



MAJOR SUBDIVISION – FINAL PLAN - REVIEW APPLICATION

FEEES FOR MAJOR SUBDIVISION FINAL PLAN REVIEW	APPLICATION FEE: <input checked="" type="checkbox"/> \$350.00 AMENDED APPLICATION FEE: <input type="checkbox"/> \$350.00	AMOUNT PAID: \$ _____ DATE: _____								
<input checked="" type="checkbox"/> Amended Major Subdivision Each Lot / Revision	REVIEW ESCROW: <input checked="" type="checkbox"/> \$250.00 AMENDED REVIEW ESCROW: <input type="checkbox"/> \$250.00	<i>Office Use:</i> _____ <i>Office Stamp:</i> _____								
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	13	Lot(s) #	14-18	Zoning District(s)	FR	Total Land Area SF:	29,054 sf	
	# Lots/dwelling units:	1	Total Distr. >1Ac.	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N		Est. Road Length(ft):	N/A			
	Physical Address:	7 Hayfield Lane				Watershed:	Highland Lake			
PROPERTY OWNER'S INFORMATION	Name:	John A. Collins				Name of Business:				
	Phone:	207-560-6259				Mailing Address:	15 Vanessa Drive			
	Fax or Cell:					Mailing Address:	Windham, Maine 04062			
	Email:	kcollins25@gmail.com								
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Same as Property Owner				Name of Business:				
	Phone:					Mailing Address:				
	Fax or Cell:					Mailing Address:				
	Email:									
APPLICANT'S AGENT INFORMATION	Name:					Name of Business:				
	Phone:					Mailing Address:				
	Fax or Cell:					Mailing Address:				
	Email:									
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): Single family residential lot									
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): The proposed amendment to the original Nelson Meadows Subdivision is to revise the primary conservation building setback on Lot 18 to reflect field conditions of the pond within the adjacent Open Space-1 lot. The proposed 50' setback to the resource, as originally intended by the subdivision approval, has been reflected on the attached Second Amended Subdivision Plan.									
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.): As noted above, the primary conservation area is a constraint for the lot.									

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.

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

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

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

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 907.B., 910.C., & 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).

Final Plan - Major Subdivision - Submission Requirements:	Applicant	Staff	B. Mandatory Plan Information	Applicant	Staff
A. Written information – submitted in a bound report.					
1. A fully executed application form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department.	<input checked="" 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.	N/A	<input type="checkbox"/>	3. Seal of the Maine Licensed Professional who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents.	N/A	<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.	N/A	<input type="checkbox"/>
5. Copies of any outside agency approvals.	N/A	<input type="checkbox"/>	5. Location of all permanent monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site.	<input type="checkbox"/>	<input type="checkbox"/>	PDF\Electronic Submission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Digital transfer of subdivision plan data (GIS format).	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

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



APPLICANT OR AGENT'S SIGNATURE

8/22/2x

DATE

John A Collins

PLEASE TYPE OR PRINT THE NAME

QUITCLAIM DEED WITH COVENANT
Statutory Short Form

DLN: 1002140146693

KNOW ALL BY THESE PRESENTS, That, **Grondin Corporation, a Maine Corporation** with a principal place of business in **Windham**, County of Cumberland, State of Maine, for consideration paid, grants to **John A. Collins**, whose mailing address is **P.O. Box 1865, Windham, ME 04062** with Quitclaim Covenant the real property in the Town of **Windham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

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

Lot 18 on the Plan entitled Nelson Meadows Subdivision, prepared by DM Roma, Consulting Engineers, Windham, Maine approved March 22, 2021 and recorded in the Cumberland County Registry of Deeds in Plan Book 221, Page 211 (the "Lots").

Subject to, and benefited by, all the easements and conditions shown on the Plan entitled Nelson Meadows Subdivision, prepared by DM Roma, Consulting Engineers, Windham, Maine approved March 22, 2021 and recorded in the Cumberland County Registry of Deeds in Plan Book 221, Page 211 (the "Plan").

Subject to and benefited by the Declaration of Easements, Covenants and Restrictions for Nelson Meadows Subdivision in the Town of Windham, Cumberland County, Maine, dated May 10, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38172, Page 19.

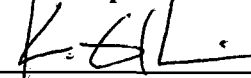
Lot 18 is also subject to a Grading and Drainage Easement as shown on Plan entitled Nelson Meadows Subdivision, prepared by DM Roma, Consulting Engineers, Windham, Maine approved March 22, 2021 and recorded in the Cumberland County Registry of Deeds in Plan Book 221, Page 211.

Meaning and intending to convey and conveying a portion of the real property described in a deed to **Grondin Corporation** dated April 29, 2020, and recorded with the Cumberland County Registry of Deeds in Book 36647, Page 343

Witness my hand and seal this 2nd day of June, 2021.

Witness:

Grondin Corporation

By: 

Kenneth Grondin, President

Witness

MAINE REAL ESTATE TAX PAID

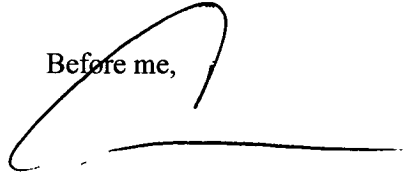
STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

June 2, 2021

Personally appeared on the above date, the above-named **Kenneth Grondin, President** of said **Grondin Corporation**, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said **Corporation**.

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

Before me,



Notary Public/Attorney at Law

Print name:

Exp: _____

Received
Recorded Register of Deeds
Jun 03, 2021 12:31:26P
Cumberland County
Nancy A. Lane