

Thence North 36° 24' 40" East, by and along of SS Realty, LLC, a distance of 516.00 feet to the Point of Beginning.

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

Evidence of Payment

TOWN OF WINDHAM

Check Number 95934
Check Date Sep 20, 2024
Check Amount \$600.00

Item to be Paid - Description	Discount Taken	Amount Paid
		\$600.00

Sep 20, 2024

600.00

Six Hundred and 00/100 Dollars

TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

TOWN OF WINDHAM

Check Number 95934
Check Date Sep 20, 2024
Check Amount \$600.00

Item to be Paid - Description	Discount Taken	Amount Paid
		\$600.00

Waiver Form & Narrative

TOWN OF WINDHAM SITE PLAN APPLICATION

Performance Standards Waiver Request Form (Section 808 – Site Plan Review, Waivers)

For each waiver request from the Submission Requirements found in Section 811 and Performance Standards detailed in Section 812 of the Town of Windham Land Use Ordinance, please submit a separate copy of this form for all waivers.

Project Name:

Tax Map:

Lot(s):

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

Ordinance Section	Standard	Mark which waiver this form is for
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

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

(continues next page)

Ordinance Section: _____

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

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

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



January 21, 2025

Performance Standard Waiver Request

Project: Camping World – Sales and Service
 480 Roosevelt Trail
 Windham, Maine 04062

FRHP Lincolnshire, LLC is requesting a performance standard waiver to allow two (2) driveways/curb cuts along Roosevelt Trail. Town of Windham Subdivision Performance Standard 120-522 only allows for one curb cut on the same street.

The existing site currently has two driveways off Roosevelt Trail. The proposed project will have two driveways: one for entry/exit of RV's, and one for entry/exit of automobiles.

Two new driveways will be constructed off Roosevelt Trail to allow for separate automobile and RV entry/exit. The western driveway will be designated as customer automobile access and the eastern driveway will be designated as RV access. Both driveways will have clear signage to differentiate between the two. The western automobile customer driveway will experience most of the traffic volume. There is adequate on-site queuing space to allow for free-flowing automobile traffic in and out of the driveway. The eastern driveway will experience low traffic volumes as this will primarily be used for RV drop-offs and pick-ups for service. The eastern driveway will also be free-flowing due to the queuing and maneuvering space provided in the paved area.

The automobile and RV driveways have been intentionally and strategically separated to keep the two types of traffic independent from each other. Combining RV and automobile traffic into one driveway would potentially cause queuing issues as well as force tight maneuvers for RV's entering and exiting the property. A waiver request is being submitted for the second driveway along Roosevelt Trail.

Camping World Operation & Safety

Camping World Operations & Safety

Our Camping World location in Windham, Maine, will offer new and used RV sales, service, and retail sales/add-ons. Our design will allow customers in vehicles without a trailer to park and take advantage of our wide selection of RVs and travel trailers for sale, as well as shop our retail parts, review and order parts with our expert staff, and schedule service.

We also offer a convenient and safe way for customers to bring in their RVs and travel trailers for service. They can park and shop with our knowledgeable staff and pick up their recently purchased units. Additionally, our courtesy island allows customers to safely, hygienically and in accordance with all applicable laws dump their waste tanks, refill their freshwater tanks, and, if needed, fill their propane.

Parking for units being dropped off for service will be clearly marked. A Camping World service expert will greet the customer and take possession of the unit, which will then be moved to its assigned bay and technician for the necessary work. We also have a dedicated area where customers can pick up their completed units or newly purchased ones. This includes a walkthrough of the unit with the customer and Camping World staff to ensure all questions are answered.

Camping World has four main areas within a single business*:

Service:

- Preparing purchased units for handoff to our customers
- Performing repairs such as resealing seams, roofs, and internal repairs
- General maintenance, like tire repair and minor fixes
- Collision and autobody paint (only if the site has an approved paint booth facility)
- Allowing customers to bring their trailers in for repairs, either emergency or by appointment, including manufacturer warranty work or warranty work under Good Sam

Retail:

- Selling RV parts and accessories
- Assisting customers in ordering custom or hard-to-find parts and accessories
- Offering a top-notch selection of items to increase the safety and efficiency of vehicles

Travel Trailer and RV Sales:

- Selling multiple lines of new and used travel trailers and RVs
- Focusing primarily on towable travel trailers
- Operating similarly to a car dealership, with a sales team, sales managers, and finance representatives

Good Sam:

- Good Sam is a membership club and insurance agency for recreational vehicle (RV) owners. The organization offers services and products to make RVing safer and more affordable.
- Emergency breakdown support: 24/7 roadside assistance for RV emergencies
- Insurance: RV-specific coverage, including full replacement cost, permanent attachments, and personal effects coverage
- Travel assistance: Medical emergency help for travelers, including reimbursement for gas, tolls, and incidental expenses
- Rewards and savings: Exclusive savings and rewards for members

Onboarding and Safety Training/Requirements

Scheduled Training for Associates at each Site

- Bloodborne Pathogen
- Golf Cart Safety (We use golf carts to transport customers around the lot to see specific travel trailers.)
- Hazard Communication (SDS)
- Ladder and Scaffolding Safety
- Fire Extinguisher Safety
- Housekeeping
- Machine Guarding
- Utility Knife/Box Cutter
- Forklift Training (For those who need to utilize them)
- Detailer Awareness (Associates preparing units to hand off to customers)
- Forklift Non-Operator Awareness
- Emergency Action Plan
- Baler Safety (Only if applicable to the site)
- Extension and Power Cord Safety
- Lockout Tagout

- Personal Protective Equipment
- Propane Safety Awareness
- Heat Illness Awareness
- Working on Top of RV's
- Respirator Protection
- Fall Arrest System
- Scaffolding System
- CPR / First Aid
- Propane (Only if applicable to the site)

Yearly Safety (This is the minimum; individual sites or municipalities may have additional requirements)

- OSHA 300A Log Posting
- Emergency Action Plan Review (EAP)
 - First aid Kit
 - Bloodborne Pathogen Kit (BBP Kit)
 - CPR Certifications
- Fire Prevention Services
 - Fire Extinguishers
 - Sprinkler System
 - Backflow Prevention
 - Fire Alarm Panels
- Facility Inspection Walk Through
- Painting Operation Inspections (If applicable)
- Forklift Maintenance/Inspection
- Review Safety Data Sheet Binder

*Notwithstanding anything set forth herein to the contrary, this document does not constitute or contain a covenant, commitment, representation or warranty that all services and products described herein are or will be available at all times at all Camping World / Good Sam sites or at any time at any particular Camping World / Good Sam site, and all such covenants, commitments, representations and warranties are hereby disclaimed.

- Once within a safe place turn off the light and remain quiet until advised that it is safe to do so by a credible source.

Interacting with Law Enforcement

Law enforcement's role is to stop the active violence as quickly as possible. Officers will proceed directly to the area in which the perpetrator was last seen, last shots were heard, etc. Officers may shout commands and may push associates to the ground for their safety.

- Follow all officers' instructions
- Put down any items in your hands
- Immediately raise hands and spread fingers
- Keep hands visible at all times
- Avoid making quick movements towards officers

7. Physical Hazard Emergency Procedures

Chemical Spill

Small Spills

1. Notify the General Manager and/or your supervisor.
2. Secure the area (with caution tapes or cones) to prevent other personnel from entering.
3. Deal with the spill in accordance with the instructions described in the product's safety data sheet (SDS).
4. Wear all PPE required in the SDS.

Large Spills

1. Immediately notify the General Manager and call 911 if necessary.
2. Contain the spill with the equipment in the spill containment containers.
3. Secure the area to prevent others from entering and alert all site associates.
4. Do not attempt to clean up the spill.
5. Attend to injured associates.
6. Evacuate building if necessary.
7. Contact a specialized clean up firm.

Revision History: Revision- 4.2018 Revision- 1.2019 Reviewed-3.2020 Reviewed 8.2020 Revision- 1.2022 Reviewed 9.2022

A. Floor Wardens

This location's Floor Wardens are Safety Team Members, local Management and Staff members.

Name and list all members who are Floor Wardens and responsible for the items below:

- Attend Emergency Action Plan training.

Camping World's Maine LLC Standing



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Fri Jan 17 2025 14:41:50. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
CAMPING WORLD RV SALES, LLC	20211078FC	LIMITED LIABILITY COMPANY DOING BUSINESS IN MAINE	GOOD STANDING

Qualification Date	Expiration Date	Jurisdiction
02/25/2021	N/A	MINNESOTA

Other Names (A=Assumed ; F=Former)

CAMPING WORLD RV SALES A

Principal Home Office Address

Physical

2 MARRIOTT DRIVE
LINCOLNSHIRE, IL 60069

Mailing

2 MARRIOTT DRIVE
LINCOLNSHIRE, IL 60069

Clerk/Registered Agent

Physical

C T CORPORATION SYSTEM
3 CHASE AVENUE
AUGUSTA, ME 04330

Mailing

C T CORPORATION SYSTEM
3 CHASE AVENUE
AUGUSTA, ME 04330

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (Good Standing) [\(more info\)](#)

[Short Form without amendments \(\\$30.00\)](#)

Certificate of Legal Existence ([more info](#))

[Short Form without amendments \(\\$30.00\)](#)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the [troubleshooting page](#).

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Camping World Financial Report

(see link below)

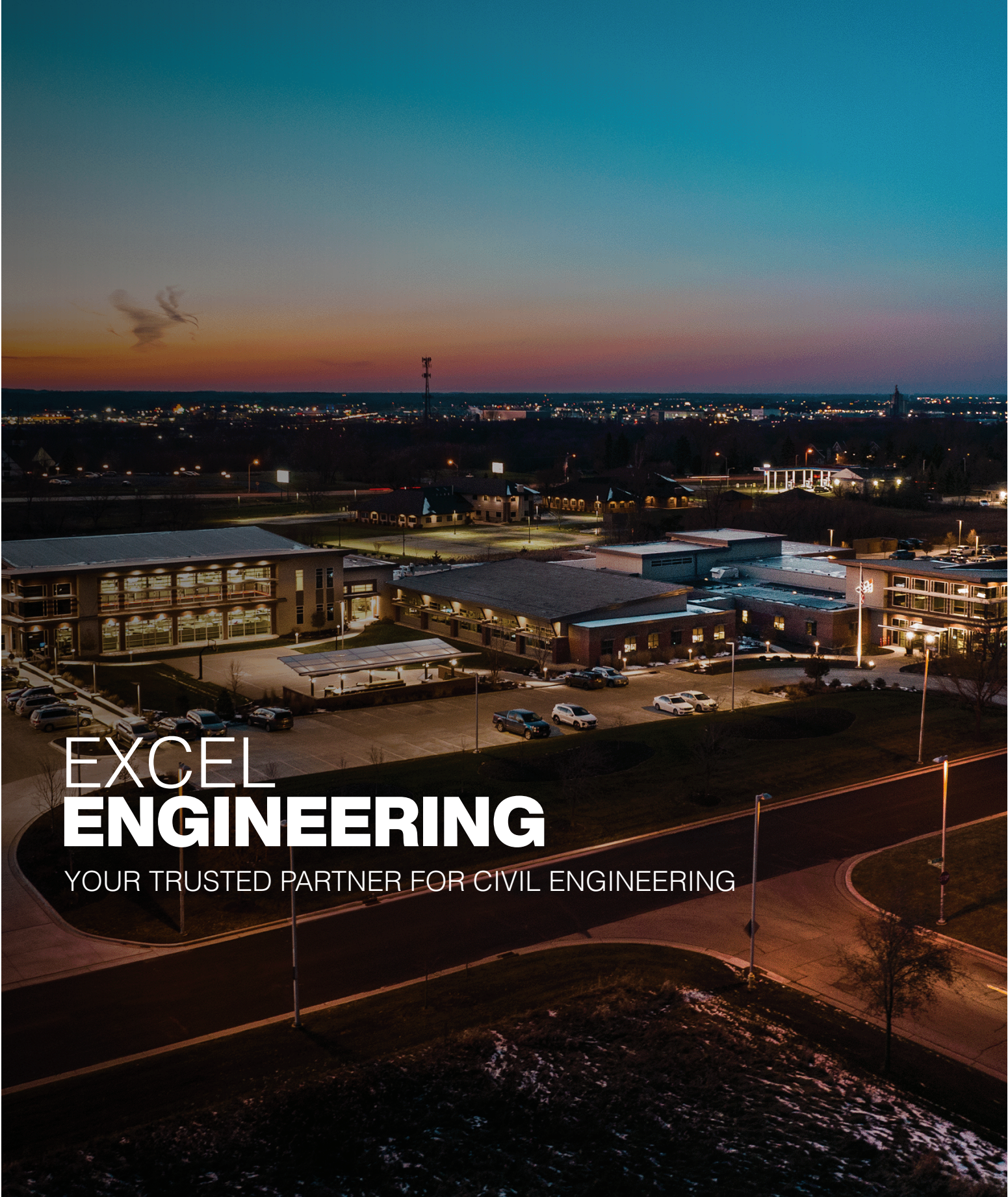
<https://www.sec.gov/ix?doc=/Archives/edgar/data/1669779/000155837024013838/cwh-20240930x10q.htm>

Project Team Resumes





Always a
Better Plan



EXCEL **ENGINEERING**

YOUR TRUSTED PARTNER FOR CIVIL ENGINEERING

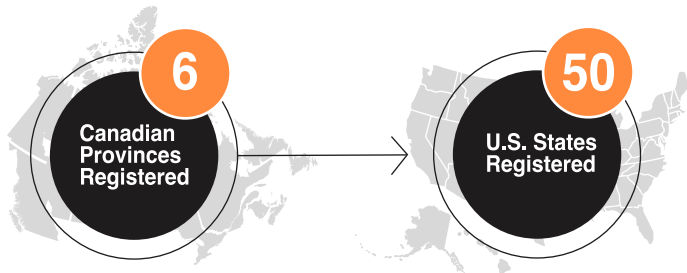
WHO WE ARE

Excel is an employee-owned, full-service architecture and engineering firm located in Fond du Lac, WI. We bring visions to life by providing high-quality, integrated plans for clients across North America.

With a reputation for having the best construction plans in the industry, our staff is known for humility and attention to detail. We understand the challenges you face and work in a team-oriented environment to make sure design and construction go as smoothly as possible.

330 • Architects
• Engineers
• Associates

1.8 Billion Dollars
in Annual
Construction Projects



HOW WE DO IT

- Design - Bid - Build
- Design - Build (Partner with Contractor)
- Developer-Driven
- Fabrication Drawings (Light Gauge & Precast)

WHAT WE DO

IN-HOUSE DESIGN SERVICES

- Architectural Design
- Civil Engineering
- Environmental Engineering
- Landscape Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Low Voltage Design
- Plumbing Engineering
- Prefab Design
- Cold-Formed Steel Engineering
- Process Engineering
- Precast Concrete Design
- Structural Glass Engineering
- Interior Design
- Branding & Signage Design

PROFESSIONAL SERVICES

- Programming
- Construction Services
- Detailed Shop Drawings
- Bid Phase Consulting
- Feasibility Studies
- 3D Laser Scanning
- Building System Commissioning
- Master Planning
- Aerial Photography & Videography
- Project Management
- BIM Modeling Services
- Furniture Selections & Procurement



PROJECT TEAM EXPERIENCE

Camping World, DBS Group, Excel Engineering, and Wilkus Architects have teamed up to design and build an RV sales and service center at an existing Camping World site at 480 Roosevelt Trail in Windham, ME. With extensive experience in commercial and retail developments nationwide, the project team has a proven track record of successfully delivering projects from design through construction. Below is a list of projects this team has worked on that are similar in nature to the proposed Camping World Sales and Service Center in Windham, ME.

COMPLETED PROJECTS

CAMPING WORLD – OSHKOSH, WI

13-acre ground-up facility consisting of a 33,000 SF pre-engineered metal building with associated building and site improvements

CAMPING WORLD – GOLDEN, CO

Ground-up service facility consisting of pre-engineered metal building, insulated metal panels, and associated site improvements

CAMPING WORLD – COUNCIL BLUFFS, IA

Ground-up service 15,000 SF facility

CAMPING WORLD – ONALASKA, WI

Conversion of an existing 55,800 SF retail tenant into a Camping World with retail sales and service





PROJECT TEAM EXPERIENCE

ASPEN DENTAL - WATERVILLE, ME

Ground-up dental service building

US CELLULAR STORE - ELLSWORTH, ME

Ground-up retail store and site development improvements

SLEEPY HOLLOW FORD - VIROCQUA, WI

Ground-up dealership consisting of new Ford Sales and Service facility

ST. CROIX TRANSPORTATION FACILITY - HERTEL, WI

Ground-up maintenance facility consisting of precast maintenance shop with supporting office buildout

GRAND DESIGN - GREEN BAY, WI

Interior remodel to align brand specific requirements with Sales and Service additions



PROJECTS IN DESIGN

CAMPING WORLD - NEWPORT NEWS, VA

Ground-up sales and service facility and associated RV inventory parking

CAMPING WORLD AIRSTREAM - ASHLAND, VA

Ground-up Airstream sales and service facility and associated inventory parking



GRANT DUCHAC

Professional Engineer



SR. PROJECT MANAGER

Grant is an engineer and senior project manager in the civil engineering department at Excel. He implements a seamless process for owners, municipalities, and developers to ensure project goals are met within budget and timeline requirements. He coordinates our in-house staff through the entitlement, planning, and construction document phases. Grant strives to maximize development and project potential while navigating local, state, and environmental requirements.

CONTACT



920.322.1681
grant.duchac@excelengineer.com

EDUCATION



B.S., Civil & Environmental Engineering
University of Wisconsin - Madison

SELECT PROJECTS

- Camping World - Multiple Locations
- Veridian Homes Subdivisions - Milwaukee, WI
- Fond du Lac Athletic Complex - Fond du Lac, WI
- Franklin Watermain Extension - Franklin, WI
- Sargento Foods Corporate Campus - Plymouth, WI
- Fond du Lac County Highway Garage - Fond du Lac, WI
- Festival Foods - Multiple Locations
- ICO Trib Public Improvements - Hayward, WI
- Standard Process - Palmyra, WI
- Agropur - Multiple Locations
- Saputo - Multiple Locations



2 Marriott Dr,
Lincolnshire, IL 60069

Since 1966, Camping World has proudly offered specialized products and accessories, expert advice and professional service to recreational vehicle owners and campers. We've grown from a single store in Bowling Green, Kentucky to the nation's largest retailer of RVs, RV accessories and RV-related services. With over 185 Camping World SuperCenters nationwide, a full-service call center and comprehensive website featuring thousands of quality products for RVs, camping, towing and outdoor living, Camping World is the premier one-stop-shop for everything RV.

Along with RV parts and accessories, we also offer a full selection of new and used RVs for sale; service centers with over 2,500 bays and over 1,850 technicians on staff; over 100 collision centers; RV Spa detail and refurbishment centers; technical advice from knowledgeable experts, and hard-to-find parts.

Camping World offers exclusive benefits and discounts to members of the Good Sam Club, the world's largest RV membership organization with over 2 million members. Those include emergency road service, specialized RV insurance, extended vehicle warranties, RV loans and more. Good Sam Membership also offers a discount on nightly fees at a nationwide network of over 2,000 Good Sam RV Parks and Campgrounds, fuel discounts at Pilot Flying J locations, and many more valuable benefits.

Paul Birdsall – Director of Facilities Camping World

- I have been employed at Camping World for over three years.
- I began my tenure as the Manager of Facilities for the Western Region and subsequently advanced to the position of Director overseeing our national program.
- I oversee a team of four regional Facilities Coordinators, that span the US
- I have successfully managed multiple large-scale remodels exceeding \$1 million, including paving and roofing projects.
- Additionally, I lead our acquisitions construction projects for when we retrofit an existing dealership into a Camping World.



DBS Group Management Plan:

DBS Group shall dedicate an experienced team of design and construction professionals to partner and collaborate with Cardinal Glass to successfully meet the project goals.

→ **Project Executive:**

DBS Group shall dedicate an experienced Project Executive, Chris Walters, to the project upon the approval of a design-build agreement. Chris shall provide leadership and general oversight to the project team and shall be engaged in the project through final pricing, permitting and construction commencement, and shall then decrease as appropriate.

→ **CFO/Risk Manager:**

DBS Group shall dedicate an experienced CFO/Risk Manager, Todd Poss, to the project upon the approval of a design-build agreement. Todd shall provide oversight of vendor qualification, vendor contracting, insurance and general risk management practices, and shall be engaged through the procurement phase and during monthly applications for payment.

→ **Project Estimator:**

DBS Group shall dedicate an experienced Project Estimator, Jason Stefferud, to the project upon the approval of a design-build agreement. Jason shall be fully engaged in the project from start of design through final pricing, vendor buyout and vendor contracting, and shall then decrease as appropriate.

→ **Project Manager:**

DBS Group shall dedicate an experienced Project Manager, Mason Sedlacek, to the project upon the approval of a design-build agreement. Mason shall provide overall schedule development, vendor contracting, financial management and project closeout, and shall be fully engaged in the project from start of design through substantial completion and project closeout.

→ **Project Superintendent:**

DBS Group shall dedicate an experienced Project Superintendent to the project upon the approval of a design-build agreement. The Project Superintendent shall provide on-site management of the project schedule, quality assurance and safety, and shall be fully engaged in the project from vendor buyout through substantial completion and site demobilization.



FIRM OVERVIEW:

Wilkus Architects is located in Hopkins, MN with a team of 45+ staff members including architects, interior designers, project managers and designers. The firm is licensed in 49 States and the District of Columbia.

The firm offers a wide range of Design Services including:

- Pre-Design
- Project Analysis & Programming
- Conceptual Design
- Interior Design
- Consult with Engineers
- Specifications
- Bidding & Negotiations
- Construction Administration
- Construction Observation



Project Team:

Amanda Preisler

Senior Project Manager

Contact: amp@wilkusarch.com | (952) 592-4532

Amanda has over 12 years of experience in design, management, contract documents, construction and construction observation. She joined Wilkus Architects in 2021 bringing with her a wealth of experience and knowledge in project management and executing roll-out projects nationwide. She understands the importance of communicating effectively with our clients, engineering partners, and our internal team in order to see the project through completion. Amanda has worked closely with the Camping World team for 10+ years.

Project Experience:

Wilkus Architects works on a wide variety of projects including many ground up shell buildings and tire facilities.

HOSPITALITY Restaurants • Breweries • Hotels

HEALTH & WELLNESS Primary Care • Mental Health • Dental

RETAIL Grocery/Co-op • Retail Stores

OFFICE Offices • Corporate Campuses • Mixed Use

HOUSING Senior Cooperatives • Multi-Family Residential

INDUSTRIAL Distribution • Warehouse • Manufacturing