

# Major Site Plan Application

To the Town of Windham

## 120 Tandberg Trail

120 Tandberg Trail  
Windham, Maine

Applicant:

Ultimate Property Management, LLC  
14 Outlet Cove Rd  
Windham, ME 04062

Prepared By:

DM Roma Consulting Engineers  
PO Box 1116  
Windham, ME 04062  
(207) 591 - 5055



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120 Tandberg Trail

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## ***SECTION 1***

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### **APPLICATION FORM & SUBMISSION CHECKLIST**



## 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)  <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"/> \$1,3000.00 <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ 2,000 <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____	<b>TOTAL AMOUNT PAID:</b>  \$ _____  <b>DATE:</b> _____  <i>Office Use:</i>	
	<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	

<b>PROPERTY DESCRIPTION</b>	Parcel Information:	Map(s):		Lot(s):		Zoning District(s):		Size of the Parcel in SF:		
	Total Disturbance. >1Ac		<input type="checkbox"/> Y <input type="checkbox"/> N	Estimated Building SF:		IF NO BUILDING; Estimated SF of Total Development:				
	Physical Address:	120 Tandberg Trail				Watershed:	Mill Pond			

<b>PROPERTY OWNER'S INFORMATION</b>	Name:		Name of the Business:	Ultimate Property Management LLC
	Phone:	838 - 1323	Mailing Address:	14 Outlet Cove Rd Windham, ME 04062
	Fax or Cell:			
	Email:	jmallia@billdodgeautogroup.com		

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

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

<b>PROJECT INFORMATION</b>	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.):



# 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.

<p><b>The Major Plan document/map:</b></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, project name, and address</p> <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:             <ul style="list-style-type: none"> <li>Windham Planning Department (207) 894-5960, ext. 2</li> <li>Steve Puleo, Town Planner <a href="mailto:sipuleo@windhammaine.us">sipuleo@windhammaine.us</a></li> <li>Amanda Lessard, Planning Director <a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a></li> </ul> </li> </ul>
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## APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN 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 <a href="#">120-811</a>, <a href="#">120-812</a>, <a href="#">120-813</a> &amp; <a href="#">120-814</a>. 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></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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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"/>			
c. Location and designations of any public spaces.	<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"/>
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"/>	PDF\Electronic Submission.	<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"/>			
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.**

*Dustin Roma*

APPLICANT OR AGENT'S SIGNATURE

DATE

Dustin Roma - Authorized Agent

PLEASE TYPE OR PRINT NAME

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## *SECTION 2*

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### AGENT AUTHORIZATION





**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)

**AGENT AUTHORIZATION**

<b>APPLICANT/ OWNER</b>	<b>Name</b>	Ultimate Property Management, LLC		
<b>PROPERTY DESCRIPTION</b>	<b>Physical Address</b>	120 Tandberg Trail	<b>Map</b>	18
			<b>Lot</b>	39
<b>APPLICANT'S AGENT INFORMATION</b>	<b>Name</b>	Dustin Roma, PE		
	<b>Phone</b>	(207) 591-5055	<b>Business Name &amp; Mailing Address</b>	DM Roma Consulting Engineers PO Box 1116 Windham, ME 04062
	<b>Fax/Cell</b>	(207) 310-0506		
	<b>Email</b>	dustin@dmroma.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.**



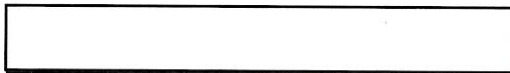
APPLICANT SIGNATURE

John Mallia

PLEASE TYPE OR PRINT NAME HERE


5-20-2024

DATE



CO-APPLICANT SIGNATURE

PLEASE TYPE OR PRINT NAME HERE



APPLICANT'S AGENT SIGNATURE

Dustin Roma

PLEASE TYPE OR PRINT NAME HERE

5-20-2024

DATE

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## *SECTION 3*

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### WAIVER REQUESTS

# 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 type="checkbox"/>
Light pollution or glare	<input type="checkbox"/>	<input type="checkbox"/>
Water supply	<input type="checkbox"/>	<input type="checkbox"/>
Soil erosion	<input type="checkbox"/>	<input type="checkbox"/>
Traffic congestion or safety	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian safety or access	<input type="checkbox"/>	<input type="checkbox"/>
Supply of parking	<input type="checkbox"/>	<input type="checkbox"/>
Sewage disposal capacity	<input type="checkbox"/>	<input type="checkbox"/>
Solid waste disposal capacity	<input type="checkbox"/>	<input type="checkbox"/>
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	<input type="checkbox"/>	<input type="checkbox"/>
Flooding or drainage issues on abutting properties	<input type="checkbox"/>	<input type="checkbox"/>
The Town's ability to provide the subdivision with public safety services (if subdivision)	<input type="checkbox"/>	<input type="checkbox"/>

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

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***SECTION 4***

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**CERTIFICATE OF CORPORATE GOOD 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: **Mon May 20 2024 14:04:35**. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
ULTIMATE PROPERTY MANAGEMENT, LLC	20073471DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
05/15/2007	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)  
NONE

### Principal Home Office Address

#### Physical

14 OUTLET COVE ROAD  
WINDHAM, ME 04062

#### Mailing

14 OUTLET COVE ROAD  
WINDHAM, ME 04062

### Clerk/Registered Agent

#### Physical

DAVID MARK HIRSHON  
HIRSHON LAW GROUP, P.C.  
40 REGATTA DR  
FREEPORT, ME 04032

#### Mailing

DAVID MARK HIRSHON  
HIRSHON LAW GROUP, P.C.  
PO BOX 124  
FREEPORT, ME 04032

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

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***SECTION 5***

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**PROJECT NARRATIVE**

## **Section 5 – Project Narrative**

Zoning:	Commercial-1
Acreage:	2.1 Acres
Tax Map/Lot:	18/39
Address:	120 Tandberg Trail
Existing Use:	Multi-use property with multiple commercial buildings
Proposed Uses:	Private Warehousing

The proposed project includes the construction of a 5,000 sf building on a 2.1-acre property located at 120 Tandberg Trail. The building is intended for private warehousing use. The facility currently has access from one curb cut on Tandberg Trail and 2 curb cuts on Sabbady Point Road. The property has three existing buildings that are rented to tenants who operate a daycare facility, a retail craft shop, and an electrical contracting business.



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***SECTION 6***

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**NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS**

## Section 6 – Names and Addresses of Abutting Property Owners

<u>Map/Lot</u>	<u>Owner Name</u>	<u>Mailing Address</u>
18/38	Matty Direnzo	56 Rochester Street Westbrook, ME 04092
18/39A	G-6 LLC	75 Lockland Drive Windham, ME 04062
18/42	Anthony Desalle Carol Desalle	11 Sabbady Point Rd Windham, ME 04062
18/43	Avesta Housing Development Corp.	307 Cumberland Ave Portland, ME 04101

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***SECTION 7***

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**RIGHT, TITLE OR INTEREST DOCUMENTS**

**QUITCLAIM DEED WITH COVENANT**  
Maine Statutory Short Form

**KNOW ALL PERSONS BY THESE PRESENTS,** That **Rampart Enterprises LLC**, a Maine Limited Liability Company, with a principal place of business in Edgewater, County of Volusia and State of Florida, for consideration paid, grants to **Ultimate Property Management, LLC**, a Maine Limited Liability Company, whose mailing address is 14 Outlet Cove Road, Windham, ME 04062, with Quitclaim Covenant the real property situated in Windham, County of Cumberland and State of Maine more particularly described on Exhibit A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF,** Thomas Gibson and Doreen Gibson have hereunto set their hands and seals as Members of Rampart Enterprises LLC this 27 day of September, 2018.

MAINE REAL ESTATE TAX PAID

**Rampart Enterprises LLC**

Kelly Lavender  
Witness Kelly Lavender

Thomas Gibson  
Thomas Gibson, its Member

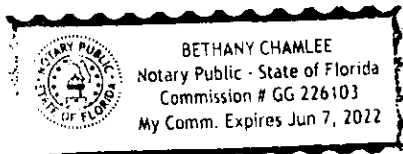
Rebecca Bishop  
Witness Rebecca Bishop

Doreen Gibson  
Doreen Gibson, its Member

State of ~~Maine~~ Florida  
County of ~~Cumberland~~ Volusia

September 27, 2018

Personally appeared before me the above named Thomas Gibson and Doreen Gibson and acknowledged the foregoing instrument to be their free act and deed in their said capacity as Members and as the free act and deed of Rampart Enterprises LLC



Robert E. Danielson  
Attorney at Law

Bethany Chamlee  
Bethany Chamlee

**Exhibit A**

A certain lot or parcel of real property, with the buildings thereon, situated along the Northerly sideline of Route 115 in the Town of Windham, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a set 5/8" diameter iron rod with plastic cap marked "J.P. Home RLS 1317" along the northerly sideline of Route 115, at the southeasterly corner of the parcel herein described and being the southwesterly corner of land now or formerly of Merton Lord as described by deed recorded in the Cumberland County Registry of Deeds in Book 1500, Page 236;

Thence N 01° 57' 45" E, along said Lord and along land now or formerly Eaton, as described by deed from Robert Nimmo recorded in the Cumberland County Registry of Deeds in Book 5053, Page 107, dated October 26, 1982, a distance of 586.31 feet to a set 5/8" diameter iron rod with plastic cap marked "J.P. Home RLS 1317";

Thence N 88° 02' 15" W, along land now or formerly of Donald Vance et al., as described by deed from Evelyn Foster recorded in the Cumberland County Registry of Deeds in Book 6887, Page 89, dated September 5, 1985, a distance of 96.75 feet to a set 5/8" diameter iron rod with aluminum cap marked "W.C. RLS 1317";

Thence continuing along said Vance N 88° 02' 15" W, a distance of 60.00 feet to a point at land now or formerly of Dizenzo, as described by deed from Colette Rossi recorded in the Cumberland County Registry of Deeds in Book 3747, Page 52, dated September 24, 1975;

Thence S 01° 57' 45" W, along said Dizenzo, a distance of 585.92 feet to a found 1 ½" diameter iron pipe along said Northerly sideline of Route 115;

Thence S 87° 53' 45" E, along said sideline a distance of 156.75 feet to the point of beginning.

The above-described parcel contains 2.11 acres, more or less.

The above-described parcel is subject to certain Central Maine Power Company pole easements of record listed below: Cumberland County Registry of Deeds Book 1932, Page 14; Book 2276, Page 259; Book 2467, Page 121; Book 2003, Page 340.

The above-described parcel is subject to a certain right of way along Sabbady Point Road for ingress and egress as shown on Plan of Sabbady Point Road, North Windham, Maine by P.W. Varney Eng. recorded in the Cumberland County Registry of Deeds in Plan Book 31, Page 27.

All bearings described herein are referenced to Magnetic North as observed along the Northerly sideline of Route 115 in September of 1988.

Meaning and intending to convey and hereby conveying the same premises as set forth in deed from Peter J. Busque to Rampart Enterprises LLC dated April 22, 2009 and recorded in the Cumberland County Registry of Deeds in Book 26822, Page 51.

Received  
Recorded Register of Deeds  
Oct 01, 2018 01:17:08P  
Cumberland County  
Nancy A. Lane

---

***SECTION 8***

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**EXISTING OR PROPOSED EASEMENTS OR COVENANTS**

## **Section 8 – Existing or Proposed Easements or Covenants**

A portion of Sabbady Point Road runs through the property, which is an existing private street. Sabbady Point Road has a 25-foot wide right-of-way associated with it, which is depicted on the plans.



---

## *SECTION 9*

---

### TECHNICAL CAPACITY OF THE APPLICANT

## **Section 9 – Technical Capacity of the Applicant**

Ultimate Property Management LLC is the landowner and developer of the project and intends to use the new building for personal warehouse storage and to continue to lease the remaining building space to tenants. Ultimate Property Management Inc. has assembled a team of consultants to assist in the design and construction management of the facility.

DM Roma Consulting Engineers has been retained to perform Civil Engineering design and Land Permitting services. The Licensed Professional Engineers at DM Roma have been designing land development projects for over 17 years and have extensive experience with Stormwater Management Design, Roadway and Utility engineering, Site grading, Erosion Control design, Engineering of on-site wastewater disposal systems, and regulatory permitting through local municipalities, the Maine Department of Environmental Protection, the Maine Department of Transportation, US Army Corps of Engineers and other affiliated agencies.

Survey, Inc. has been retained to perform land surveying services associated with the project development. Bill Shippen is a Maine Licensed Land Surveyor with extensive experience in performing boundary and existing conditions surveys.

CWS Architecture is responsible for preparing building plans and performing architectural design services. CWS Architecture employs Maine Licensed Architects and is well versed in the design of buildings similar to what is proposed.

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## *SECTION 10*

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CAPACITY OF EXISTING UTILITIES TO SERVE THE PROJECT

## **Section 10 – Capacity of Existing Utilities to Serve the Project**

Potable Water – A water service will be extended to the new building from one of the existing buildings on the property. We do not anticipate needing any new service taps on the existing water main.

Fire Protection Water – Based on the intended uses and proposed size of the buildings, we are not anticipating that sprinkler systems will be required in the proposed building.

Electrical Service – Electrical service will be run into the new building underground from the existing overhead lines on Sabbady Point Road. We will coordinate with Central Maine Power Company regarding the need for transformers or if any modifications to the existing poles or guy wires will be necessary.

Wastewater Disposal – There is no public sewer available to the property. The site currently has an existing on-site wastewater disposal field which will be utilized for wastewater disposal from the new building.

Natural Gas – We are not proposing to connect the new building to Natural Gas.

Storm Drainage – The project has been designed to convey stormwater drainage to the existing wetland area on the north side of the property and maintain existing drainage patterns. We are not proposing to make any connections into the municipal storm drain collection system.

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## ***SECTION 11***

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### **SOLID WASTE DISPOSAL**

## **Section 11 – Solid Waste Disposal**

During construction of the building, a temporary on-site dumpster will be placed on the property and emptied by a licensed waste hauling company.

Waste generated by normal operation of the businesses will be stored in an on-site dumpster that will be screened with fencing.

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***SECTION 12***

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**SITE LIGHTING**

## **Section 12 – Site Lighting**

The project will include lighting that is mounted to the buildings to provide illumination of the parking lot areas. We are not proposing to install any pole-mounted lighting.



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***SECTION 13***

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**SITE LANDSCAPING**

### **Section 13 – Site Landscaping**

We are proposing to remove a section of overgrown pine trees and replace them with smaller deciduous street trees and flowering shrubs adjacent to the new building. This new landscaping will improve sight distance on Sabbady Point Road and provide a more attractive streetscape.

---

***SECTION 14***

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**VEHICLE TRAFFIC**

## **Section 14 – Vehicle Traffic**

The project has been designed to accommodate on-site parking for vehicles in front of each of the buildings, and to provide for vehicle maneuvering space for backing trailers into the overhead doors. The existing curb cuts on Sabbady Point Road provide adequate access to the site and do not create an unsafe condition in regard to traffic movements or vehicle stopping sight distance.

The proposed personal warehousing use is not expected to generate a measurable amount of additional traffic, since the use is already occurring on the property and the owners do not need to frequently visit the site.

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***SECTION 15***

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**IMPACT TO IMPORTANT OR UNIQUE NATURAL AREAS**

## **Section 15 – Impact to Important or Unique Natural Areas**

The building and driveway is being constructed over an area that was previously developed for the bituminous pavement contractor to store equipment. There will be no additional development in any natural areas.

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***SECTION 16***

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**STORMWATER MANAGEMENT**

## **Section 16 – Stormwater Management**

The proposed building and paved driveway are being constructed in an area that was previously built as a gravel storage lot for commercial construction equipment. We have incorporated Best Management Practices into the project in the form of roofline drip edges along the rear of the building, a closed drainage system consisting of catch basins with 2-foot sediment sumps to collect debris, and riprap outlets to the pipe outfalls. The drainage currently sheet flows over a large area of pavement and gravel before discharging directly to a wetland area, so the proposed development will help to remove sediment and contaminants from stormwater before it enters the wetlands. Since the impervious lot coverage is not changing as a result of the proposed development, it is not expected that peak rates of stormwater runoff would be increased following completion of the proposed project. An area of existing gravel that is located northerly of the proposed building will be revegetated to reduce the amount of impervious surface coverage on the property. A site-specific erosion and sedimentation control plan has been prepared for the project and is detailed in the plan set.



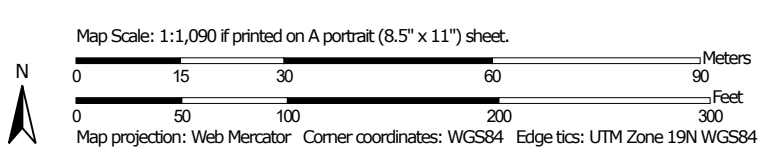
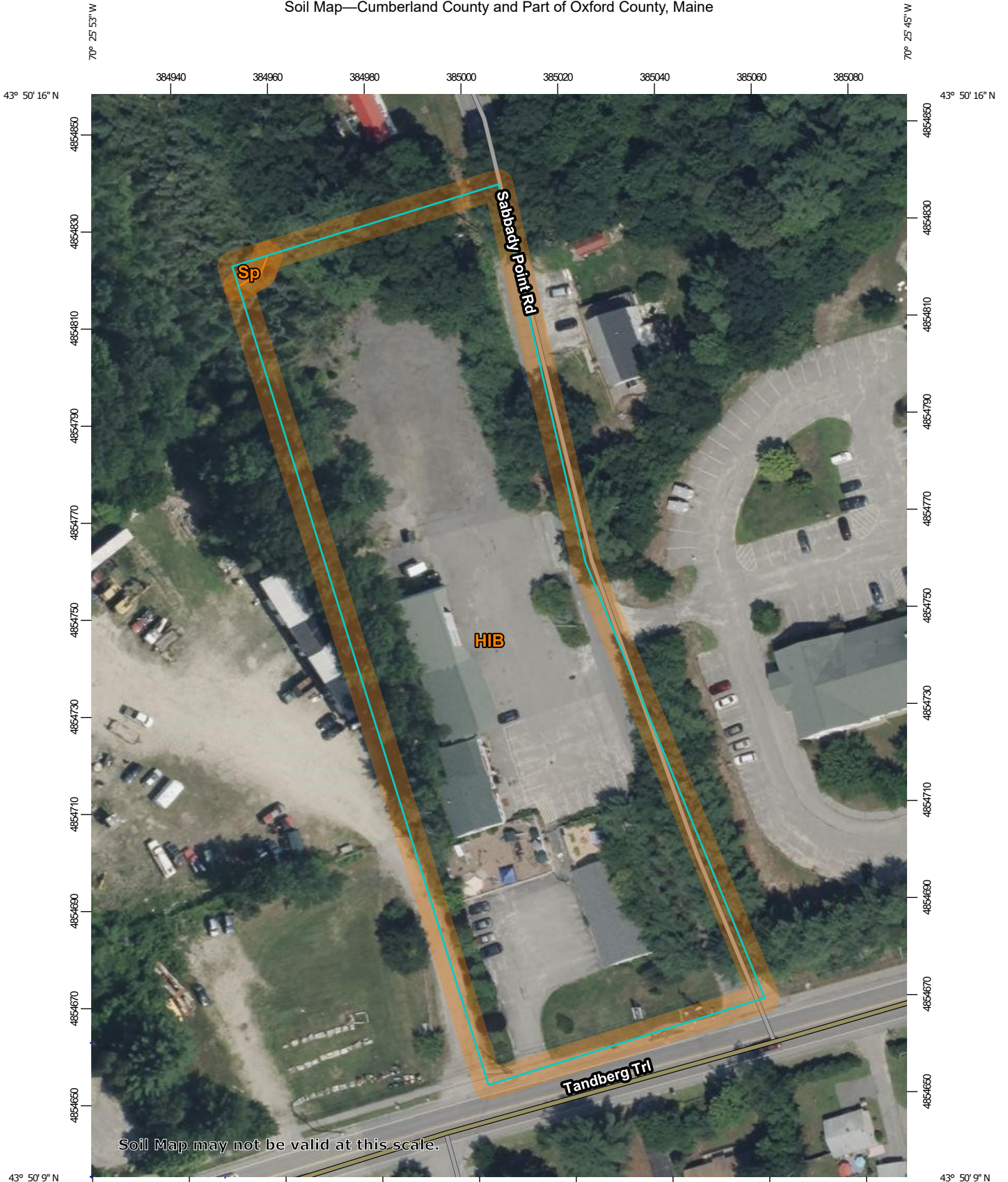
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***SECTION 17***

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**SOILS INFORMATION**

Soil Map—Cumberland County and Part of Oxford County, Maine



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 20, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	2.4	99.8%
Sp	Sebago mucky peat	0.0	0.2%
<b>Totals for Area of Interest</b>		<b>2.4</b>	<b>100.0%</b>

## Cumberland County and Part of Oxford County, Maine

### HIB—Hinckley loamy sand, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2svm8

*Elevation:* 0 to 1,430 feet

*Mean annual precipitation:* 36 to 53 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 140 to 240 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Hinckley and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Hinckley

##### Setting

*Landform:* Outwash deltas, outwash terraces, kames, kame terraces, moraines, eskers, outwash plains

*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope

*Landform position (three-dimensional):* Nose slope, side slope, base slope, crest, riser, tread

*Down-slope shape:* Concave, convex, linear

*Across-slope shape:* Convex, linear, concave

*Parent material:* Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

##### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material

*A - 1 to 8 inches:* loamy sand

*Bw1 - 8 to 11 inches:* gravelly loamy sand

*Bw2 - 11 to 16 inches:* gravelly loamy sand

*BC - 16 to 19 inches:* very gravelly loamy sand

*C - 19 to 65 inches:* very gravelly sand

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Excessively drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to very high (1.42 to 99.90 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water supply, 0 to 60 inches:* Very low (about 3.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* A

*Ecological site:* F144AY022MA - Dry Outwash

*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 20, Sep 5, 2023

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***SECTION 18***

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**WATER SUPPLY FOR DOMESTIC AND FIRE PROTECTION USE**

## **Section 18 – Water Supply for Domestic and Fire Protection Use**

The new building will utilize the existing water service to the property, and will connect into a service line that will extend from one of the existing buildings. The new building will not require a fire protection water service line.



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***SECTION 19***

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**PROVISIONS FOR WASTEWATER DISPOSAL**

## **Section 19 – Provisions for Wastewater Disposal**

The private warehouse use is not expected to generate a significant demand for wastewater disposal beyond what the site currently accommodates. The new building will have a new septic tank and pump station installed to convey wastewater to the existing leach field that is on the property. If any future occupancy of the buildings requires wastewater disposal in excess of what the existing system is designed for, it may be necessary to expand the leach field or to build a supplemental leach field to accommodate the design flow. Alternatively, if the public wastewater collection system is expanded to serve this property, it may be beneficial to connect into the public sewer at that time.

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***SECTION 20***

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**PROJECT COST ESTIMATE AND FINANCIAL CAPACITY**

## Section 20 – Project Cost Estimate and Financial Capacity

The project sitework costs are estimated to be the following:

1. Site Preparation – Common Excavation	\$5,000
2. Aggregates for Driveways & Sidewalks	\$20,000
3. Water Services	\$5,000
4. Electrical Services	\$5,000
5. Wastewater Collection & Disposal	\$10,000
6. Loam, Lawn & Landscaping	\$25,000
7. Stormwater Pipe and Catch Basins	\$15,000
8. Curbing & Bituminous Paving	<u>\$25,000</u>

Total Sitework Estimate: \$110,000

The building and concrete cost for the building is estimated at \$500,000 based on a total floor area of approximately 5,000 square feet.

The applicant previously purchased the land so there is no additional land acquisition cost.

Enclosed is a letter from Androscoggin Bank indicating that the applicant has the financial capacity to complete the project.



---

PRIVATE BANKING

Androscooggin Bank

May 21, 2024


John Mallia  
14 Outlet Cove Rd  
Windham, ME 04062

To whom it may concern:

This letter serves as confirmation that John Mallia is both a Private Banking client of Androscooggin Bank and Androscooggin Bank Financial Services. As of this date, he has \$800,000 of liquid assets available for use.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



David C. Smirles  
VP, Private Banker



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***SECTION 21***

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**COMMERCIAL DISTRICT DESIGN STANDARDS**

## Section 21 – Commercial District Design Standards

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. There are no proposed awnings or canopies.
- 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 will meet or exceed the minimum 5/12 pitch required in this standard. Horizontal breaks in the roof ridge are accomplished by the peaked dormer that extends up the roofline in the center of the building. There will be no visible mechanical equipment on the roof.
- A-5: Façade. This standard is not applicable to Private Warehousing use.
- A-6: Building style coordination (multi-building). The architecture of the proposed building has been designed to coordinate with the other buildings on the property.
- A-7: Entrance. The building is designed with a peak in the center 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 and landscaping.
- C-1: Lighting/Photometric Plan. Lighting will be wall-pack fixtures that shine down over the doorways only and will not cause light trespass over the property.
- 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. Sidewalks exist along Tandberg Trail. The proposed use is not expected to need any internal walkways.
- D-2: Links to Community. The project utilizes an existing driveway entrance to create a pedestrian and vehicle link between the adjacent properties.
- D-4: Sidewalks. Sidewalks currently exists on Tandberg Trail.

- D-5: Crosswalks. There are no circumstances where a sidewalk crosses a roadway.
- D-6: Bike parking/racks. The building is proposed to be utilized for personal warehouse storage, so bike storage can occur inside the building.

#### Optional Design Standards (8 Minimum)

- B-1: Parking Location. The proposed parking area is located to the side of the proposed building.
- B-3: Interconnected Parking Lots. The project connects multiple buildings on the property with a shared driveway.
- B-4: Orientation of Building. The building is located as close the front property line as established under the zoning regulations. Parking is located to the rear and side of the building.
- 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 basin has been designed utilizing low impact development techniques maintain existing drainage patterns.
- B-9: Shared Stormwater Treatment. The stormwater management system provides collection and conveyance of stormwaer that drains from multiple buildings on the property.
- 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 illumination levels are appropriate for the site and use.

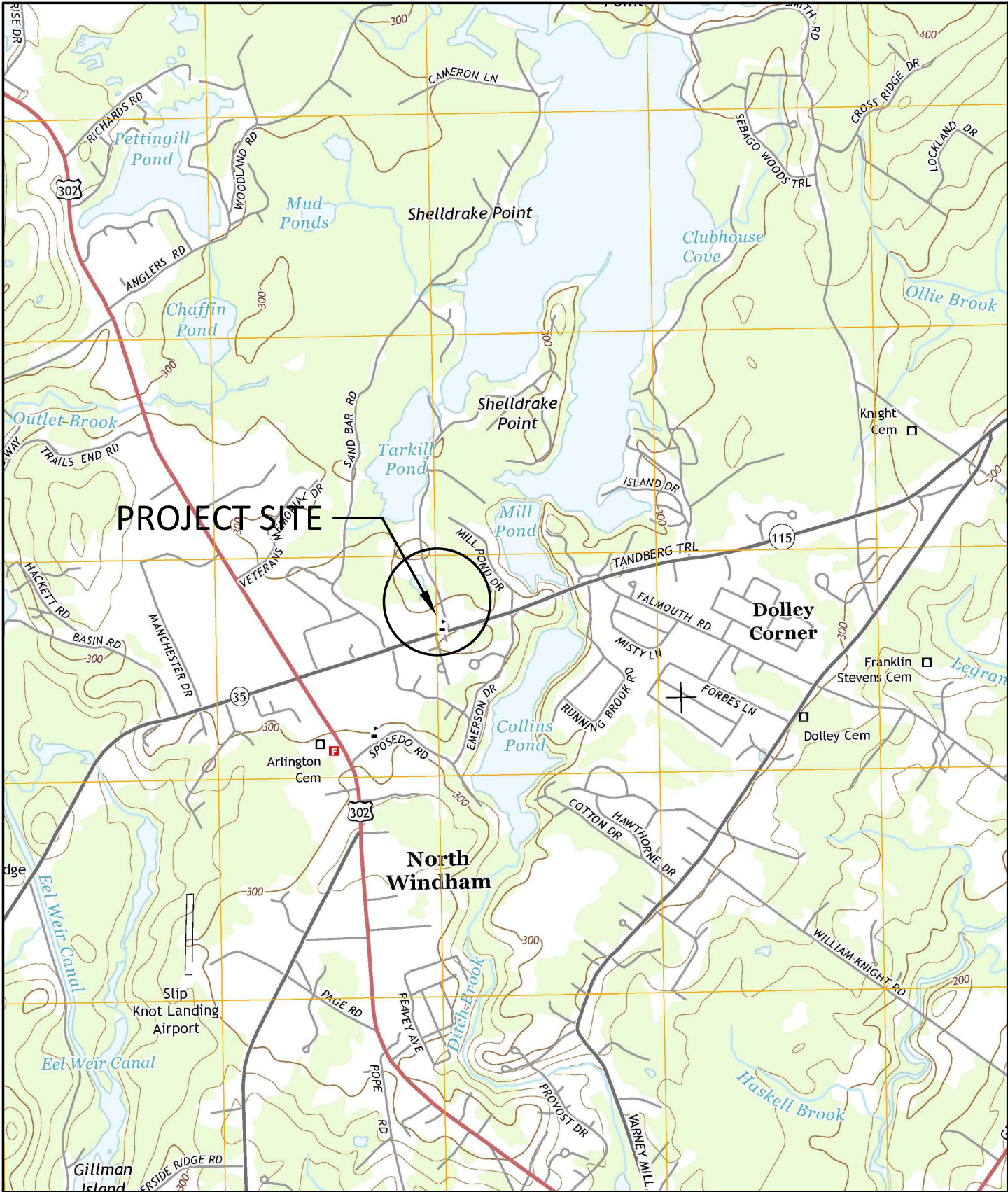


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## *SECTION 22*

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SITE VICINITY MAP – USGS QUADRANGLE



**SITE LOCATION MAP**

120 TANDBERG TRAIL  
WINDHAM, ME 04062

SCALE: 1"=2,000'  
DATE: 5-20-2024  
JOB NUMBER: 21082

**DM ROMA**

CONSULTING ENGINEERS

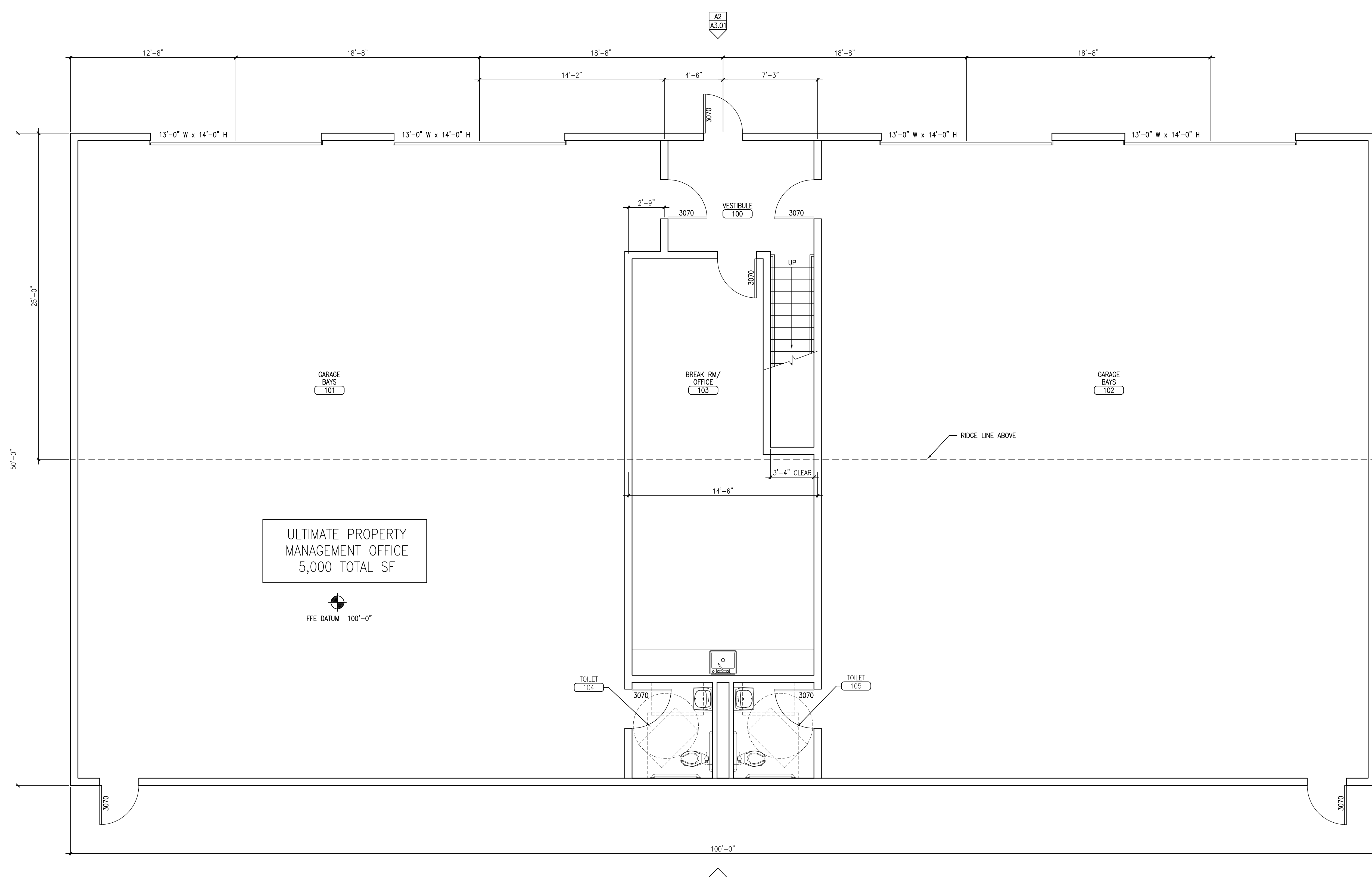
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

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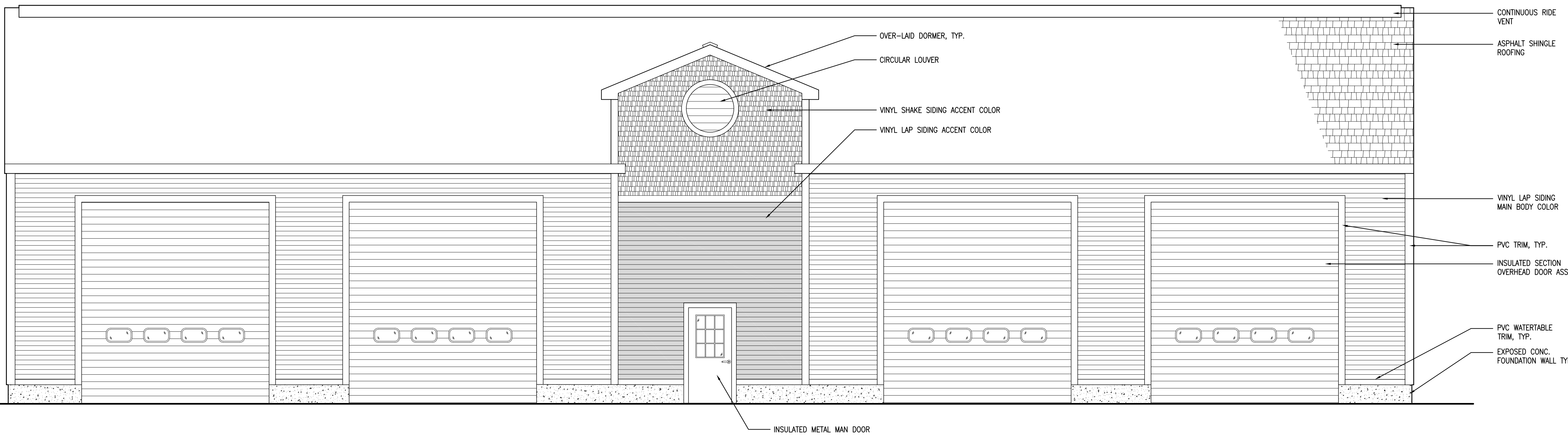
***SECTION 23***

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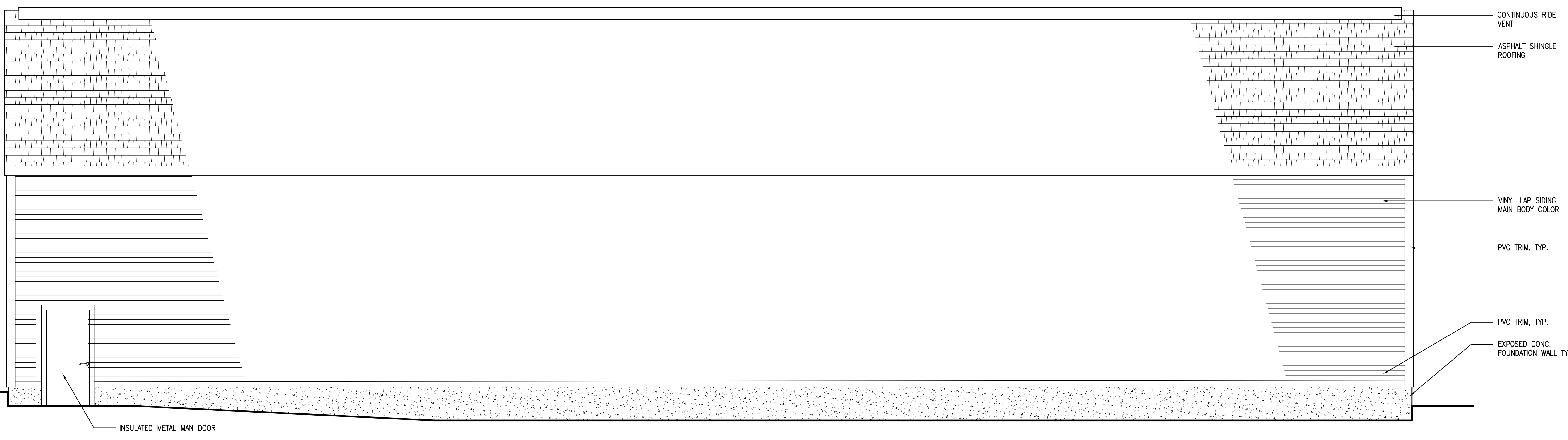
**BUILDING ARCHITECTURAL PLANS**



NO.	DESCRIPTION



**A2 SOUTH ELEVATION**  
REFERENCED FROM: SCALE: 1/4" = 1'-0"



**A5 NORTH ELEVATION**  
REFERENCED FROM: SCALE: 1/4" = 1'-0"

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN  
264 US ROUTE ONE SUITE 100-2A  
SCARBOROUGH, MAINE 04074 207.774.4441  
WWW.CWSARCH.COM

OWNER

ULTIMATE PROPERTY MANAGEMENT, LLC  
14 OUTLET COVER ROAD  
WINDHAM, MAINE 04092

PROJECT

SABADY POINT ROAD EXPANSION  
6 SABADY POINT ROAD  
WINDHAM, MAINE 04092

DRAWING

EXTERIOR ELEVATION

CWS PROJECT NUMBER: 20254

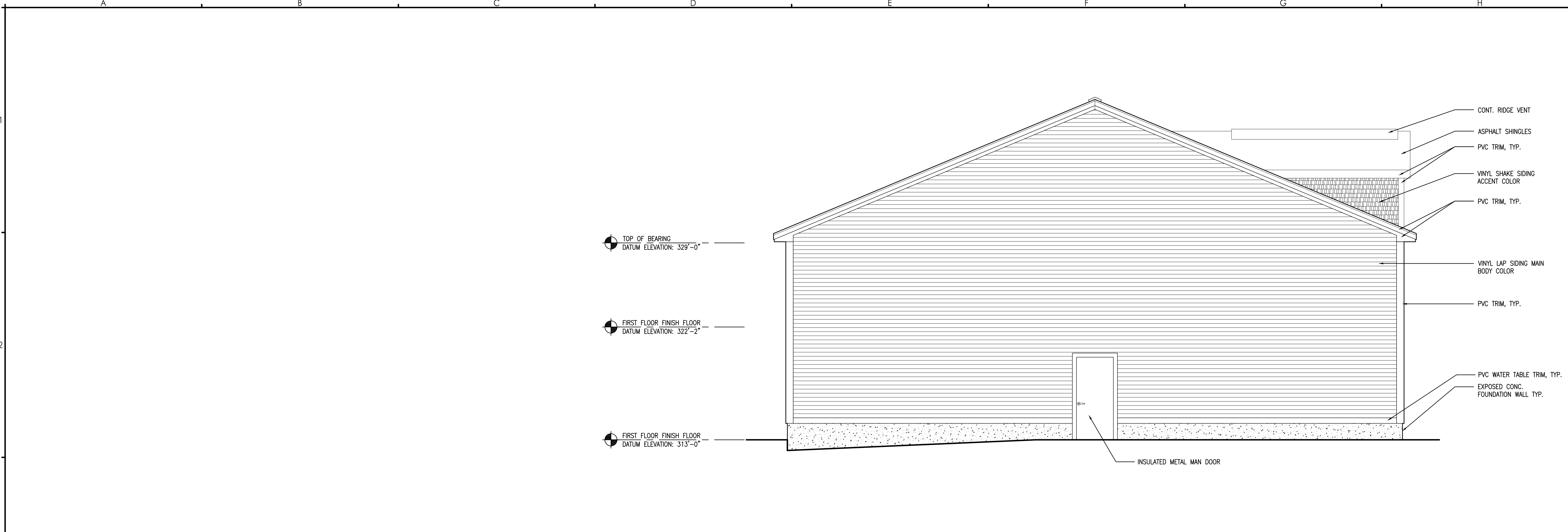
REVISIONS

NO.	DESCRIPTION

DRAWING NUMBER

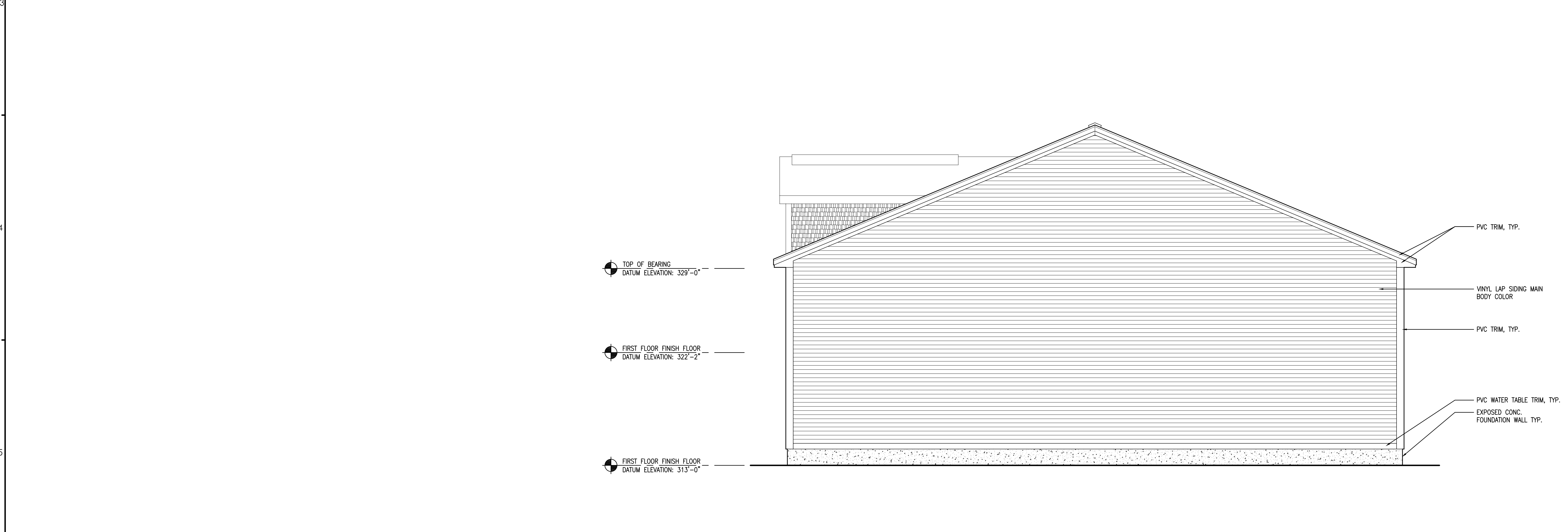
**A3.02**

SCALE: 1/4" = 1'-0"  
DATE: 07/19/2024



**A2** EXTERIOR NORTH ELEVATION

REFERENCED FROM: SCALE: 1/4" = 1'-0"



**A5** EXTERIOR SOUTH ELEVATION

REFERENCED FROM: SCALE: 1/4" = 1'-0"

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## *SECTION 24*

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### PROJECT SIGNS

## **Section 24 – Project Signs**

There are no project signs proposed for the development. The buildings will be marked with addressing as required by E911 standards.