SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

TOWN OF WINDHAM
FINAL PLAN APPLICATION

Prepared for:

Solar Development
Franklin Drive
Windham, ME 04062

Prepared for:

New Gen Estates, LLC
50 Maine Mall Road
South Portland, ME 04106

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

September 2025

230411

Final Plan Application
Franklin Drive – Solar Development
Table of Contents

September 2, 2025
230411-02

Steve Puleo, *Planning Director*
Amanda Lessard, *Senior Planner/Project Manager*
Town of Windham, Planning Department
8 School Rd., Windham ME 04062

RE: Final Plan Application – Solar Development
Franklin Drive, Windham ME; Map 18, Lot 26-2-A03

Dear Steve, Amanda, & Members of the Planning Board,

On behalf of New Gen Estates, LLC, Sebago Technics, Inc., is pleased to submit this letter, the enclosed application materials, and supplementary plans for our Final Plan application for a proposed solar energy system development on a lot located at the terminus of Franklin Drive in the Town of Windham. The project site can be further identified on the Town's Tax Map 18 as Lot 26-2-A03.

Existing Conditions: The property subject to this application is an undeveloped tract of land containing forested areas and freshwater wetlands. The site is approximately 38.59 acres in size, and is wholly zoned under the Commercial 1 (C-1) zoning district classification. The site is largely surrounded to the north and west by undeveloped, forested areas and wetlands, residential development to the east, and commercial development including Home Depot and Hannaford to the south. Adjacent zoning reflects these uses, as the site is bound by Farm (F) zoning to the north, east, and west, and Commercial 1 (C-1) to the south.

Project Description: This application is for the proposed solar development, which qualifies as a 'large-scale' solar energy system under the Town's definition within the Land Use Ordinance. The proposed project will be located on the lot identified as "Lot 3" within the Franklin Drive Subdivision, which is approximately 23.94 acres in size. This project will not impact any of the wetlands on-site, and currently has an application in for review with the Maine Department of Environmental Protection (MDEP) Permit-By-Rule (PBR) for minor impacts located within the Critical Terrestrial Habitat (CTH) of a non-significant vernal pool located within the tract of designated open space.

Stormwater: Stormwater management design has been prepared for the proposed projects of the commercial parcel ("Lot 1"), the multi-family parcel ("Lot 2"), and the solar development ("Lot 3"). Most of the site is located within the Sebago Lake Watershed, which is listed in Chapter 502 of the Maine Department of Environmental Protection (MDEP) regulations as a Lake Most at Risk from new development, but is not severely blooming. The

project's overall stormwater design has been completed to address the Basic, General, Phosphorous, and Flooding Standards of Chapter 500 of the MDEP regulations.

Utilities: Electrical service will be brought into the project site via connecting to the existing power along the Franklin Drive extension. Coordination with Central Maine Power (CMP) is required, as the interconnect as detailed within the enclosed Plan Set will be utilized to connect the solar array to the larger electrical grid.

Relative to the comments from the preliminary review of the project pertaining to the solar department, we offer the following responses:

Staff Comments:

1. *The site plan and subdivision application forms do not correctly identify the parcel lot numbers and land areas. Please correct in future submissions. The General notes on the plan sets correctly identify the parcels.*
   Response: Acknowledged, future submissions will include revised application forms that identify the correct parcel data information to reflect Lot 26-6-A02 for the multi-family parcel and Lot 26-2-A03 for the solar development.

6. *The solar parcel site plan shows a proposed tree line at the edge of the security fence. The Detail Sheet C-503 shows a 100 ft. shade management zone beyond the fence. Please clarify.*
   Response: The Wildlife Habitat Supplement Practice detail on *Sheet C-503* has been updated to reflect that the distance to the tree line varies, and to see the site plan for the distance from the fence to the treeline.

7. *What is the maximum height of the solar panels? The height of the solar area shall not exceed 22 ft. per §120-556.C. Please label on the Detail Sheet C-503 and correct the noted "Augusta Maine Solar Detail".*
   Response: A note has been added to the Solar Panel Details on *Sheet C-503* to reflect the height of the solar panels.

9. *Conditions of Approval:*
   Response: The listed Conditions of Approval have been added to the plans provided under this Final Plan submission.

Engineering Review Comments:

§120-812.E. Stormwater Management:

2. *The area to the northeast of Lot 2 which is intended to be developed with ground mounted solar panels is not included in the stormwater management analysis. This area shall be included in the stormwater analysis due to the change in land cover types.*
   Response: The stormwater management analysis has been revised to include the solar array development.

6. *We recommend adding a suggested maintenance item in the Inspection, Maintenance, and Housekeeping Plan to inspect the underdrain outlet orifice within the outlet control structures and remove sediment to prevent clogging.*
   Response: Inspection requirements for the underdrain outlet orifice have been added to the Inspection, Maintenance, and Housekeeping Plan.

§120-812.H. Sewage Disposal:

3. *What is the purpose of the 2" HDPE force main which extends to the solar parcel area?*
   Response: The purpose of the 2" HDPE force main was to provide a future sewer connection to Lot 4. The plans have been modified to eliminate the force main as part of this project and will be addressed when the future project is considered.

We appreciate your attention to this project, and look forward to its successful completion. Upon your review, please contact me at rmcsorley@sebagotechnics.com or by phone at (207) 200-2074 if you have any questions or require additional information. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Robert A. McSorley, P.E.
Senior Project Manager

Section 1

Application Forms & 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

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW		**APPLICATION FEE:** (No Bldg.) (W/Bldg.: $25/1,000 SF up to 5,000 SF) **REVIEW ESCROW: (GFA)** 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	☒ $1,300.00 ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☒ $ *2,000.00*	**TOTAL AMOUNT PAID:** $ *3,300.00* DATE: *09/02/2025* *Office Use:*			
☐ Amended Site Plan – (Each Revision)		**AMENDED APPLICATION FEE:** **AMENDED REVIEW ESCROW:**	☐ $350.00 ☐ $250.00				*Office Stamp:*
PROPERTY DESCRIPTION	**Parcel Information:**	**Map(s):** *18*		**Lot(s):** *26-2-A03*	**Zoning District(s):** *C-1*	**Size of the Parcel in SF:**	
	Total Disturbance. >1Ac	☒ **Y** ☐ **N**		**Estimated. Building SF:** *N/A*		**IF NO BUILDING; Estimated SF of Total Development:**	*> 1.0 ac.*
	Physical Address:	*Terminus at Franklin Drive*			**Watershed:**	*Sebago Lake Watershed*	
PROPERTY OWNER'S INFORMATION	**Name:**	*New Gen Estates, LLC c/o Suresh Gali*			**Name of the Business:**	*New Gen Estates, LLC*	
	Phone:	*(207) 371-0070*			**Mailing Address:**	*675 Main Street* *South Portland, ME 04106*	
	Fax or Cell:						
	Email:	*sgali@nghmllc.com*					
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**	*Same as Property Owner*			**Name of Business:**		
	Phone				**Mailing Address:**		
	Fax or Cell						
	Email:						
APPLICANT'S AGENT INFORMATION	**Name:**	*Robert A. McSorley, PE*			**Name of Business:**	*Sebago Technics, Inc.*	
	Phone:	*(207) 200-2074*			**Mailing Address:**	*75 John Roberts Rd. Ste. 4A* *South Portland, ME 04106*	
	Fax or Cell:						
	Email:	*rmcsorley@sebagotechnics.com*					

PROJECT INFORMATION

Existing Land Use *(Use extra paper, if necessary)*:

Existing undeveloped tract of land. Please see attached cover letter for detailed description of existing conditions of project site.

Provide a narrative description of the Proposed Project *(Use extra paper, if necessary)*:

Proposed solar energy system development on Lot 26-2-A03. Please see attached cover letter for detailed project description.

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):

No wetland impacts proposed. Please see the attached cover letter for a detailed project description.

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.

The Major Plan document/map:

A) Plan size: 24" X 36"
B) Plan Scale: No greater 1":100'
C) Title block: Applicant's name, project name, and address

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

- Complete application submission deadline: three (3) weeks (21-days) before the desired Planning Board meeting.
  - Five copies of the application and plans
  - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Contact information:

Windham Planning Department (207) 894-5960, ext. 2
Steve Puleo, Town Planner sjpuleo@windhammaine.us
Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING 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 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).

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

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	☒	☐	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	☒	☐
B. Evidence of Payment of application & escrow fees	☒	☐	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	☒	☐
C. Written information – submitted in a **bounded and tabbed** report			ix. Existing topography of the site at 2-foot contour intervals.	☒	☐
1. A narrative describing the proposed use or activity.	☒	☐	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.	☒	☐
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	☒	☐	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	☒	☐
3. Names and addresses of all abutting property owners	☒	☐	xii. Location, dimensions, and ground floor elevation of all existing buildings.	☒	☐
4. Documentation demonstrating right, title, or interest in the property	☒	☐	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	☒	☐
5. Copies of existing proposed covenants or deed restrictions.	☐ N/A	☐	xiv. Location of intersecting roads or driveways within 200 feet of the site.	☒	☐
6. Copies of existing or proposed easements on the property.	☐ N/A	☐	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	☒	☐	a. Open drainage courses	☒	☐
8. Evidence of applicant's technical capability to carry out the project.	☒	☐	b. Wetlands	☒	☐
			c. Stone walls	☐ N/A	☐
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.	☐ N/A	☐	d. Graveyards	☐ N/A	☐

Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	☐ N/A	☐	e. Fences	☒ N/A	☐
			f. Stands of trees or treeline, and	☒	☐
			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.	☒	☐
11. Provisions for handling all solid wastes, including hazardous and special wastes.	☒ N/A	☐	xvi. Direction of existing surface water drainage across the site	☒	☐
12. Detail sheets of proposed light fixtures.	☐ N/A	☐	xvii. Location, front view, dimensions, & lighting of exsiting signs.	☒	☐
13. Listing of proposed trees or shrubs to be used for landscaping	☐ N/A	☐			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	☐ N/A	☐	xviii. Location & dimensions of existing easements that encumber or benefit the site.	☒ N/A	☐
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	☒	☐	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	☒	☐
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.			**E. Plan Requirements - Proposed Development Activity**		
			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	☐ N/A	☐
a. stormwater calculations.	☒	☐	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	☒	☐
b. erosion and sedimentation control measures.	☒	☐	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	☒	☐
c. water quality and/or phosphorous export management provisions.	☒	☐	iv. Location and proposed screening of any on-site collection or storage facilities	☒	☐
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.	☐ N/A	☐	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	☒	☐
18. Financial Capacity			vi. Proposed landscaping and buffering	☒	☐
i. Estimated costs of development and itemize estimated major expenses.	☒	☐	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	☐ N/A	☐
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	☒	☐
a. Letter of commitment to fund	☒	☐	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	☐ N/A	☐
b. Self-financing	☒ N/A	☐	x. Location of all utilities, including fire protection systems	☒	☐
1. Annual corporate report	☒ N/A	☐	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	☒	☐
2. Bank Statement	☒ N/A	☐	**2. Major Final Site Plan Requirements as Exhibits to the Application**		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	☒	☐
1. Cash equity commitment of 20% of the total cost of development	☒ N/A	☐	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	☒ N/A	☐	1. The existing and proposed method of handling stormwater runoff	☒	☐

Continued from Column #1. (Page 3)		
3. Letter from institution indicating intent to finance.	X	☐
iii. If a registered corporation a Certificate of Good Standing from:		
- Secretary of State, or	X	☐
- the statement signed by a corporate officer	N/A	☐
19. Technical Capacity (address both).		
i. Prior experience relating to developments in the Town.	X	☐
ii. Personnel resumes or documents showing experience and qualification of development designers	X	☐
D. Plan Requirements – Existing Conditions		
i. Location Map adequate to locate project within the municipality	X	☐
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:	X	☐
a. Approximate location of all property lines and acreage of the parcel(s).	X	☐
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	X	☐
c. Location and designations of any public spaces.	X	☐
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.	X	☐
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	X	☐
iv. Location of all required building setbacks, yards, and buffers.	X	☐
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	X	☐
vi. Tax map and lot number of the parcel(s) on which the project is located	X	☐

Continued from Column #2. (Page 3)		
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.)	X	☐
3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	X	☐
4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	X	☐
5. Methods of minimizing erosion and controlling sedimentation during and after construction.	X	☐
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	N/A	☐
d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	X	☐
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.	X	☐
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.	N/A	☐
g. Digital transfer of any site plan data to the town (GIS format)	X	☐
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)	N/A	☐
PDF\Electronic Submission.	X	☐

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.*

09/02/2025

DATE

Robert A. McSorley, PE - Sebago Technics, Inc.

PLEASE TYPE OR PRINT NAME

AGENT AUTHORIZATION

APPLICANT/ OWNER	**Name**	New Gen Estates, LLC		
PROPERTY DESCRIPTION	**Physical Address**	Franklin Drive	**Map**	18
			Lot	26-2-A
APPLICANT'S AGENT INFORMATION	**Name**	Robert A. McSorley, PE		
	Phone	207-200-2074	**Business Name & Mailing Address**	Sebago Technics, Inc. 75 John Roberts Road Suite 4A South Portland, ME 04106
	Fax/Cell			
	Email	rmcsorley@sebagotechnics.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 — DATE: 12/16/24

Suresh Gali
PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE — DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE — DATE: 12/17/2024

Robert A. McSorley
PLEASE TYPE OR PRINT NAME HERE

Section 2

Location & Resource Maps

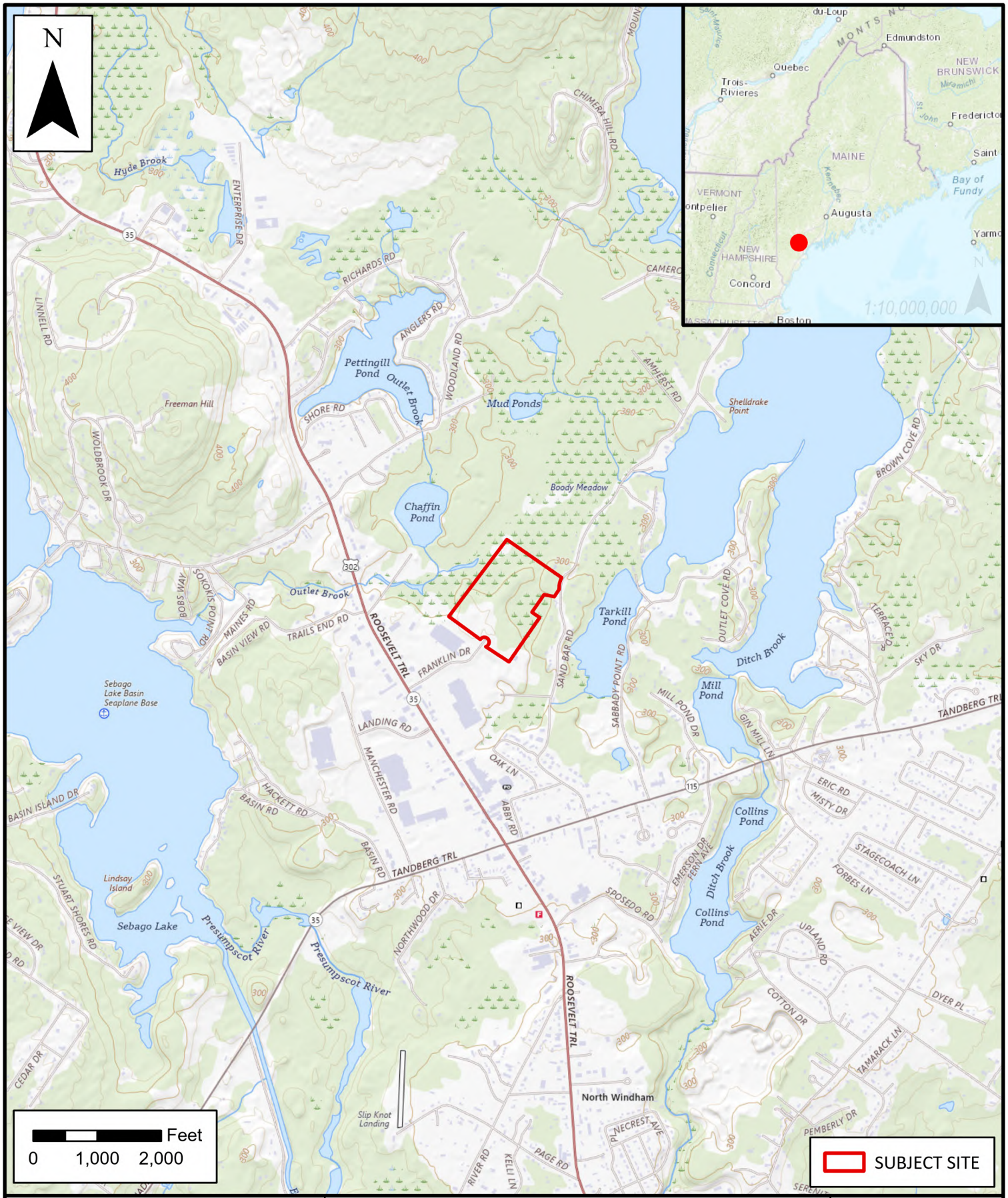
Section 2 – Location & Resource Maps

Location Map: Enclosed within this Section is a Location Map, a mapped excerpt from the USGS quadrangle showing the site's location for identification purposes. The project site is located at the terminus of the existing Franklin Drive in the Town of Windham, Maine.

Tax Map: The site can further be identified on the Town of Windham's Tax Map 18 as Lot 26-2-A. The Tax Map is also enclosed within this Section with a leader identifying the site. The specific lot related to this proposed solar development can be identified as Lot 26-2-A03.

Zoning Map: For reference, a Zoning Map is also enclosed within this Section. This map details the subject property is wholly located within the Commercial 1 (C-1) zoning district, and abuts C-1 to the south, and Farm (F) zoning to the north, east, and west.

Flood Map: The property subject to this application is located at the intersection of four (4) Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA). The Flood Map enclosed within this Section shows the boundary of the project site in proximity to the respective borders of each FIRM panel 23005C0477F, 23005C0479F, and 23005C0481F, all adopted on June 20, 2024. The project site is wholly located within an area of minimal flooding, with flood areas with a 1% annual chance for flooding adjacent to the property. Please see the above-referenced map enclosed within this Section.



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP

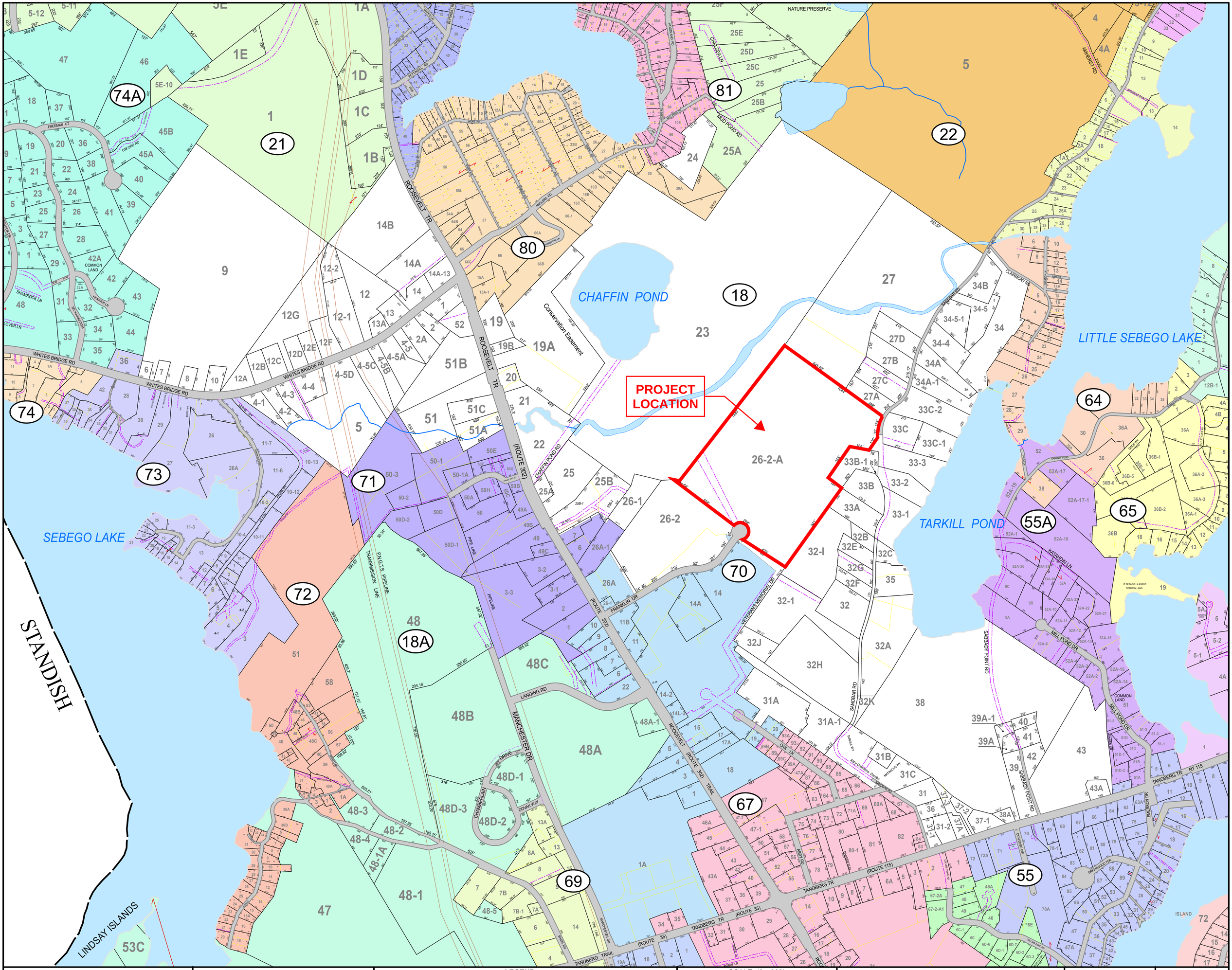
LAND OF JLB WINDHAM, LLC

SCALE: 1:24,000

DATE: 9/23/2024

LOCATION:
20 FRANKLIN DR
WINDHAM, ME

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

REVISED & REPRINTED BY

CAI Technologies
Precision Mapping. Geospatial Solutions.
11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com

LEGEND

PARCEL NUMBER - - - - - - - 12D
RECORD DIMENSION - - - - - - 100'
SUBDIVISION LOT NO. - - - - - 2
COMMON OWNERSHIP - - - - - -
STREAMS - - - - - - - - - - -
CEMETERY - - - - - - -
CONDOMINIUM - - - - - -
FARMSTEAD - - - - - -
OLD PROPERTY LINES - -
UTILITY LINES - - - - - -
ROW EASEMENT - - - - - -
ROW EASEMENT PWD - - -

FEET 300 150 0 300 600 900
SCALE: 1" = 300'
METERS 75 37.5 0 75 150 225

REVISED TO: APRIL 1, 2024

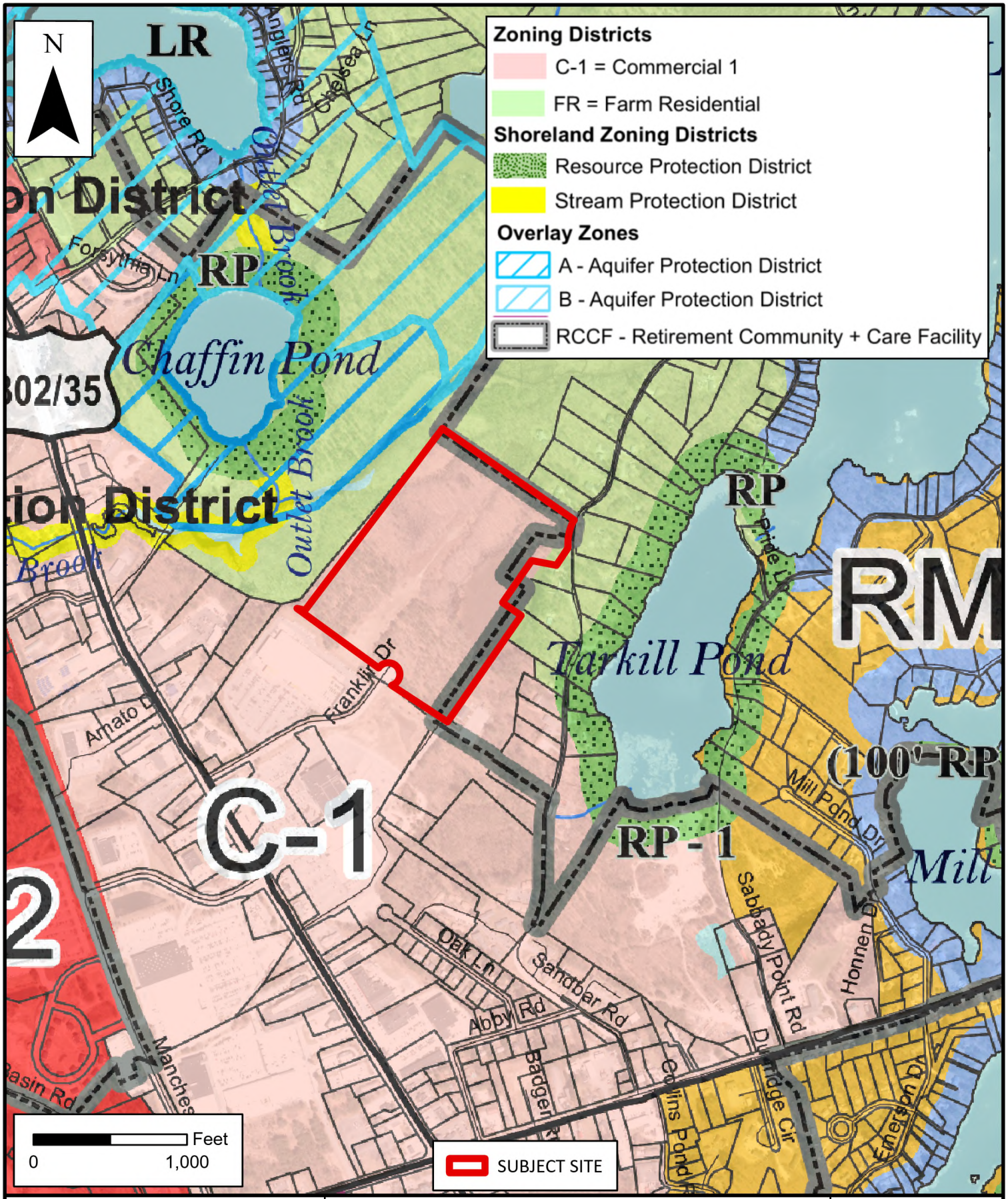
PROPERTY MAPS

WINDHAM

MAINE

INDEX DIAGRAM

MAP NO. 18



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

ZONING MAP

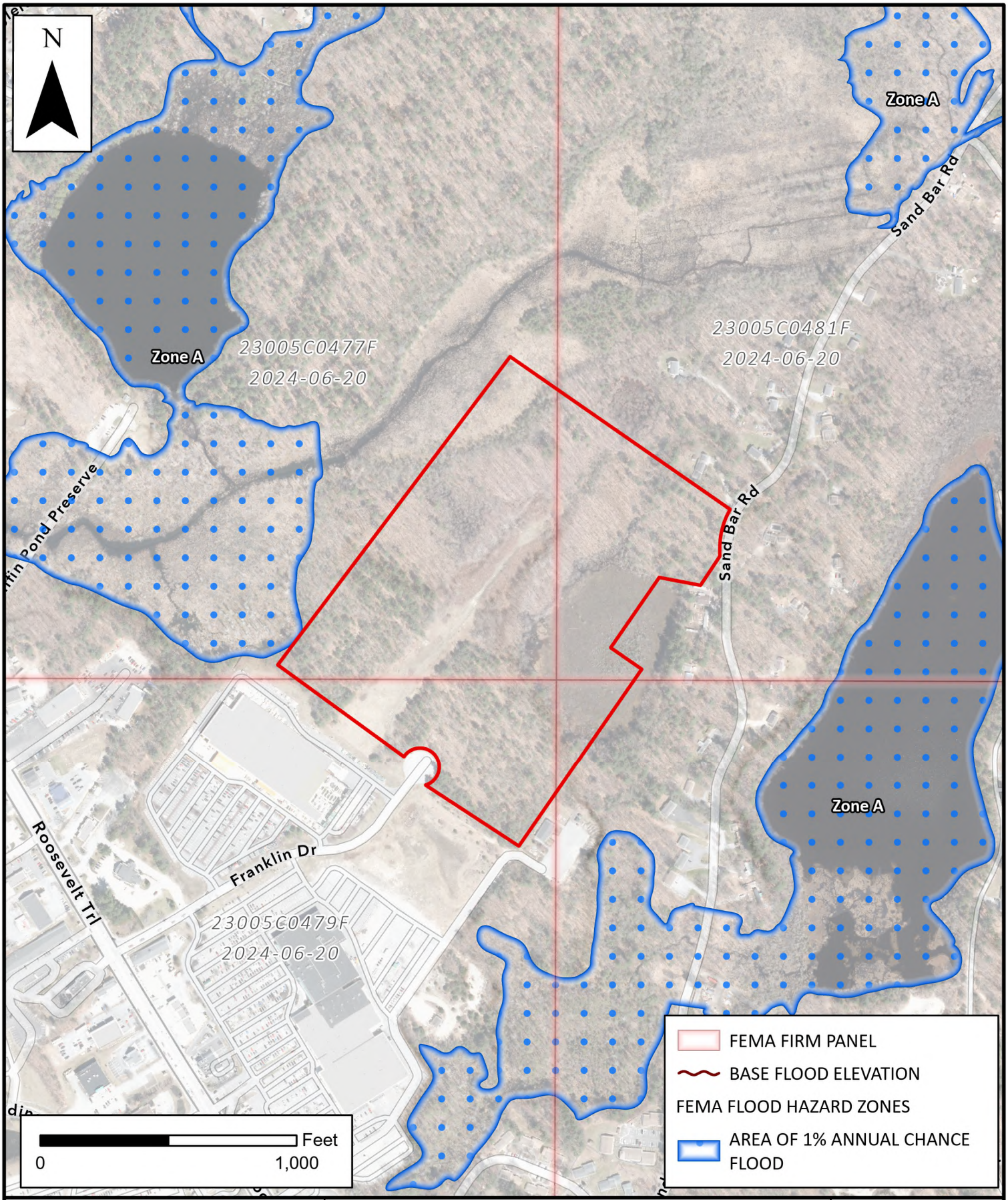
NEW GEN ESTATES, LLC

SCALE: 1:10,000

DATE: 6/18/2025

LOCATION:
20 FRANKLIN DR
WINDHAM, ME

INFORMATION:
TOWN OF WINDHAM, MAINE
LAND USE MAP - DATED APRIL 9, 2024



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

FEMA NATIONAL FLOOD HAZARDS

LAND OF JLB WINDHAM, LLC

SCALE: 1:6,000

DATE: 12/17/2024

LOCATION:
20 FRANKLIN DR
WINDHAM, ME

INFORMATION:
MAINE GEOLIBRARY
FEMA NFHL 2024-06-20

Section 3

Abutters Information

Section 3 – Abutters Information

For reference, we have included information pertaining to the abutters within a two-hundred fifty (250) ft. buffer around the project site. This list includes the map-lot number, location, and property owner. Please see the referenced list enclosed within this Section.

250 feet Abutters List Report

Windham, ME
June 16, 2025

Subject Property:

Parcel Number:	018026002A00	Mailing Address:	NEW GEN ESTATES LLC
CAMA Number:	018-026-002-A00		50 MAINE MALL RD
Property Address:	FRANKLIN DR		SO PORTLAND, ME 04106

Abutters:

Parcel Number:	018023000000	Mailing Address:	TOWN OF WINDHAM DONNABETH LIPPMAN PARK 8 SCHOOL ROAD WINDHAM, ME 04062
CAMA Number:	018-023-000-000		
Property Address:	18 CHAFFIN POND RD		
Parcel Number:	018026001000	Mailing Address:	WOODBREY BRADLEY S & WOODBREY MITCHEL W 30 AI ROAD RAYMOND, ME 04071
CAMA Number:	018-026-001-000		
Property Address:	ROOSEVELT TR REAR		
Parcel Number:	018026002000	Mailing Address:	JLB WINDHAM LLC 5050 BELMONT AVENUE YOUNGSTOWN, OH 44505
CAMA Number:	018-026-002-000		
Property Address:	20 FRANKLIN DR		
Parcel Number:	018027000000	Mailing Address:	UNGVARY FRANCIS L IV 94 SANDBAR ROAD WINDHAM, ME 04062
CAMA Number:	018-027-000-000		
Property Address:	94 SANDBAR RD		
Parcel Number:	018027A00000	Mailing Address:	DESMOND MICHAEL J & DESMOND TERRY C 88 SANDBAR ROAD WINDHAM, ME 04062
CAMA Number:	018-027-A00-000		
Property Address:	88 SANDBAR RD		
Parcel Number:	018027C00000	Mailing Address:	CUMMINGS KEITH E & CUMMINGS KATHRYN F 92 SANDBAR ROAD WINDHAM, ME 04062
CAMA Number:	018-027-C00-000		
Property Address:	92 SANDBAR RD		
Parcel Number:	018032001000	Mailing Address:	MB PROPERTIES INC 30 WINDHAM CENTER RD WINDHAM, ME 04062
CAMA Number:	018-032-001-000		
Property Address:	SANDBAR RD		
Parcel Number:	018032B00000	Mailing Address:	WONG CORINNE L 54 SANDBAR RD WINDHAM, ME 04062
CAMA Number:	018-032-B00-000		
Property Address:	54 SANDBAR RD		
Parcel Number:	018032E00000	Mailing Address:	MAYBERRY JACQUELINE REED 247 TANDBERG TRAIL WINDHAM, ME 04062
CAMA Number:	018-032-E00-000		
Property Address:	50 SANDBAR RD		
Parcel Number:	018032I00000	Mailing Address:	WINDHAM VETERANS' ASSOC INC 35 VETERANS MEMORIAL DR WINDHAM, ME 04062
CAMA Number:	018-032-I00-000		
Property Address:	35 VETERANS MEMORIAL DR		

250 feet Abutters List Report

Windham, ME
June 16, 2025

Parcel Number:	018033002000	Mailing Address:	GILLIS MACAULAY
CAMA Number:	018-033-002-000		67 SANDBAR RD
Property Address:	67 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033003000	Mailing Address:	GAUDET CRAIG JOSEPH & GAUDET JANNINE
CAMA Number:	018-033-003-000		73 SANDBAR RD
Property Address:	73 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033A00000	Mailing Address:	MAYBERRY MARVIN R
CAMA Number:	018-033-A00-000		60 SANDBAR ROAD
Property Address:	60 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033B00000	Mailing Address:	VANVALKENBURGH SCOTT R
CAMA Number:	018-033-B00-000		64 SANDBAR ROAD
Property Address:	64 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033B01000	Mailing Address:	LIBBY CLIFFORD W JR
CAMA Number:	018-033-B01-000		70 SANDBAR RD
Property Address:	70 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033C00000	Mailing Address:	LACEY JESSIE
CAMA Number:	018-033-C00-000		81 SANDBAR RD
Property Address:	81 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033C02000	Mailing Address:	GUSTAFSON KARLA M
CAMA Number:	018-033-C02-000		85 SANDBAR ROAD
Property Address:	85 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	070014000000	Mailing Address:	JONLEE WINDHAM LLC
CAMA Number:	070-014-000-000		5050 BELMONT AVENUE
Property Address:	795 ROOSEVELT TR		YOUNGSTOWN, OH 44505

Section 4

Right, Title, or Interest

Section 4 – Right, Title, or Interest

The record owner of the property subject to this application is New Gen Estates, LLC, in accordance with the deed recorded at the Cumberland County Registry of Deeds in Book 40556, Page 273, dated January 2, 2024. Please see the above-referenced deed enclosed within this Section.

After Recording Return to:
New Gen Estates, LLC
675 Main Street
South Portland, ME 04106

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002440261357

KNOW ALL MEN BY THESE PRESENTS, that **JLB WINDHAM LLC**, a Maine limited liability company, with an address C/O Redstone Investments, of 5050 Belmont Avenue, Youngstown, Ohio 44505 ("**Grantor**"), for consideration paid, grants to **NEW GEN ESTATES, LLC,** a Maine Limited Liability Company with a mailing address of 675 Main Street, South Portland, ME 04106 ("**Grantee**), with Quitclaim Covenant, all of its right, title and interest in that certain parcel of land situated in the Town of Windham, County of Cumberland, State of Maine, described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

Subject to taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable and to all easements, covenants, restrictions, and other matters of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 2ND day of January, 2024.

WITNESS:

Print Name: Mya Taylor

GRANTOR:

JLB WINDHAM LLC

Print Name: Lee Birdman
Title: Manager

STATE OF ~~OHIO~~ Florida)
) SS:
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me on the 2nd day of January, 2024 by Lee Budreau, the Manager of JLB Windham LLC and that the same is his/her free deed in said capacity and the free act and deed of said Jonlee Windham LLC.

(Notary Seal)

MARY KOLESAR
Notary Public - State of Florida
Commission # HH 288119
My Comm. Expires Jul 14, 2026
Bonded through National Notary Assn.

Notary Public

EXHIBIT A

Property

A certain lot or parcel of land located on the westerly sideline of Sandbar Road, so-called, and at the terminus of Franklin Drive, so-called, in the Town of Windham, County of Cumberland and State of Maine and shown on the plan titled "Existing Conditions, Land of JLB Windham LLC, 20 Franklin Drive, Windham, Maine", dated November 2022 as revised through 6/7/23, by BH2M, Inc.; said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod found on the westerly sideline of said Sandbar Road at the southeasterly corner of land now or formerly of Michael & Terry Desmond as shown on aforesaid plan;

thence in a general southerly direction along the westerly sideline of said Sandbar Road and along a circular curve to the left, circumscribed by a radius of 300.00 feet, an arc length of 157.72 feet to a capped iron rod found (PLS #586); said capped iron rod found being S 15°-08'-51" W a tie distance of 155.91 feet from said previous 5/8" iron rod found;

thence S 00°-05'-11" W along the westerly sideline of said Sandbar Road a distance of 32.39 feet to a capped iron rod found (PLS #586) and land now or formerly of Clifford Libby;

thence S 33°-43'-11" W along the land of said Libby a distance of 135.63 feet to a 1 ¼" iron pipe found;

thence N 79°-11'-33" W along the land of said Libby a distance of 163.77 feet to a capped iron rod found (PLS #1057);

thence S 34°-43'-02" W along the land of said Libby a distance of 332.75 feet to a capped iron rod found (PLS #1057);

thence S 55°-15'-48" E along the land of said Libby a distance of 147.03 feet to a point and land now or formerly of Scott Vanvalkenburgh;

thence S 34°-45'-17" W along the land of said Vanvalkenburgh, along land now or formerly of Marvin R. Mayberry and along land now or formerly of Windham Veterans Association Inc. a distance of 841.47 feet to a 5/8" iron rod found and land now or formerly of Jonlee Windham, LLC;

thence N 56°-48'-18" W along the land of Jonlee Windham, LLC a distance of 434.59 feet to a point and the easterly sideline of said Franklin Drive;

thence in a general circular direction along the terminus of said Franklin Drive and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 75.00 feet, an arc length of 287.81 feet to a point and land now or formerly of JLB Windham, LLC; said point being N 36°-48'-30" W a tie distance of 140.98 feet from said previous point;

thence N 53°-55'-00" W along the land of said JLB Windham, LLC a distance of 658.28 feet to a point and land now or formerly of Town of Windham known as Donnabeth Lippman Park;

thence S 77°-23'-09" E along the land of the Town of Windham a distance of 54.19 feet to a point;

thence N 37°-05'-59" E along the land of the Town of Windham a distance of 1482.78 feet to a 6"x 6" granite monument found and land now or formerly of Francis L. Ungvary IV;

thence S 55°-13'-49" E along the land of said Ungvary and along the land of Desmond a distance of 1044.01 feet to the point of beginning.

The above described parcel contains 38.59 acres. All bearings refer to grid north.

The premises conveyed hereby are also described as follows:

PARCEL THREE ("Large Back Lot"):

A certain lot or parcel of land with any buildings thereon situated in Windham, Cumberland County, Maine, and bounded and described as follows:

Beginning at the easterly corner of Lot #14 and the southerly corner of Lot #15 as appears on the Plan of Fourth and Last Division of Lots in Windham, Maine, recorded in the Cumberland County Registry of Deeds in Plan Book 6, Page 9. Also being the most southerly corner of land conveyed by Silas Jacobson to Clinton H. Philpot, et al., by deed recorded in the Cumberland County Registry of Deeds; thence North thirty-seven (37°) degrees forty-five (45') minutes west eleven hundred sixty-five (1,165') feet, more or less, to an iron pipe driven in the ground; thence south fifty-two (52°) degrees fifteen (15') minutes east (inadvertently stated as west in prior deeds) along the southeasterly line of land formerly of E.C. Maines, now of Portland Water District, fourteen hundred seventy-two (1,472') feet, more or less, to a stake and other land now or formerly owned by Veronica P. Smith; thence south thirty-seven (37°) degrees forty-five (45') minutes east along line of other land now or formerly of said Smith a distance of eleven hundred sixty-five (1,165') feet, more or less, to a stake; thence north fifty-two (52°) degrees fifteen (15') minutes west fourteen hundred seventy-two (1,472') feet, more or less, to the point of beginning. Meaning and intending to convey hereby a part of Lot #14 as appears in the Plan of Fourth and Last Division of Lots in Windham, Maine, above-referred to, and being a part of the same premises conveyed to Howard H. Boody by Orin P. Chaffin by deed dated August 8, 1895 and recorded in the Cumberland County Registry of Deeds on August 12,1895 in Book 629, Page 11.

Excepting from the above-described premises the Sand Bar Road, so-called, formerly known as South Pond Road, as it is presently laid out, which runs across the above-described premises and which is a public way.

Also excepting from said Parcel Three, those lands described in the following instruments:

1. Deed from Lawrence E. Smith and Veronica P. Smith to Clinton L. Smith and Lois L. Smith dated May 27, 1997 and recorded in said Registry of Deeds in Book 13542, Page 46.

2. Deed from Lawrence E. Smith and Veronica P. Smith to Windham Mall Associates dated February 24,1992 and recorded in said Registry of Deeds in Book 9919, Page 207.

3. Deed from Veronica P. Smith to Bradley S. Woodbrey and Mitchell W. Woodbury dated June 10,2003 and recorded in said Registry of Deeds in Book 19532, Page 165.

Also conveying all rights and easements (if any) reserved in any of the above-described instruments.

Being a portion of those premises conveyed to Grantor by deed of Veronica P. Smith dated June 15, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22854, Page 243.

PARCEL FOUR ("Sand Bar Road Lot"):

A certain lot or parcel of land with any buildings thereon situated on the westerly side of Sand Bar Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at 2' iron found on the westerly side of Sand Bar Road at the southeasterly corner of land now or formerly owned by Clinton L. Smith and Lois L. Smith (Book 8109, Page 188); thence N 16° 01' 26" East distance of 207.00 feet to the POINT OF BEGINNING: thence from said point of beginning N 62° 32' 56" W a distance of 77.91 feet to a point at the easterly corner of land to be conveyed to said Clinton L. Smith and Lois L. Smith by Lawrence E. Smith and Veronica P. Smith by deed dated May 27,1997 and recorded in said Registry of Deeds in Book 13542, Page 46; thence N 51 ° 16 '19" E a distance of 73.90 feet to a 1 - /2" iron found; thence N 48° 56' 01" E a distance of 62.05 feet to a point on the westerly sideline of Sand Bar Road; thence southerly along the westerly sideline of said Sand Bar Road 127.87 feet more or less to the point of beginning.

Meaning and intending to convey a 4,789 square foot parcel of land shown on Standard Boundary Survey on Sand Bar Road, Windham, Maine, prepared by Owen Haskell, Inc., dated May 9,1997, last revised May 27,1997.

Being the same premises conveyed to Grantor by deed of the Lawrence E. Smith Revocable Trust dated June 15, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22854, Page 241.

Section 5

Financial & Technical Capacity

Section 5 – Financial & Technical Capacity

Financial Capacity:

Please see the letter from the Applicant's financial lender that describes that the Applicant, New Gen Estates, LLC, currently has sufficient cash positions and available lines of credit to support, construct, and successfully carry out this project.

Technical Capacity:

The Applicant has retained Sebago Technics, Inc., to act as their technical representative for this solar development. The agent authorization information denotes that Robert McSorley, PE, of Sebago Technics, Inc., is the Project Manager for this application. Sebago Technics has also been retained to perform the survey, civil engineering design, landscape architecture, stormwater management design, and preparation of local and state permits for this proposed development. Resumes of personnel involved in this project are enclosed within this Section, and a firm description of Sebago Technics, Inc. is included below:

Sebago Technics, Inc. is a multi-disciplinary engineering firm that offers a wide range of services, specializing in land development, land use planning, permitting, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general civil engineering, road and utility infrastructure design, construction management, permitting, landscape architecture, land surveying, soil sciences, wetlands science, and environmental services.

Sebago Technics, Inc. rev. 8/27/2025				
OPINION OF PROBABLE COSTS				
FRANKLIN DRIVE SOLAR - WINDHAM, ME				
Notes:				
1. The opinion of probable costs is based upon historic unit pricing, this opinion of probable cost is in no way,				
implied or expressed otherwise, as a warranty that the project can be constructed for the presented costs.				
2. This opinion of probable cost excludes design and permitting fees, land acquisition costs, legal costs				
testing services and/or construction phase services.				
3. This opinion of probable cost is based on no geotechnical data for the site. This opinion of probable cost				
does not reflect the actual earthwork associated with construction of the project and only quantifies				
earthwork items as part of the opinion of probable cost.				
4. This opinion of probable cost does not include any costs associated with testing and/or mitigating for				
environmental and/or hazardous elements associated with the proposed development site or the existing				
structures contained thereon.				
5. This opinion of probable cost excludes any and all costs associated with mobilizing to the site				
and/or contractor amenities for the site.				
6. This opinion of probable cost does not include any primary electric conduit as directed by the Architect.				
SITE PREPARATION				
Clearing & Stump Removal	AC		$ 4,500.00	$ 9,450.00
Strip Topsoil/Grub	CY		$ 4.00	$ 6,800.00
				$ 16,250.00
EARTHWORK				
Structural Fill (Assume 1' for Footings)	CY		$ 15.00	$ 11,250.00
Rip Rap	CY		$ 100.00	$ 15,000.00
Site Earthwork	CY		$ 25.00	$ 30,000.00
				$ 56,250.00
EROSION CONTROL				
Erosion & Sedimentation Control	ALLOW		$ 20,000.00	$ 20,000.00
				$ 20,000.00
ELECTRICAL SERVICE				
Secondary Underground Service	LF		$ 45.00	$ 24,075.00
CMP Junction Box	EA		$ 3,500.00	$ 3,500.00
				$ 27,575.00
STORM DRAINAGE				
Storm Drain pipe	LF		$ 135.00	$ 5,400.00
				$ 5,400.00
LANDSCAPING				
Loam & Seed	SY		$ 10.00	$ 71,800.00
				$ 71,800.00
ROADWAY/ PARKING				
Gravel Path	SY		$ 25.00	$ 35,000.00
				$ 35,000.00
CONCRETE				
Transformer Pad	EA		$ 2,500.00	$ 2,500.00
				$ 2,500.00
GATES & FENCING				
Fence	LF		$ 25.00	$ 28,000.00
Bollard	EA		$ 350.00	$ 1,400.00
Sliding Gate	EA		$ 5,000.00	$ 5,000.00
				$ 34,400.00
SUB TOTAL				**$ 269,175.00**
10% CONTINGENCY				**$ 26,917.50**
ESTIMATED PROJECT COST				**$ 296,092.50**

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 Jun 09 2025 11:03:15. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
NEW GEN ESTATES, LLC	20142095DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
12/19/2013	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing
50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106	50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106

Clerk/Registered Agent

Physical	Mailing
BHUJANGARAO GALI 50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106	BHUJANGARAO GALI 50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106

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)	Long Form with amendments ($30.00)

SEBAGO TECHNICS

Maine's Creative Engineering Collective

EVERYTHING WE DO IS SHAPING

Sebago Technics is a creative engineering collective comprising 110+ design professionals and technical staff, with three offices across Southern and Western Maine. Our comprehensive services encompass all aspects of projects, from initial site assessment and design to navigating permitting and overseeing construction.

THE WAY WE WORK

One of the defining features that set us apart is our structure as a 100% employee-owned company. The commitment and collaboration of our employees drive our success, and our team-based approach ensures that each client benefits from the expertise and insights of multiple specialties. Our diverse team of engineers, surveyors, landscape architects, and environmental scientists work together to deliver exceptional results on every project.

We welcome your vision and ideas. Beginning with a profound respect for people and processes, we actively listen to understand your goals. Leveraging our extensive experience and expertise, we work in tandem with you to uncover unseen opportunities and bring your vision to life.

FOUNDED

1981

TEAM MEMBERS

110+

STRUCTURE

100% EMPLOYEE-OWNED

SPECIALTIES

CIVIL ENGINEERING
SURVEY/GEOMATICS
LANDSCAPE ARCHITECTURE
TRANSPORTATION/TRAFFIC ENGINEERING
ENVIRONMENTAL SERVICES
PLANNING & PERMITTING
GIS & CAD

SECTORS

MUNICIPALITIES
INSTITUTIONS
HEALTHCARE
RESIDENTIAL
COMMERCIAL

LET'S MEET TOGETHER

207.200.2100

75 John Roberts Road, Suite 4A
South Portland, Maine 04106

2024 Best Places to Work in ME

SHAPING TOGETHER

ROBERT A. MCSORLEY, PE

Senior Project Manager

Mr. McSorley joined Sebago Technics, Inc. (STI) in 2006. He has worked in the Civil Engineering field since 1986 and is a Senior Project Manager specializing in project management for government, commercial and residential projects. He is responsible for client contact, proposals, financial aspects of projects, preparation of reports, bid documents, permitting issues, and construction coordination on a variety of public and private projects. He is also active in the community having served on the Portland Water District Board of Trustees and on the Scarborough Sanitary District Board of Trustees and currently serves as a Board member for Camp Scarborough.

EXPERIENCE

Mr. McSorley has completed several commercial and residential projects in New Hampshire and Massachusetts. In addition, he assists in QA/QC oversight of other projects, marketing of firm's services and technical guidance and training staff.

Rob has also performed peer reviews of projects and was the Assistant District Engineer for a 4,800 acre Special Services District. In that capacity, he was responsible for civil engineering and water management reviews for new projects. In addition, he was responsible for the design of the District's infrastructure including water, IQ and gravity sanitary, force mains, pump stations, drainage roadways and water management systems.

Some of his most notable work experience includes:

- Gorham Road Drainage Improvements – South Portland, ME
- Maine Mall Road Drainage Improvements – South Portland, ME
- Maine Mall Road Sanitary Sewer Replacement – South Portland, ME
- Maine Street Drainage & Sidewalk Improvements – Town of Kennebunkport, ME
- Bedford Street Sewer Separation Project & Portland Water District Main Project – Portland, ME
- Mast Road Culvert Replacement – Town of Waterboro, ME
- Pine Street Bridge Replacement (Box Culvert) – Porter, ME
- USPS FSS Building Expansion – North Reading, MA
- Sunbury Retirement Residence – Bangor, ME
- Derry Retirement Residence – Derry, NH
- Beverly Retirement Community – Beverly, MA
- Tewksbury Retirement Residence – Tewksbury, MA
- Portland Retirement Residence – Portland, ME
- Billerica Retirement Residence – Billerica, MA
- Mountain View Estates – North Conway, NH
- Veteran's Administration Medical Center Cogeneration Facility – Canandaigua, NY
- Synchronous Condenser, Green Mountain Power – Jay, VT
- Veterans Administration Hospital – Palm Beach County, FL

EDUCATION

Florida Atlantic University
Boca Raton, FL
Bachelor of Science,
Mechanical Engineering, 1995

University of Maine - Orono, ME
Majored in Mechanical Engineering
1980-1983

REGISTRATIONS

Professional Engineer: Maine, New Hampshire, Massachusetts, Vermont

National Council of Examiners for Engineering and Surveying

MEMBERSHIPS

American Society of Civil Engineers

CERTIFICATIONS

Maine DEP Maintenance & Inspection of Stormwater BMPs

SEBAGO TECHNICS

207.200.2074 RMCSORLEY@SEBAGOTECHNICS.COM

BRIAN A. MCMAHON

Landscape Designer

Brian McMahon graduated from the University of Rhode Island with a degree in Landscape Architecture and a minor in Community Planning. His curiosity and eagerness to learn have shaped him into a critical lead designer on all of his projects. Brian excels in numerous skills including due diligence research, site inventory and analysis, conceptual site planning, graphic visualizations, site design development, and planting design.

EXPERIENCE

Lakeside Norway – Norway, ME: Assisted with site design for a commercial project located along a lakefront property. Brian assisted with the design of the site's recreational amenities along the waterfront, detailed planting plans, and graphic visitations for the full master plan.

Village Area Loop Trail – Gray, ME: Collaborated directly with the Town of Gray to develop a new trail as part of a larger master plan effort. Brian designed the layout of the trail, as well as the associated amenities and planting plans.

Dunes on the Waterfront – Ogunquit, ME: Assisted with the site design for additional rental cottage units along the Ogunquit River. Brian also worked directly with the Town of Ogunquit to approve a zone change for the property, and co-managed the project throughout its entirety.

Martin's Point Health Care Veranda Campus – Portland, ME: Facilitated the site design for a 25,000-square-foot office building on an existing medical campus. Brian's design intent focused on pedestrian and vehicular connectivity throughout the existing campus, while also creating safe, accessible amenity areas for all users of the site.

Portland International Jetport Parking Expansion - Portland ME: Facilitated the site design for a long-term parking lot containing 650 spaces, adjacent to the Portland International Jetport Arrival and Departure Terminals. Brian's design concentrated around parking efficiencies, vehicular traffic flow, and pedestrian way-finding across the expansive site.

Maine Health Medical Building - Waldoboro, ME: Facilitated the site design for a 14,000-square-foot medical building on an undeveloped property. Brian also assisted in the production of construction documents.

One Diamond Residential Development – Biddeford, ME: Provided master planning efforts for a large-scale residential project along the Saco River. Brian assisted with site design, including a riverwalk trail and recreational amenities, detailing site elements, and landscape exhibits.

EDUCATION

University of Rhode Island,
Kingston, Rhode Island
Bachelor of Landscape Architecture
Minor: Community Planning
2021

SEBAGO TECHNICS

207.200.2123 BMCMAHON@SEBAGOTECHNICS.COM

BRANDON J. BLAKE

Senior Civil Engineer / Project Delivery Engineering & Design Manager

Mr. Blake joined Sebago Technics in 2015 and serves as Senior Civil Engineer with over 16 years of civil/site design, including stormwater site design, survey, CADD, stormwater BMP inspection, and construction inspection experience. Brandon has previously worked for civil engineering companies where he held roles as a Civil Engineer, Civil Drafter/Designer, CAD Technician, Surveyor, Construction Inspector, and Site Inspector.

In his role as Project Delivery Engineering & Design Manager, Brandon is responsible for the training and development of team members, the QA&QC process, and the advancement of design assignments through our teams. As a talented and creative engineer, Brandon continues to serve as the lead engineer on special projects, shaping challenging sites and developing creative solutions for clients. Brandon's willingness to explore alternatives and commitment to the growth and advancement of the team members that he manages is admirable. He is responsible for shaping the most successful and recognized projects our organization has completed.

EXPERIENCE

Maine Correctional Center – Windham, ME: Senior Civil Engineer/Designer: Led the design team's effort for the redevelopment of the Maine Correctional Center in Windham, Maine. Redevelopment of the campus included the complete modernization of the facility. Work included new dormitories, and medical, vocational, and fitness facilities. Exterior improvements include a central promenade to facilitate movement between buildings, a softball field, exercise yards, and stormwater treatment BMPs.

109 Capitol Street DHHS & MePERS Office Buildings Complex – Augusta, ME: Lead design engineer for grading, utilities, and drainage design in the development of 125,000 square feet of office space supported by over 500 parking spaces on a 10 acre site with a grade change of 70 vertical feet. Designed an underground drainage chamber system to mitigate post-development runoff conditions while preserving valuable area for surface parking uses.

Middle Road Reconstruction Improvements – Town of Falmouth, ME: Civil Engineer/Designer: Led the design team's efforts in coordinating with the Public Works Director and Town Engineer on the full-depth reconstruction of a heavily traveled 3,200 linear foot roadway. The work consisted of significant realignment and curve superelevation improvements to bring the roadway into current geometric standards. Safety enhancements including introduction of 4-foot wide paved shoulders, large tree and obstacle removals, snow storage shelf creation, and an extensive upgrade to the road surface and subsurface drainage capabilities were also implemented. Brandon assisted the Town throughout the bidding and construction of the roadway.

Hill Way and Scott Dyer Road – Town of Cape Elizabeth, ME: Civil Engineer/Designer: Led the design team's efforts in developing the design plans for the reconstruction of the 700 linear foot Hill Way roadway which included a 1,300 linear foot water main renewal in Hill Way and along the Route 77 roadway corridor. This multi-phase project also includes improvements to the entire length of the 4,700 linear foot Scott Dyer Road. Brandon is leading the design and coordinating with the Town in providing sanitary sewer and drainage improvements, paved 4-foot shoulders, and sidewalk and curbing additions on this partial to full-depth roadway improvement project. The project also involves the close coordination with a commercial development construction project and a surface restoration partnership with the Town, PACTS, and MDOT.

Morse High School (RSU 1) – Bath, ME: Site grading, stormwater infrastructure design, stormwater BMP design and modeling for a new high school and regional technical center in the City of Bath.

EDUCATION

University of Maine, Orono, ME
Bachelor of Science, Civil Engineering
2009

Southern Maine Technical College
South Portland, ME
Applied Associates of Science in
Technical Graphics

CERTIFICATIONS

Certification Maintenance and Inspection of Stormwater Best Management Practices #090

10-Hour OSHA Construction

SEBAGO TECHNICS

207.200.2111 BBLAKE@SEBAGOTECHNICS.COM

KENDALL P. WILLARD, EI

Civil Engineer

Kendall Willard is a Civil Engineer at Sebago Technics, where she has been working since 2022 after previously interning with the company. As a key member of a multi-disciplinary site development team, she specializes in stormwater management systems, erosion control, and site design across various municipal and private sector projects in Maine. Her experience includes development review, BMP inspections, and design work for facilities, shoreline stabilization, and stormwater systems throughout Southern Maine communities including Wells, South Portland, Brunswick, Cape Elizabeth, and Harpswell. Kendall brings practical field experience to her role, where she focuses on environmentally conscious solutions for complex site development challenges.

EXPERIENCE

Development Review and Construction Oversight - Wells, ME: Provided third party erosion control inspections and construction oversight for projects approved by the Town of Wells. Attended pre-construction meetings, reviewed project conformance with approved plans, and monitored sites for erosion control issues throughout the progression of site construction.

BMP Inspections - City of South Portland, ME: Inspected several stormwater management features throughout the City of South Portland using municipal reporting software to communicate maintenance and repair needs.

Bowdoin College Rowing (Smith House Rowing Facility) Sawyer Road - Brunswick, ME: Designed stormwater facilities including permeable surfaces and building drip edges with subsurface treatment for a boathouse facility to be used by the Bowdoin College Rowing Team. Optimized impervious coverage and driveway maneuverability for project needs while complying with strict site constraints. Completed private utility layout to comply with the Town's Resource Protection Districts and shoreland zoning.

Schiller Boat Ramp - Orr's Island, ME: Design Engineer for a boat launch at Bowdoin College's Schiller Coastal Studies Center. Assisted in preparing local and state permitting. Design included multiple stormwater treatment options (wooded buffer and infiltration trench), plan and profile design, and turnaround layout and grading.

Public Safety Building Expansion - Sebago, ME: Provided site grading and utility design as well as prepared submission documents. Participated in Planning Board approval process.

Shoreline Stabilization - Harpswell, ME: Provided rip rap stabilization design for a single-family residence on Mill Cove in Harpswell. Assisted in preparing local and state permitting as well as project design documents and agency correspondence.

Route 77 Stormwater Retrofit - Cape Elizabeth, ME: Provided design insights for the retrofitting of tree filter stormwater systems to treat Route 77 and comply with the Town's MS4 Permit. Offered comparisons of different system models and their associated cost impacts to the Town budget, and prepared construction documents that aligned with the project scope.

EDUCATION

University of Maine - Orono, ME
M.E., Civil Engineering
Concentration in Water and Environment
2022

University of Maine - Orono, ME
B.S., Civil Engineering
Concentration in Water Resources Engineering and Math Minor.
2021

CERTIFICATIONS

Maine Engineer-Intern Certification

SKILLS

AutoCAD Civil 3D, MATLAB, HydroCAD, Hydraflow, HEC-RAS, Bluebeam, Office

PUBLICATIONS

Research Experience, 2019-2020. Wet lab and literary/technical research in anaerobic digestion of food waste and potential inhibitors. Part of an interdisciplinary researching food waste and the solid waste hierarchy. Presented at University Lightning Talks. Published in team article: https://umaine.edu/spire/2020/04/08/sutton/

SEBAGO TECHNICS

207.482.6306 KWILLARD@SEBAGOTECHNICS.COM

THARYN S. NEIN-LARGE, RLA

Maine Licensed Landscape Architect

Tharyn joined Sebago Technics in 2023 as a Landscape Architect. A graduate of the University of Massachusetts with a Master's Degree in Landscape Architecture, Tharyn has an impressive professional background spanning both Massachusetts and Maine. Proficient in 3D renderings, permitting processes, and construction oversight, he is a valuable asset to our multi-disciplinary team.

Tharyn is a licensed landscape architect in both Maine and Vermont, showcasing his commitment to maintaining the highest standards in his field. He is an active member of the Portland-South Portland Waterfront Alliance, further illustrating his dedication to community engagement and professional collaboration. Tharyn's passion for creating sustainable and aesthetically pleasing landscapes aligns seamlessly with Sebago Technics' vision.

EXPERIENCE

Prior to his employment at Sebago Technics, Tharyn's professional experience includes:

Minuteman Regional Vocational Technical High School, Lexington/Concord, MA: Advanced conceptual site design and layout plans into construction documents. Performed Construction Administration.

Attleboro High School – Attleboro, MA: Worked with team to create conceptual site design and layout plans. Advance project construction documents.

UNE IIPE-COM Building – Portland, ME: Led conceptual site design and layout plans. Developed construction documents. Advanced project through permitting and on through to construction administration.

Frank J. Wood Bridge – Topsham/Brunswick, ME: With TYLin Engineers. Advanced design and construction documents of riverside parks on each side of the Androscoggin River for Maine DOT.

NMMC (Northern Maine Medical Center) Assisted Living Facility – Fort Kent, ME: Led conceptual site design and layout plans. Developed construction documents and facilitated construction administration.

Tyler Technologies, Orono Campus – Orono, ME: Developed conceptual Site design and layout plans. Advanced plans into construction documents. Facilitated construction administration for landscape design.

Hannaford Cooperate Headquarters - Scarborough, ME: Led conceptual site design and layout plans. Developed construction documents. Advanced project through permitting and construction administration.

Harold Alfond Center for Cancer Care – (Augusta) Belgrade, ME: Facilitated site design of hospital addition. Renovating existing and developing conceptual site and layout plans to match the existing design language. Advanced design into construction documents and construction administration.

Sandwich Public Safety Complex – Sandwich, MA: Led conceptual site design and layout for a new 5 apparatus bay fire station with police station. Advanced project through Town permitting and on through to construction phase.

EDUCATION

University of Massachusetts, Amherst
Master's Degree, Landscape Architecture, 2015

Graduate Certificate in
Cultural Landscape Management, 2015

A.S. in Turfgrass Management, 2001

University of Southern Maine, Portland
Bachelor of Arts, History, 1998

REGISTRATIONS

Landscape Architect
ME: LAR5267; VT: 125.0133779

CERTIFICATIONS

Waterfront Edge Design Guidelines
Professionals Course

MEMBERSHIPS

Waterfront Alliance Portland & South Portland
Maine - Portland, ME (2023)

Waterfront Edge Design Guidelines Associate
(WEDG) - New York, NY (2022)

Town of Palmer Conservation Commission,
Chair - Palmer, MA (2015-16)

SEBAGO TECHNICS

207.200.2082 TNEIN-LARGE@SEBAGOTECHNICS.COM

GRIFFIN R. STEINMAN, EI

Traffic Engineer

Griffin Steinman joined Sebago Technics in 2022 as a Traffic Engineer within the Transportation Team. In this position, he conducts traffic studies and permitting for site development projects. He also provides support to our traffic signal design and operations practice. A Maine native, Griffin graduated from the University of Maine with a degree in Civil Engineering. He served in transportation intern roles with both the Maine Department of Transportation and City of Portland. In these roles, he gained experience in highway/bridge construction, parking inventory/demand, traffic counts and bike/ped planning. Since graduation, Griffin has worked as a Project Engineer/Estimator with a regional traffic signal equipment/services provider. In this role, he has gained technical knowledge regarding the design, operations, and installation of traffic signals and signal systems.

EXPERIENCE

186 Main Street – Auburn, Maine: Served as the Lead Engineer to provide traffic engineering permitting services for new infill multi-use development in Downtown Auburn. Worked with the City of Auburn to obtain a traffic movement permit (TMP) for the site as the City has Delegated Review Authority for TMPs from MaineDOT. Analysis included trip generation and assignments, safety analysis, and review of pedestrian infrastructure. Additional planning level efforts were coordinated with the City for long-term downtown improvements as a part of the permitting coordination.

Route 236 Traffic Study – South Berwick, Maine: Project responsibilities included modeling existing conditions and over ten proposed alternatives in Synchro SimTraffic for a major planning study along Route 236/Route 4 (Main Street) in South Berwick. The study focused on improving vehicular and pedestrian mobility along a commuter-heavy corridor that had significant existing capacity constraints.

Route 202 at Route 35 Traffic Signal Improvements – Hollis, Maine: Part of the design team in the creation of a new traffic signal plan, including a span wire layout, advanced signage plan, and strain pole cross-section loadings at the intersection of Route 202 and 35 in Hollis. The project is in conjunction with the MaineDOT to improve intersection safety.

Route 1 Traffic Signal Replacements – Kittery, Maine: Part of the design team including existing conditions modeling and preliminary design efforts for the ongoing MaineDOT projects 25433.00 and 25435.00 that include replacing existing signalized intersections along Route 1 in Kittery.

Rock Row Traffic Permitting and Off-Site Improvements – Westbrook/Portland, Maine: Project responsibilities include traffic impact studies to assess and permit the phased build-out of mixed-use development. Design efforts include the simulation modeling of existing and proposed traffic conditions and the monitoring/optimization of traffic signal timings. Work also included the creation of mast arm cross-section plans for a concept traffic signal design.

385 Congress Street – Portland, Maine: Traffic Impact Study to assess and permit the hotel, residential, and commercial mixed-use development. The study included an alternative analysis of proposed traffic configurations using Synchro/SimTraffic modeling software.

Bath Road Brunswick Apartments – Brunswick, Maine: Creation of traffic signal plan set including traffic signal notes, pavement marking plans, and the traffic signal plan sheets.

EDUCATION

University of Maine - Orono, ME
B.S., Civil Engineering, 2019
Concentration: Transportation Engineering

CERTIFICATIONS

Engineering Intern #7821

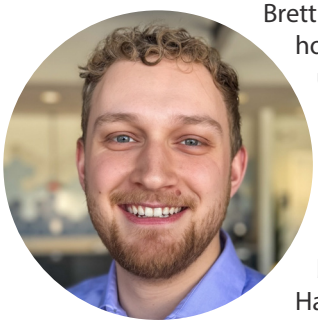
MaineDOT
Local Project Administration Certification

SEBAGO TECHNICS

207.482.6301 GSTEINMAN@SEBAGOTECHNICS.COM

BRETT WIEMKEN

Planning Consultant



Brett Wiemken joined Sebago Technics in September 2023 as Permitting Specialist/Project Coordinator. He holds a degree in City and Regional Planning from The Ohio State University, underscoring his profound understanding of zoning and development projects. As a member of our Entitlements Group within Project Delivery, Brett plays an important role in orchestrating seamless permitting processes and ensuring regulatory compliance for our diverse projects.

Brett is the lead planner for many projects, from leading policy research, to public engagement design, and document development. His mastery of Adobe Creative Suite and extensive graphic design background enables him to create compelling visual communications and enhance project presentations. Having relocated from Central Ohio to Maine, Brett uses his prior educational background and public sector experience to produce visual graphics from public input, coordinate with external entities in gathering document data, and structure the document's overall strategy.

EXPERIENCE

Town of Raymond Planning Services
Lead Planning Consultant managing Planning Board application reviews and site/subdivision project processing for the growing community. Coordinates comprehensive ordinance revisions and maintains regular office hours providing planning assistance to Town officials and residents. Analyzes development proposals, prepares detailed staff reports, and presents recommendations to the Planning Board. Works closely with developers and property owners to ensure compliance with local ordinances while facilitating project advancement.

Bibber Memorial Land Use Text Amendment - Wells, ME
Led successful text amendment process for non-conforming use expansion in a complex regulatory environment. Conducted extensive comparative analysis of municipal codes across multiple jurisdictions to establish benchmarks for definitions and parking standards. Developed comprehensive application materials presenting research findings to Planning Board, Board of Selectmen, and residents. Facilitated numerous public meetings and stakeholder engagement sessions throughout the amendment process, addressing community concerns and incorporating feedback into final recommendations.

Prior to his employment at Sebago Technics, Brett's experiences includes the following:

Orange Township Zoning Department - Delaware County, OH
Served as Senior Zoning Officer for rapidly growing community of 35,000 residents. Spearheaded implementation of innovative New Urbanism community development and transportation corridor overlay district. Led comprehensive Zoning Code rewrite initiative, including extensive public engagement and contemporary planning policy review. Managed Board of Zoning Appeals processes, overseeing variance requests and special permits while maintaining detailed documentation of decisions. Administered township GIS database, creating specialized maps and analyses for planning initiatives. Contributed significantly to Active Transportation Plan adoption and 10-year Parks Master Plan development, focusing on connectivity and accessibility. Coordinated Comprehensive Plan implementation with township staff while preserving 40% open space allocation, balancing development pressures with environmental conservation goals.

EDUCATION

The Ohio State University
Columbus, OH
City & Regional Planning
Minor: Architectural Studies
2021

Columbus State Community College
Columbus, OH
Architectural CAD Drafting Certificate
2022

LEADERSHIP

Delaware Leadership, 2022
Delaware County Chamber of Commerce

SKILLS

Proficient in Adobe Creative Suite (InDesign, Illustrator, Photoshop), ArcGIS, SketchUp, & Microsoft Office Suite

MEMBERSHIPS

American Planning Association (APA)

SEBAGO TECHNICS

207.482.6323 BWIEMKEN@SEBAGOTECHNICS.COM

EBEN P. ROBICHAUD

CADD Technician

Eben, a skilled CADD Technician at Sebago Technics, possesses a natural talent for visualizing spatial concepts and aesthetics, showcased both through his free-hand skills and proficiency in CAD. His work reflects a strong attention to detail, consistently producing clean and balanced compositions. Eben stands out as an alternative problem solver, employing lateral thinking to discover creative solutions. His patient nature complements a thoughtful approach to work, emphasizing active listening for comprehensive understanding. Eben's commitment to excellence is evident in his excellent detail-oriented structured methodology, firmly believing in the mantra of working smarter, not harder. As a collaborative brainstormer, he thrives in small team settings, contributing to a dynamic and innovative work environment.

EXPERIENCE

487 Shore Road – York Maine
Developed a plan set for a single residence.
Site plans feature:

- Stepped retaining walls, patios, pools, and fire pits, putting greens, rose gardens and extensive landscaping
- Grading and drainage plans
- Sewer and storm drain plans
- Erosion control plans and details

Northern Light Acadia Hospital Courtyards – Bangor Maine
Developed a plan set for each child's, adolescent, and adult patient courtyards. Site plans feature:

- Playgrounds, basketball half court, walking paths and, extensive landscaping
- Grading and drainage plans
- Utilities plans and details

Lakeside Norway – Norway Maine
Developed a plan set for the Town.
Site plans feature:

- Walking paths, marine docks, fire pit, exterior stage and parking lots and drive aisles
- Grading and drainage plan with consideration to shoreland zone areas Utilities plans for multiuse space and erosion control plans and details

EDUCATION

University of Southern Maine
Portland, Maine
Bachelor of Arts
2024

Maine Media Workshops
Rockport, Maine
Film Work Study Program
2009

SKILLS

AutoCAD 2022
Land f/x
Microsoft Office Suite
Google Earth
Blue Beam

SEBAGO TECHNICS

207.200.2118 EROBICHAUD@SEBAGOTECHNICS.COM

Section 6

Traffic Information

Section 6 – Traffic Information

This application is solely for the proposed solar energy system development located on Lot 26-2-A03. As such, the proposed solar development will not generate any consistent daily traffic upon completion of construction. Temporary vehicles may enter the site for maintenance activities over the course of site operations.

Section 7

Utility Information

Section 7 – Utility Information

Water:
The proposed solar energy system use does not include any facilities that require water demand. Please see the *Grading & Utility Plan* within the Plan Set.

Sewer:
Similar to water service, there are not any proposed facilities within the solar development that require sewerage disposal connections. Please see the *Grading & Utility Plan* within the Plan Set.

Electrical:
Central Maine Power (CMP) will provide electrical service through an underground connection from the Franklin Drive extension. An interconnect will be installed underground within the solar development to connect to the wider power grid. Please see the *Grading & Utility Plan* enclosed within the Plan Set for additional information.

Section 8

Stormwater Management

Section 8 – Stormwater Management

Please see the *Stormwater Management Report* enclosed within this Section that has been prepared for this proposed development.

Section 9

Performance Standards & Approval Criteria

Section 9 – Performance Standards & Approval Criteria

This application is subject to review by several articles as defined within the Town of Windham's Land Use Ordinance (Chapter 120). Below, we offer the following narrative to directly address each applicable articles subject to this application:

ARTICLE 3 – DEFINITIONS:

Solar Energy System: A solar energy system, consisting of solar panels combined with other associated components such as mounting racks, transformers, inverters and/or batteries, whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means. It may be roof-mounted or ground-mounted, and may be of any size as follows:

Large-scale solar energy system is one whose physical size based on total area projected over a roof or the ground is equal to or greater than 43,560 square feet.
The proposed solar component of this application has a footprint area that exceeds one (1) acre, or 43,560 sf., thus, meeting the qualifications for a large-scale solar energy system.

ARTICLE 4 – ZONING DISTRICTS:

§120-410. – Commercial District 1 (C-1): Permitted Uses – Dwelling, Multi-Family & Solar Energy System:

As defined above, the proposed solar energy system use is a permitted use within the Commercial 1 (C-1) zoning district classification. The project site can be identified on the Town's Tax Map 18 as Lot 26-2-A03, and is identified on the Town of Windham's Land Use Map as being zoned within the C-1 zoning district (*Council approved, dated April 9, 2024*).

ARTICLE 5 – PERFORMANCE STANDARDS

§120-511.C.3.b. – Buffer Yard: Buffers Along Streets: Commercial Districts (C-1, C-2, C-3, C-4, VC, & WC Districts): Use Buffer Yard G.: The proposed solar development is solely accessible via a private, internal gravel drive. Thus, this buffer yard standard does not apply to this solar development.

§120-566. – Solar Energy Systems: These standards apply to the solar component of this application, and the following narrative addresses the applicable standards within §120-566. The solar arrays do not exceed the maximum building height allowable within the Commercial 1 (C-1) zoning district. Similarly, the front, rear, and side setbacks requirements are all met, as the proposed solar energy system is located internal to the lot. Thus, the existing vegetation that will be retained from the project will serve as a sufficient visual screen/buffer from the solar energy system.

A *Decommissioning Plan* has been developed for this project and is enclosed within this Section. The proposed solar energy system installation will be performed in compliance with the photovoltaic system standards in the latest edition of the National Fire Protection Association (NFPA) Fire Prevention Code. Further, the project minimizes the clearing of natural vegetation to the greatest extent practicable. All proposed plantings within the development contain native or non-invasive species.

ARTICLE 8 – SITE PLAN REVIEW

This application is subject to the Site Plan Review criteria, as defined within the Town of Windham's Land Use Ordinance, §120-812 Major Site Performance Standards & Approval Criteria. As such, listed below are each of the applicable standards and how they relate to this proposed project.

§120-812.A. – Utilization of the Site: The property subject to this application is an undeveloped tract of land located at the terminus of the existing Franklin Drive. The proposed solar energy system use is a permitted use within the Commercial 1 (C-1) zoning district. No wetland impacts are proposed under the scope of this application, and the proposed development utilizes the nature contours of the site to the greatest extent practicable.

§120-812.B. – Vehicular Traffic: The proposed solar development use will not create any significant vehicular traffic. Temporary trips are anticipated from the construction of the development, and post-construction vehicular traffic is limited to the maintenance of the solar energy system. One (1) private access drive is located on the parcel for the adjacent multi-family development.

§120-812.C. – Parking & Loading Requirements: The proposed solar energy system use of the site does not generate traffic, and does not require the design for large parking areas or loading docks. The proposed project includes an access drive for maintenance, and traffic related to the construction of the project will be temporary.

§120-812.D. – Pedestrian Traffic: The proposed solar development does not include uses that are pedestrian generators. Please see the plans submitted for the overall layout of the solar energy system development.

§120-812.E. – Stormwater Management: A Stormwater Management Report has been prepared for this proposed project, and is included in the enclosed *Section 8 – Stormwater Management*.

§120-812.F. – Erosion Control: An *Erosion & Sedimentation Control Plan* has been prepared for this project and is enclosed within the Plan Set.

§120-812.G. – Water Supply Provisions: This proposed solar development does not involve any uses that have a demand for water supply. As such, this standard is not applicable to this application.

§120-812.H. – Sewage Disposal Provisions: This proposed solar development does not involve any uses that have a demand for sewerage disposal. As such, this standard is not applicable to this application.

§120-812.I. – Utilities: This proposed development includes a connection to the electrical grid serviced by Central Maine Power (CMP). All electrical utility lines are to be located underground, which will extend from the proposed Franklin Drive extension to the project site. Please see the enclosed *Section 7 – Utility Information* within this application binder, and the *Grading & Utility Plan* within the Plan Set.

§120-812.J. – Groundwater Protection: This proposed development does not involve any uses that require a connection to public water, public sewer, or private water and septic design. The project's design does include an overall master stormwater management design for the entirety of the Franklin Drive Subdivision. As such, this project is not expected to adversely impact the overall availability, quality, or quantity of groundwater.

§120-812.K. – Water Quality Protection: The project site is located within the Sebago Lake Watershed. This project will not utilize any public water connections or private wells for water supply, as there is not any water demand for the proposed solar development use. The overall stormwater management design for the Franklin Drive Subdivision incorporates sufficient methods for treating and handling runoff. Day-to-day operations do not require the storage or use of hazardous substances such as fuels, industrial chemicals, or waste that might contaminate or adversely impact water quality. As such, this standard is met.

§120-812.L. – Hazardous, Special, & Radioactive Materials: There are no anticipated sources or generators that may produce hazardous, special, or radioactive materials within the scope of the proposed development. Additionally, there are no flammable or explosive liquids, solids, or gases that will be stored in bulk above-ground within the project site.

§120-812.M. – Shoreland Relationship: The project site is not located within the Shoreland Zoning District. The successful completion of this proposed development will not result in any adverse impacts to available water quality or quantity.

§120-812.N. – Technical & Financial Capacity: Please see the enclosed *Section 5 – Financial & Technical Capacity* demonstrating that the Applicant has sufficient financial resources to construct, operate, and maintain all aspect of the proposed development. Additionally, Section 5 contains supplemental information related to the project team assembled and their history, qualifications, and evidence of prior experience.

§120-812.O. – Solid Waste Management: The proposed solar development does not contain any uses that will regularly generate solid waste. Temporary construction and demolition debris may be created during the construction process, which are to be disposed of by a licensed solid waste contractor at a licensed facility.

§120-812.P. – Historical & Archaeological Resources: A response from the Maine Historic Preservation Commission (MHPC), dated December 31, 2024, was received regarding the property subject to this application. In their response, MHPC states that no historic properties will be affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. No further consultation is required at this time. Please see the above-referenced response enclosed within this Section. For reference, we have included this determination within this Section.

§120-812.Q. – Floodplain Management: Please see the information provided within the enclosed *Section 2 – Location & Resource Maps*. The project site is not located within the mapped Federal Emergency Management Agency (FEMA) 100-year Floodplain hazard area.

§120-812.R. – Exterior Lighting: This proposed development does not include any lighting for the solar development. One (1) light is proposed at the site's gravel access drive which is located on the lot for the multi-family development. Please see the enclosed *Section 11 – Lighting Information* section for additional information.

§120-812.S. – Noise: The proposed development is not anticipated to generate an unreasonable amount of noise detectable at property lines. This project is subject to the limitations regarding the timing of construction activities and restrictions.

§120-812.T. – Storage of Materials (Landscape Plan): The proposed solar energy system development does not include any exposed and outdoor storage areas, machinery, or other areas used for the storage of automobile parts that require screening. The project will utilize existing, mature vegetation to provide sufficient buffering from adjacent properties.

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

August 26, 2025

Rodney Kelshaw
Flycatcher
Lower Falls Landing, 106 Lafayette Street, Suite 2A
Yarmouth, ME 04096

Via email: rodney@flycatcherllc.com

Re: Rare and exemplary botanical features in proximity to: Post-survey Follow-up, Sebago Technics Job #230411, Franklin Drive Subdivision, New Gen Estates LLC, Map 18, Lot 26-2, Windham, Maine

Dear Rodney Kelshaw:

In MNAP's comments to Sebago Technics dated April 9, 2025, MNAP recommended setbacks for the development from the nearby Red Maple Swamp. On June 23, 2025, you emailed MNAP indicating that during your turtle survey at the site, it appeared that the area did not meet the definition of Red Maple Swamp. On July 23, 2025, you, Emily Carty, and Kristen Puryear met at the New Gen Estates project site in Windham to examine and discuss the boundaries of the Red Maple Swamp.

As a result of this survey, MNAP has determined that the extent of the Red Maple Swamp is much smaller than originally mapped, and that its current extent does not meet the criteria to be mapped as an exemplary natural community. MNAP has 'downgraded' this occurrence, which essentially de-maps it from environmental review screenings. MNAP has no concerns regarding the Red Maple Swamp at the Windham LMF Site and the proposed New Gen Estates/Frankline Drive Subdivision and has no recommendations for any setbacks.

Feature	State Status	State Rank	Global Rank	Occurrence Rank	Site / Notes
Red Maple Swamp	--	S5	G3G5	D Poor	Windham LMF Site

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive another invoice for $519.11 for the field visit and follow-up reporting.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

April 9, 2025

Jordan Gagnon
Sebago Technics
74 John Roberts Road, Suite 4A
South Portland, ME 04106

Via email: jgagnon@sebagotechnics.com

Re: Rare and exemplary botanical features in proximity to: #230411, Franklin Drive Subdivision, New Gen Estates LLC, Map 18 Lot 26-2, Windham, Maine

Dear Jordan Gagnon:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received December 10, 2024, with clarifying site plans received December 18, 2024 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Windham. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, a portion of the planned subdivision includes an exemplary Red Maple Swamp. Large and intact examples of this wetland type are uncommon in Maine and provide important habitat for a variety of plants and animals. Activities within 250 feet can adversely impact this exemplary wetland. MNAP recommends avoiding development activity and clearing within 250 feet of the Red Maple Swamp. Please see the table below, attached map, and attached factsheet for more information.

Feature	State Status	State Rank	Global Rank	Occurrence Rank	Site
Red Maple Swamp	--	S5	G3G5	B Good	Windham LMF Site

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. MNAP invoiced Sebago in January for $150.00 for two hours of services. There is no additional payment due.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

Franklin Drive Subdivision, Map 18 Lot 26-2, Windham, ME

Approximate Project Area

Red Maple Swamp

N

0 125 250 500 Feet

Maine Natural Areas Program, April 2025
NAIP 2021 Imagery

Red Maple Swamp

Red Maple - Sensitive Fern Swamp

State Rank S5

Community Description

Red maple dominates the somewhat open to nearly closed canopy (20-90% closure), sometimes with a relatively large component (up to 40% cover) of balsam fir, red spruce, or northern white cedar. Green ash and yellow birch are common, but rarely abundant, associates. The maples may be widely spaced with multiple trunks and arching crowns. The shrub layer is patchy; winterberry is common and various other shrubs may be locally abundant. The herb layer is well developed and dominated by herbs, with dwarf shrubs <20% of herb cover. Bluejoint and sensitive fern are characteristic herbs. The bryoid layer is usually <35% cover; peat mosses are typical but do not form extensive, deep carpets as they do in peatlands.

Soil and Site Characteristics

Sites occupy mineral soils or well decomposed organic material over mineral soil on flats or gentle slopes in small basins, often on floodplains of streams to small rivers. Soils are typically 30-60 cm deep, loamy to silty in texture, sometimes with well decomposed muck over the mineral fraction, and pH 4.8-5.4.

Diagnostics

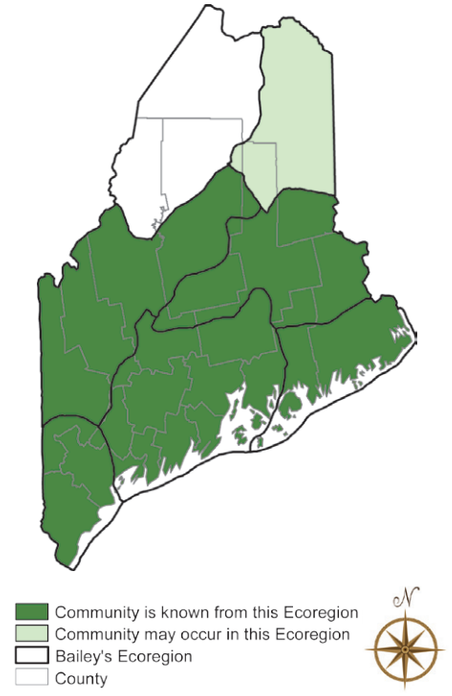
These are mineral soil wetlands in which red maple dominates the canopy or is co-dominant with conifers other than black spruce or larch. The seasonally flooded soils usually remain saturated through the growing season.

Red Maple Flowers

Similar Types

Red Maple Wooded Fens are similar, but either occur in association with large peatlands or occupy small somewhat peaty basins; they do not occur on mineral soils. Some small Northern White Cedar Swamps and Spruce - Fir - Cinnamon Fern Forests, particularly along the coast, include a fair amount of red maple but have cedar or spruce/fir, respectively, as the most abundant canopy species. Silver Maple Floodplain Forests are dominated by silver maple and generally occur along larger rivers, but the two types can intergrade on some floodplains.

Location Map



Red Maple Swamp

Conservation, Wildlife, and Management Considerations

Maintaining the hydrologic integrity of these stream drainages with upland buffers is key. These swamps typically have had few conflicting uses, although some have been recently harvested. ATV use has been observed at some sites.

Red maple swamps often provide habitat in which spotted turtles hibernate. If wet Sphagnum hummocks are present, four-toed salamanders may breed in this community. Examples that occur on floodplains of streams and small rivers may contain wood turtles, which overwinter in the stream channel and forage in the floodplain. The silver-haired bat often roosts in riparian habitats in trees with loose bark. The northern waterthrush is a common associate of this community type. In the southern part of the state, the Louisiana waterthrush and yellow-throated vireo may be associates if the canopy is closed or nearly so.

Distribution

Statewide, but most common in the southern half of state. Extends southward and southwestward from Maine; eastward distribution unknown.

Landscape Pattern: Large Patch

Characteristic Plants

These plants are frequently found in this community type. Those with an asterisk are often diagnostic of this community.

Canopy
Balsam fir
Gray birch
Northern white cedar
Red maple*
Red spruce

Sapling/shrub
Arrowwood*
Balsam fir
Gray birch*
Red spruce
Speckled alder*
Winterberry*

Herb
Bluejoint*
Flat-topped white aster*
Interrupted fern
Tussock sedge
Royal fern*
Sensitive fern*

Bryoid
Sphagnum mosses*

Associated Rare Plants

Smooth winterberry holly
Spicebush
Swamp saxifrage
Swamp white oak
Sweet pepper-bush

Associated Rare Animals

Spotted turtle
Wood turtle

Examples on Conservation Lands You Can Visit

- Kennebunk Plains Preserve – York Co.
- Mt Agamenticus – York Co.
- Steep Falls Wildlife Management Area – Cumberland Co.
- Waterboro Barrens Preserve – York Co.

Rare and Exemplary Botanical Features within 4 miles of
Project: #23041, Franklin Drive Subdivision, Map 18 Lot 26-2, Windham, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Nodding Pogonia						
	T	S2	G4?	2010-08-18	5	Hardwood to mixed forest (forest, upland)
	T	S2	G4?	2010-08-18	11	Hardwood to mixed forest (forest, upland)
Pitch Pine Bog						
		S2	G3G5	2004-06-21	10	
Red Maple Swamp						
		S5	G3G5	2004-06-21	16	
Scarlet Oak						
	E	S1	G5	1916-08	2	Hardwood to mixed forest (forest, upland)
Small Whorled Pogonia						
	E	S2	G2G3	2018-06-15	18	Hardwood to mixed forest (forest, upland)
Spicebush						
	SC	S3	G5	2006-06-11	11	Forested wetland

Date Exported: 2024-12-18 11:05

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 **G1**	**Critically Imperiled** – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 **G2**	**Imperiled** – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 **G3**	**Vulnerable** – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 **G4**	**Apparently Secure** – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 **G5**	**Secure** – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX **GX**	**Presumed Extinct** – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH **GH**	**Possibly Extinct** – Known from only historical occurrences but still some hope of rediscovery.
S#S# **G#G#**	**Range Rank** – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU **GU**	**Unrankable** – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR **SNR**	**Unranked** – Global or subnational conservation status not yet assessed.
SNA **GNA**	**Not Applicable** – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems.
Qualifier	**Definition**
S#? **G#?**	**Inexact Numeric Rank** – Denotes inexact numeric rank.
Q	**Questionable taxonomy that may reduce conservation priority** – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The "Q" modifier is only used at a global level.
T#	**Infraspecific Taxon (trinomial)** – The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	**Endangered** – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	**Threatened** – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	**Special Concern** – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	**Potentially Extirpated** – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	**Excellent** – Excellent estimated viability/ecological integrity.
B	**Good** – Good estimated viability/ecological integrity.
C	**Fair** – Fair estimated viability/ecological integrity.
D	**Poor** – Poor estimated viability/ecological integrity.
E	**Extant** – Verified extant, but viability/ecological integrity not assessed.
H	**Historical** – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	**Extirpated** – Documented loss of population/destruction of habitat.
U	**Unrankable** – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	**Not Ranked** – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
http://www.maine.gov/dacf/mnap

maine DEPARTMENT OF Agriculture Conservation & Forestry
NATURAL AREAS

SEBAGO TECHNICS

December 6, 2024
230411

RECEIVED
DEC 10 2024
By 2193-24

Mr. Kirk Mohney, Director and State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street, 65 SHS
Augusta, Maine 04333-0065

Email submittal: MHPCprojectreview@maine.gov

Re: Site Review Request
Re: Franklin Drive Subdivision, Windham - New Gen Estates, LLC
Tax Map/Lot: 18/26-2

Dear Mr. Mohney:

Sebago Technics respectfully requests a project site review for a proposed 4-lot subdivision located off Franklin Drive in the Town of Windham. The development area is approximately 38.59-acres of mainly undeveloped area on a lot identified of the Town of Windham Tax Map 18 as Lot 26-2. The proposed development is located just east of the terminus of Franklin Drive. The proposed development is a subdivision project consisting of 4-lots and a proposed right of way extension from Franklin Drive that will be built to Town of Windham Standards with parking along the roadway. As part of the site development reconnaissance, we request a review by the Maine Historic Preservation Commission for any properties or structures of historical significance in the vicinity of the proposed site.

A review of the Town Comprehensive Plan and the National Register of Historic Places did not identify historic buildings or sites of historical significance. The applicant intends to maintain mature vegetation where feasible to provide natural buffering between the neighboring properties. We note that a review assessing property cards and street view photographs of direct abutting properties did not reveal any properties directly abutting the subject property that appear to be greater than fifty years of age. We have also attached a USGS Site Location Map and a concept plan of the overall property to assist in your review of historical resources.

At your earliest convenience, please review the material and let me know your findings. If you have any questions on this project or require additional information, please do not hesitate to contact me at (207) 200-2115 or by email at jgagnon@sebagotechnics.com. I look forward to hearing from you.

Sincerely,
SEBAGO TECHNICS, INC.

Jordan Gagnon
Permitting Specialist

enc.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney — 12/31/24
State Historic Preservation Officer — Date
Maine Historic Preservation Commission

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

April 23, 2025

Jordan Gagnon
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

RE: Information Request - 20 Franklin Drive, Subdivision, Windham Project ID 8731-10094

Dear Jordan:

Per your request received on December 10, 2024, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***20 Franklin Drive, Subdivision, Windham*** project, pursuant to MDIFW's authority. MDIFW understands the project proposes a four-lot subdivision on approximately thirty-nine acres of land. Per a 4/23/2025 phone conversation, MDIFW understands three projects on these lands will collectively undergo Site Law review and will be permitted separately. For the purposes of this review, MDIFW presumes tree clearing would occur.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maine's Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of this project.

Blandings Turtle and Spotted Turtle

Potential habitat is present onsite for Spotted turtle (State Threatened) and Blanding's turtle (State Endangered). Spotted and Blanding's turtles are most frequently associated with small, acidic wetlands and vernal pools located in large, intact landscapes. They also use small streams,

shrub swamps, wet meadows, bogs, and forested swamps. As these habitats are present in the project area, MDIFW recommends the on-site peatland wetlands be avoided and buffered with a 250-foot undisturbed, intact vegetative cover. Alternatively, we recommend that surveys be conducted for these two species within the project area, conducted by qualified biologists with experience surveying for these species, following MDIFW's most recent survey protocols.

For additional information and survey protocols, contact Reptile and Amphibian Group Leader Derek Yorks (Derek.Yorks@Maine.gov) with Environmental Review Coordinator Andy Wood (Andrew.J.Wood@Maine.gov) copied on correspondence.

Eastern Ribbonsnake

Potential habitat is present onsite for the Eastern ribbon snake, a State Species of Special Concern. This rare species is a slender, semiaquatic snake often observed near the edges of emergent marshes, wet meadows, scrub-shrub wetlands, beaver impoundments, bogs, river and stream floodplains, and vegetated shorelines of ponds and lakes. As these habitats are present in the project area, MDIFW recommends the on-site peatland wetlands be avoided and buffered with a 250-foot undisturbed, intact vegetative cover. Alternatively, we recommend that surveys be conducted for this species within the project area, conducted by qualified biologists with experience surveying for this species, following MDIFW's most recent survey protocols.

For additional information and survey protocols contact Reptile and Amphibian Group Leader Derek Yorks (Derek.Yorks@Maine.gov) with Environmental Review Coordinator Andy Wood (Andrew.J.Wood@Maine.gov) copied on correspondence.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

Per a 4/23/2025 phone discussion, MDIFW understands that surveys for vernal pools have been conducted and one significant vernal pool and one non-significant vernal pool were found onsite. We ask that you send any vernal pool survey forms to vernalpool.mdifw@maine.gov so that we can review the data associated with these pools. If project timing does not allow for verification of Significance, we recommend that each pool be protected with a 250-foot intact, undisturbed buffer. Please note that MDIFW's recommended buffers for these features may be considered in the context of their potential as habitat for threatened and endangered turtles and special concern snakes (described in the section above).

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it

should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

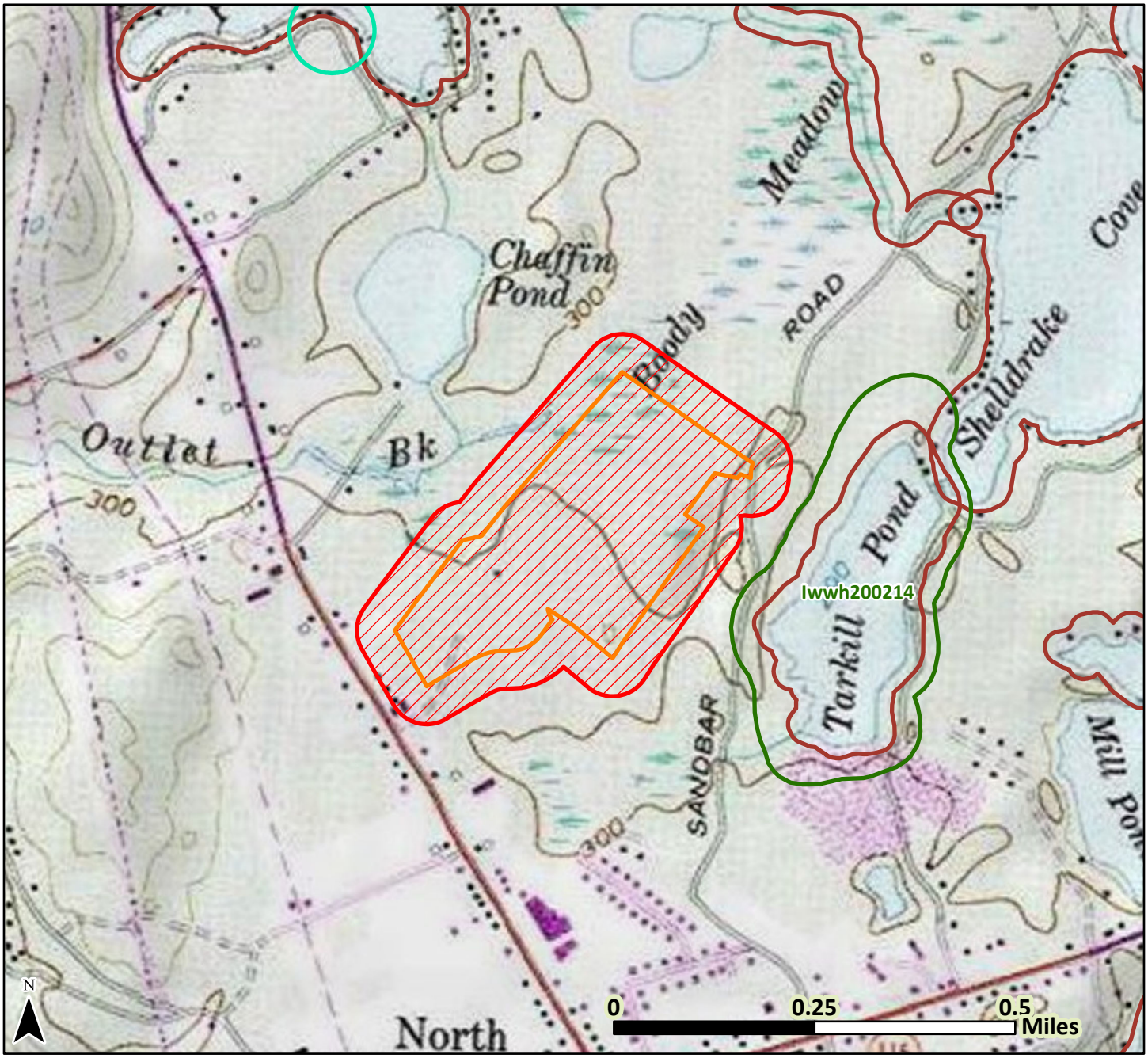
Best regards,

Andrew Wood
Environmental Review Coordinator

Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

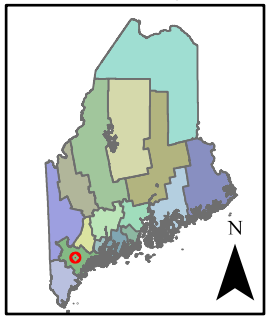
20 Franklin Drive, Subdivision, Windham

Project ID 8731, Version ID 10094



County Boundary
Township Boundary
Project Footprint
Search Area
Inland Waterfowl/Wading Bird
Significant Vernal Pool
Special Concern Fish

Date: 12/11/2024
Projection:
UTM Zone 19N, NAD83



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

Green Sun
Alternative Energy Solutions

Decommissioning Plan and Cost Estimate: Windham Solar Array

Sequence of disassembly

1 Disconnect the electrical feed to the transformer from transmission line. (16 man hours)

2 Disconnect inverters from the combines and switch gear/ transformers and remove all wire and conduit. Salvage all copper wire. (32 man hours)

3 Disconnect the solar strings from the inverters and Remove Inverters (x 4) (32 man hours)

4 Salvage copper from all strings between the inverter and the array (x 24 strings) (~10000 feet) (120 man hours)

5 Remove Solar Panels and place in Dumpsters

- 100 modules a day -24 man hours/day for 6 days (144 man hours)
- $10 per module for transport of modules to recycle facility including dumpster cost: $ 6420

6 Disassemble racking system and collect steel for salvage: 36 sections at 5 sections per day for 7 days with 24 man hours/day: (168 man hours)

7 Remove screws from the ground and collect steel for salvage: 36/ day with 16 man hours per day for 4 days. (64 man hours).

8 Remove transformer, switch gear and major electrical components.

One day with crane service with removal and disposal/salvage $5000

Cost Estimate

Labor:

- Estimated Total man hours: 580 hours
- Cost per man hour: $45
- Total Labor Estimate: $26,100

Removal and Disposal:

- Solar Panel disposal: $6420
- Electrical Equipment Disposal: $5000
- Dumpster Cost: $3000
- Crane service and Rental equipment : $9500

Total Decommissioning Cost: $62,700

PV Solar Site
Commissioning Checklist

Site Name:			
System Designation:		Inverter Type:	
Commissioned Date:		Inverter SN:	

	Safety	Check	Note	Photo
1	AC & DC disconnects are in the open position.			
2	All combiner fuses holders are open.			
3	No voltage is present at either the AC or DC Disconnects.			
4	If disconnects are not in sight during testing use LOTO.			
	Plan Review			
5	Review "As Built" Plan changes.			
6	Equipment locations, model #s and specifications as per Plan.			
7	OCP amperage and voltage as per Plan.			
8	Conduit sizes and materials as per Plan.			
9	Current carrying conductor size and type as per Plan.			
10	Grounding and Bonding Conductor - Size and Type as per Plan.			
11	Equipment and Conduits Grounded or Bonded as per Plan.			
	Inverter Output and AC Disconnects			
12	Net Metered OCP is installed in the correct panel location and is properly labeled.			
13	All Code and PSS required labels are on the AC disconnect cover.			
14	AC disconnect terminations have been torqued and labeled.			
15	The AC disconnect is wired as per Plan.			
16	The AC disconnect is securely attached and neat.			
	Inverter			
17	The Inverter is properly sited and secured with all manufacture's required clearances.			
18	Isolation transformer terminations are as per manufacture's instructions and torqued.			
19	AC & DC terminations are as per manufacture's instructions, torqued and labeled.			
20	Visually inspect the inverter enclosure for signs of damage in shipping or siting and that all doors open freely.			
21	Visually inspect the interior of the inverter and check for loose sub-assemblies and connections.			
22	Inverter ventilation fan moves freely and filters are in-place.			
23	All Code and PSS required labels are on the inverter doors.			
24	Bender RCMS Unit and combiner power supply is properly installed as per PSS's installation instructions.			

	PV Output to Inverter	Check	Note	Photo
25	Junction box terminations are torqued, cables are labeled and properly grounded.			
26	Cables routed through conduit bodies are neat and not damaging Cable insulation.			
27	Expansion joints are installed as per manufacture's instructions and per Plans.			
28	Conduit runs are per Plan, neat, supported properly and the conduit fittings are tight.			
29	The DC disconnect is securely attached and neat.			
30	The DC disconnect is wired as per manufacture's and PSS's instructions.			
31	DC disconnect terminations have been torqued and labeled.			
32	All Code and PSS required labels are on the DC disconnect cover.			
	PV Array			
33	Racking is complete and installed as per the manufacturer's instructions.			
34	The module's nameplate specification are as per the Plans.			
35	Modules are installed and mounted as per the manufacture's instructions.			
36	There are no damaged or misaligned modules in the array.			
37	PV connectors are installed as per the manufacture's instructions and fully engaged.			
38	PV Wiring is properly supported, neat and there are no point where the insulation could become damaged.			
39	Array combiners are terminated as per Plans and are neat.			
40	Combiner terminations have been torqued and labeled.			
41	All Code and PSS required labels are on the combiner cover.			
42	Review the String Open Circuit Voltage and Short Circuit Amperage Test Results.			
43	Review DC Array Megger Test results.			
	Inverter Start-up			
44	Close the inverter AC disconnects and power-up the inverter AC side, record the line voltages.			
45	Turn on the inverter and test all safety interlocks (door switches, Bender, Anti-Islanding, etc).			
46	Close all combiner fuse holders and any manual disconnects			
47	Confirm DC voltage and polarity at the DC disconnect and at the inverter.			
48	Confirm the AC and DC Surge Protection is operational.			
49	Close the inverter DC disconnects and put the inverter on line.			
50	Confirm inverter display voltages and check inverter output.			
51	Complete Performance Testing			

	Monitoring Equipment	Check	Note	Photo
52	Weather Station equipment is installated and wired as per the manufacture's instructions.			
53	Power Monitoring equipment is installated and wired as per the manufacture's instructions.			
54	Monitoiring from the inverter and the Gateway is complete and operational.			

	Inspection Notes

	Readings			
Irradiance - Watt/m2:			Ambient Temp. 0C.:	
AC Resistance Reading			Field Measured Readings	
AC Line Resistance:			AC Line Voltage	
	Phase A to Grd:		Phase A to Grd:	
	Phase B to Grd:		Phase B to Grd:	
	Phase C to Grd:		Phase C to Grd:	
AC Line Current			AC Line Current	
	Phase A:		Phase A:	
	Phase B:		Phase B:	
	Phase C:		Phase C:	
			DC Input Voltage:	
			DC String Voltage:	
			DC Input Current:	
			Control Power:	

Commissioner	

Untitled Preventive Maintenance

Preventive Maintenance

Site Info

Site name

Site Contact (name)

Site Contact (phone)

Site Contact (email)

Street Address

City

State

Zip code

Asset Owner

Field Service Provider

Site Notes

System Info

System Size (kW-dc)

System Installation Type

Module Manufacturer

Module Model

Inverter Manufacturer

Inverter Model

# of Inverters

Racking Manufacturer

DAS/SCADA System Manufacturer

DAS/SCADA login information

Technician Info

Lead Technician

Additional Technician(s)

Date

Safety

Start time

JHA

Have all parties onsite reviewed and signed a Jobsite Hazard Analysis?

Stretch and flex

Have all parties onsite performed a stretch and flex?

LOTO

Have all parties onsite reviewed the Lock Out-Tag Out procedure?

PPE

Do all parties onsite possess and know how to use the appropriate personal protective equipment (PPE), including any tools and arc flash gear, needed to perform the tasks?

Dispatcher Notifications

Have you notified all relevant parties (Sales Co, Monitoring agent, etc) that you're onsite and may turn off equipment today? Note the contact person in the comment.

Recommended Repairs and General Notes

Recommended Repairs and Additional notes

1.0 Grounds, Access, Security

Site security: access point, locks, security system

General grounds/roof condition: erosion, drainage, easements, debris

Roof penetrations, damage, potential leaks, drains

Roadways: check for damage, erosion, drainage

Fencing: intact, post/footer condition, erosion, rust

Vegetation: height, shading of array, need for mitigation

Animals: pests/rodents, infestations, damage

2.0 Inverters

Are inverters operational?

General condition: display screen operational, mounting intact, equipment clearance, animals/pests

Signage and labeling: legible, firmly attached

Integrity of the enclosure: penetrations, supports, fittings, door hinges, interior/exterior clean and free of debris, no moisture or rust

Pads: level, intact, free of debris

Thermal scan inside inverter, AC and DC connections

Signs of arcing, fuse failure, or overheating

Termination tightness and torque marks

Grounding and bonding: ground straps, ground fault fuse intact

Conductors: routing and wire management, labeling/color coding, protected from damage

Filters, fans, heat sinks: check condition, clean/replace as necessary

IV curve tracing

String testing (Voc and Imp)

Inverter and meter power readings: verify output with monitoring system

Insulation resistance testing

Any other manufacturer requirements from installation manual or warranty guideline (note in comments)

Other observations or notes regarding inverter condition

Confirm proper operation following PM; inverter output matches expected/calculated output

3.0 DC Components (discos, combiners, recombiners, etc.)

Signage and labeling: legible, firmly attached

Mounting and Enclosure condition: secure, clean and free of debris/dirt/moisture/rust

Grounding and bonding intact

Termination tightness and torque marks

Equipment clearance

Conduit penetrations, support, fittings

IR thermal imaging, note thermal anomalies

Free of signs of arcing

Conductors: routing and wire management, labeling/color coding, protected from damage

Switches, fuses, disconnects: test to ensure proper function

IV curve tracing, if required

Confirm proper operation following PM

4.0 AC Components (meters, discos, switch gear, transformers)

Signage and labeling: legible, firmly attached

Mounting and Enclosure condition: secure, clean and free of debris/dirt/moisture

Equipment clearance

Conduit penetrations, support, fittings

IR thermal imaging; note thermal anomalies

Free of signs of arcing

Grounding and bonding intact

Termination tightness and torque marks

Conductors: routing and wire management, labeling/color coding, protected from damage

Switches, fuses, disconnects: test to ensure proper function

Confirm proper operation following PM

5.0 Modules and Racking

Soiling, debris

Shading concerns: now or future

Modules: damage, delamination, discoloring

Wire management: secured, drip loops, metal ties

Backsheets: check for scratches, marks, burns

Leads, connectors, homeruns: damage, loose or failed connectors

Structural integrity: damage, rust, row shifting (frost heave, ground movement)

Condition of ballast blocks, slip sheets, wind deflector

Roof penetrations: sealed, intact, no ponding

Grounding and bonding intact: check continuity between module frames and racking

Torque: torque marks in place, properly tightened

Animals: pests/rodents, infestations, damage

Is this a tracking system?

6.0 Conduit, Raceways, BOS

Secured at proper intervals, fittings tight, gaskets intact

Expansion fittings functioning properly

Grounded as required

Signs of rusting, damage, degradation

Signs of water intrusion

7.0 DAS/SCADA and Weather Station

Signage and labeling: legible, firmly attached

Mounting and Enclosure condition: secure, clean and free of debris/dirt/moisture

Termination tightness and torque marks

Conductors: routing and wire management, labeling/color coding, protected from damage

Pyranometer: reference cell in POA confirmed, properly secured to mounting surface, clean

Pyranometer calibrated to irradiance sensor

Cell temp sensor properly installed

Compare temp on back of module with monitoring system reading

Compare ambient temp with monitoring system reading

Anemometer: mounting intact, mounting secure, functioning

Fans in equipment and modem enclosure: turn freely, functional, free of obstruction/debris

8.0 Storage

Site Checkout

All equipment operational at end of visit?

Monitoring system operational at end of visit?

Is the site clean and fully secured as you depart?

End time

Lead Technician Signature

Memorandum of Findings

Date:	August 10, 2025
To:	Robert McSorley, PE (Sebago Technics) and Suresh Gali (New Gen Estates)
From:	Rodney Kelshaw (Flycatcher LLC)
CC:	Jordan Gagnon and Brian McMahon (Sebago Technics), Erin Gilmore (Flycatcher LLC)
Subject:	Maine Endangered Species Act Target Species Wildlife Survey Report: Blanding's & Spotted Turtle & Ribbon Snake Survey Results: Franklin Drive– Windham, Maine

INTRODUCTION

PROJECT BACKGROUND

We understand New Gen Estates is proposing a residential subdivision and associated solar energy project (Franklin Drive Subdivision, "the Project"), on an approximately 38.6-acre parcel in Windham, Maine (Figure 1). In a response to an information request about the site the Maine Department of Inland Fisheries and Wildlife (MDIFW) noted that Blanding's turtle (*Emydoidea blandingii*), a State-listed Endangered species, and spotted turtle (*Clemmys guttata*), a State-listed Threatened species, are known to occur near the Project site. Additionally, MDIFW noted that eastern ribbon snake (*Thamnophis sauritus*), a State-listed species of Special Concern (Priority 2 Species of Greatest Conservation Need (SGCN)), may occur on or nearby the Project site. As such, MDIFW requested a survey be completed to determine the presence and/or probable absence of these three species. Based on previous consultation, MDIFW believes that a visual assessment alone will not be suitable to satisfactorily answer their questions of presence/absence for two target species and has recommended 5-day trapping and visual surveys for Blanding's and spotted turtles. The MDIFW agreed to visual surveys for ribbon snakes.

Flycatcher submitted proposed survey methods to and requested a scientific collection permit (SCP) from MDIFW, and the SCP was approved by MDIFW on July 8, 2025. Flycatcher followed the methods and performed the survey in early-July 2025. The results of the survey detailed in this Report are intended to identify potential siting and habitat constraints (or lack thereof), support the acquisition of land use permits for the Project, and address MDIFW concerns about travel corridors between primary habitats to inform mitigation opportunities as applicable.

PROJECT SITE

The Project site is located off the north end of Franklin Drive and west of Sand Bar Road. Based on the aerial photo review the surrounding land uses include residential and commercial buildings and associated development to the south and east, as well as undeveloped forested upland and wetland areas to the west and north. The site itself is currently undeveloped; however there is historic fill and regrading for a woods road that extends through the center of the site. Uplands are dominated by red oak (*Quercus rubra*) and pine (*Pinus sp.)* forests with a primarily open understory. The most heavily disturbed area along the eastern side of the road in the center of the site has a thicket of knotweed (*Fallopia japonica*). The area 100-150 feet off either side of the road was cleared and is now open grassland.

The project site and surrounding area are within the Sebago Lake watershed. There is an emergent/scrub-shrub/forested wetland complex on the eastern boundary of the site that contains three vernal pools along the western edge of the wetland. The entire western side of the site is flanked by a large wetland that begins as forested and transitions into an emergent and scrub/shrub swamp, which contains Outlet Brook, a tributary to Sebago Lake and Chaffin Pond. A portion of this area is mapped by the Maine Natural Areas Program (MNAP) as a Red Maple Swamp natural community with an associated state ranking as S5. The emergent, scrub/shrub and forested wetlands have a dense herbaceous layer which is a primary habitat indicator for both turtle species. The town of Windham is designated by MDIFW as a town with potential habitat presence for each of the species of concern for this scope of work.

SURVEY METHODS

Pre-survey Data Review and Planning: Primary Habitat Identification

The identification and delineation of primary habitat was based on the definitions provided in MDIFW Maine's Wildlife Action Plan (2015)[1], as defined below. In this context, habitat designation is by "Formation" name and discussed at the "Macrogroup Level". The habitat descriptions below show that these three species share similar habitat requirements.

> *Ribbon Snake:* Primary habitats for ribbon snake are vernal pools, Laurentian-Acadian wet meadow shrub swamp, North Atlantic Coastal Plain Basin peat swamp, North-Central Interior and Appalachian rich swamp, Boreal-Laurentian-Acadian acidic basin fen, and North-Central Interior and Appalachian acidic peatland.
>
> *Spotted Turtle:* Primary habitats for spotted turtle are vernal pools, headwater creeks, Laurentian-Acadian wet meadow shrub swamp and freshwater marsh, introduced wetland and riparian vegetation, Laurentian-Acadian Alkaline Conifer-hardwood swamp, North-Central Appalachian acidic swamp, North-Central Interior and Appalachian rich swamp.
>
> *Blanding's Turtle:* Primary habitats for Blanding's turtle are vernal pools, Laurentian-Acadian wet meadow shrub swamp and freshwater marsh, introduced wetland and riparian vegetation, North-Central Appalachian acidic swamp, North-Central Interior and Appalachian rich swamp.

Prior to performing on-site fieldwork, Flycatcher reviewed existing data sources including but not limited to:

- United States Geological Survey (USGS) topographic mapping;
- United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) mapping;
- USGS National Hydrography Dataset (NHD); and
- Recent and historic aerial photography (via Google Earth).

Flycatcher performed a vernal pool assessment in 2022, and a wetland delineation was subsequently conducted by a different consulting firm. Flycatcher reviewed the existing data sources and then conducted an on-site investigation in Spring 2025 to develop the site-specific trap placement plan by identifying potential primary habitat on and off-site (Figure 2). These data were used to determine meander survey routes to best target the most likely areas to encounter the target species.

On-Site Wildlife Survey Methods

Flycatcher utilized two forms of concurrent on-site surveys to collect data for the turtle and snake species which would satisfy the requirements of the presence/absence study. This includes a trap-based survey for turtles and a visual meander survey for ribbon snakes and turtles, as described in more detail below.

[1] Maine Dept. of Inland Fisheries and Wildlife. 2015. Maine's wildlife action plan. Maine Dept. of Inland Fisheries and Wildlife, Augusta, ME.

Turtle Trapping Survey

Wildlife biologists from Flycatcher followed the Spotted Turtle Assessment Protocol[2]. Flycatcher used the Trap-based Rapid Assessment (TRA) to achieve the five-day (four trap night) study goal. The trap deployment occurred Day One – there were four consecutive trap nights, and the traps were removed on Day Five. Traps were checked every 24-hours or sooner. The trap locations were based on the protocol; however distances between traps and between sites (plots) vary due to the size of the wetlands (preferred habitat), their shape/configuration, location within the site, and proximity to off-site habitat. Traps were camouflaged with leaves and other herbaceous debris to prevent predation. There are 5 sites, for a total of 12 traps on the Project site (Figure 1).

Site 1: Located near the southern end of the survey area within the southeast wetland and along the largest vernal pool border. This plot is a mix of forested uplands and wetlands. Four traps were deployed along the vernal pool border. The distance between traps averaged approximately 50 meters.

Site 2: Located northeast of Site 1, this wetland complex is within the same southeast wetland as Site 1. Three traps were deployed in suitable habitat spread across the vernal pool boundaries. The distance between traps was between 25 and 50 meters.

Site 3: Located northeast of Site 2, within the southeast wetland. One trap was deployed in the vernal pool. This is a small vernal pool that extends off-site, thus limiting available trap sites.

Site 4: Located on the northern side of survey area, within the northern wetland. Two traps were deployed in this section of ponded wetland. The distance between traps was approximately 25 meters.

Site 5: Located on the western side of survey area, within the northern wetland. Two traps were deployed in this section of ponded wetland. The distance between traps was approximately 10 meters.

VISUAL SURVEY: TURTLES AND SNAKES

Flycatcher used the Unconstrained Visual Rapid Assessment (VRA) to perform ribbon snake surveys and additional Blanding's and spotted turtle surveys. This survey is not constrained by time limits, however, was instead accomplished by using a meander survey along/within suitable habitat adjacent to the wetlands. Surveys meandered along/through primary habitat once per day for five days. This focused on the upland along the wetland/upland boundaries and shoreline observation along vernal pools. The upland areas not associated with wetland within the site are considered less suitable habitat due to the topography, some areas of invasive species, and previous disturbance. The survey start and stop times along with the route were tracked via GPS[3] and is depicted on Figure 1.

VRA 1: VRA 1 occurred along the southwestern boundary of a large wetland complex in the eastern part of the site. The transect started at Site 1 Trap 1 and ended at Site 1 Trap 4. The VRA consisted of upland and wetland following the hillslope. Significant vernal pool VP-CWF-2 was present within the transect. Biologists paused along the wetland edge with binoculars to determine if turtles could be seen basking.

VRA 2: VRA 2 occurred along northwestern boundary of a large wetland complex in the eastern part of the site from Site 1 Trap 4 and ending at Site 3 Trap 1. The transect consisted of upland and wetland following the hillslope. Vernal pools VP-CWF-1 and VP-EEG-1 were present within the transect. Biologists paused along the wetland edge with binoculars to determine if turtles could be seen basking.

---

[2] Spotted Turtle Working Group, *Supported in part by State Wildlife Grants through the USFWS Competitive State Wildlife Grants Program and the Northeast Regional Conservation Needs (RCN) Program, www.northeastturtles.org*, March 7, 2018

[3] The GPS Flycatcher uses is capable of sub-meter accuracy.

VRA 3: VRA 3 occurred in the upland area between the northern and southeast wetlands. The transect started at Site 3 Trap 1 and ended at Site 4 Trap 1.

VRA 4: VRA 4 occurred along the northeastern portion of the western wetland boundary meandering through upland and wetland areas. The transect started at Site 4 Trap 2 and ended at Site 5 Trap 1.

VRA 5: Conducted in the upland and wetland areas along the southeastern boundary of the western wetland. The transect started at Site 5 Trap 1 and headed southwest until reaching the western property boundary at the top of a hillslope.

VRA 6: VRA 6 was conducted on the last trapping day to revisit the areas where the three snake siting points were taken in previous VRAs. The wetland and upland between those points was meandered to encompass a buffer around the points where the snakes may travel. No snakes or turtles were observed.

VRA 7: VRA 7 was not geolocated but occurred between the two observation points where the unidentified snakes had been seen. This transect was walked during a site visit after trapping occurred on 7/23/25.

RESULTS

Flycatcher performed the trapping and visual survey from July 10-14, 2025. The results are detailed below and in the associated attachments. The map Figure is included in Attachment 1, Trap Survey Results (Table 1) and Meander Survey Results (Table 2) are included in Attachment 2, Trap Set Forms and Trap Check Forms are included in Attachment 3, and representative photographs are included in Attachment 4. Please note the time listed in the meander survey results table does not include the time setting, checking, and removing traps; the time performing these tasks is in addition to the time listed in the table. Observers continued to watch for turtles and snakes while checking, setting, and removing traps. When predation occurred, scientists moved the traps to more obscure locations and added more vegetation cover.

Survey Results Timeline

July 10, 2025: Traps were deployed, and three biologists (observers) performed meander surveys. No Blanding's turtles, spotted turtles, or ribbon snakes were observed.

July 11, 2025: Traps were checked and moved to more camouflaged locations. One observer performed the VRA meander survey along the upland and the other along the shoreline. No Blanding's turtles or spotted turtles were observed. Two potential ribbon snakes were observed, but both darted into holes before full identification occurred. One observation occurred during VRA 3 near Site 4 Trap 1. The second occurred during VRA 4 near Site 5 Trap 1. In Site 2 Trap 1 there was a green frog *(Lithobates clamitans)* in the trap.

July 12, 2025: Traps were checked, and one observer performed the meander survey along the upland and the other along the shoreline. No Blanding's turtles, spotted turtles, or ribbon snakes were observed. In Site 2 Trap 3 there was a green frog.

July 13, 2025: Traps were checked. Site 2 Trap 3 was moved deeper into the wetland to avoid predation. One observer performed the meander survey along the upland and the other along the shoreline. No Blanding's turtles, spotted turtles, or ribbon snakes were observed. In Site 1 Trap 4 there was a green frog in the trap.

July 14, 2025: Traps were checked and removed, and one observer performed the meander survey along the upland and the other along the shoreline. No Blanding's turtles, spotted turtles, or ribbon snakes were observed. In VRA 4 one observer identified a garter snake. An additional VRA (VRA 6) was conducted.

July 23, 2025: During a site visit to review the red maple swamp natural community the area where two unidentified snakes were previously observed was re-surveyed. This VRA was not geolocated, but two Flycatcher biologists walked parallel meandering transects from the northern observation point to the southern. No snakes or turtles were observed.

CONCLUSIONS

There was no documented presence at, or use of, the Project site by spotted turtle or Blanding's turtle from the turtle trap survey or turtle / ribbon snake meander survey. Based on these results it is unlikely that the identified potential habitat on site, and directly adjacent to this property, are currently providing a principal function of primary habitat for the target species. Additionally, the proposed development is in the central portion of the site where there is previous disturbance and it is located adjacent to existing commercial development, which decreases its potential value as habitat.

No ribbon snake sightings were confirmed on-site during the turtle / snake meander survey. However, there were two snakes observed during the meander survey that were either a common garter snake (*Thamnophis sirtalis*) or ribbon snake. These sightings were on the western side of the site, in the gently sloping area between the large wetland complex and steep slope to the east. There is no proposed development in these locations and the closest proposed development to these locations is the proposed solar array, so if that is to be developed the snakes could still travel through the area post construction.

Additionally, we recommend the Project continue with current plans to avoid and minimize impacts to wetlands, waterbodies, vernal pools, and watercourses.

Rodney Kelshaw, CWB/PWS/CPSS/CPESC/CESSWI/LSE/LSS

rodney@flycatcherllc.com

(207) 944-6776

Attachment 1: Figure

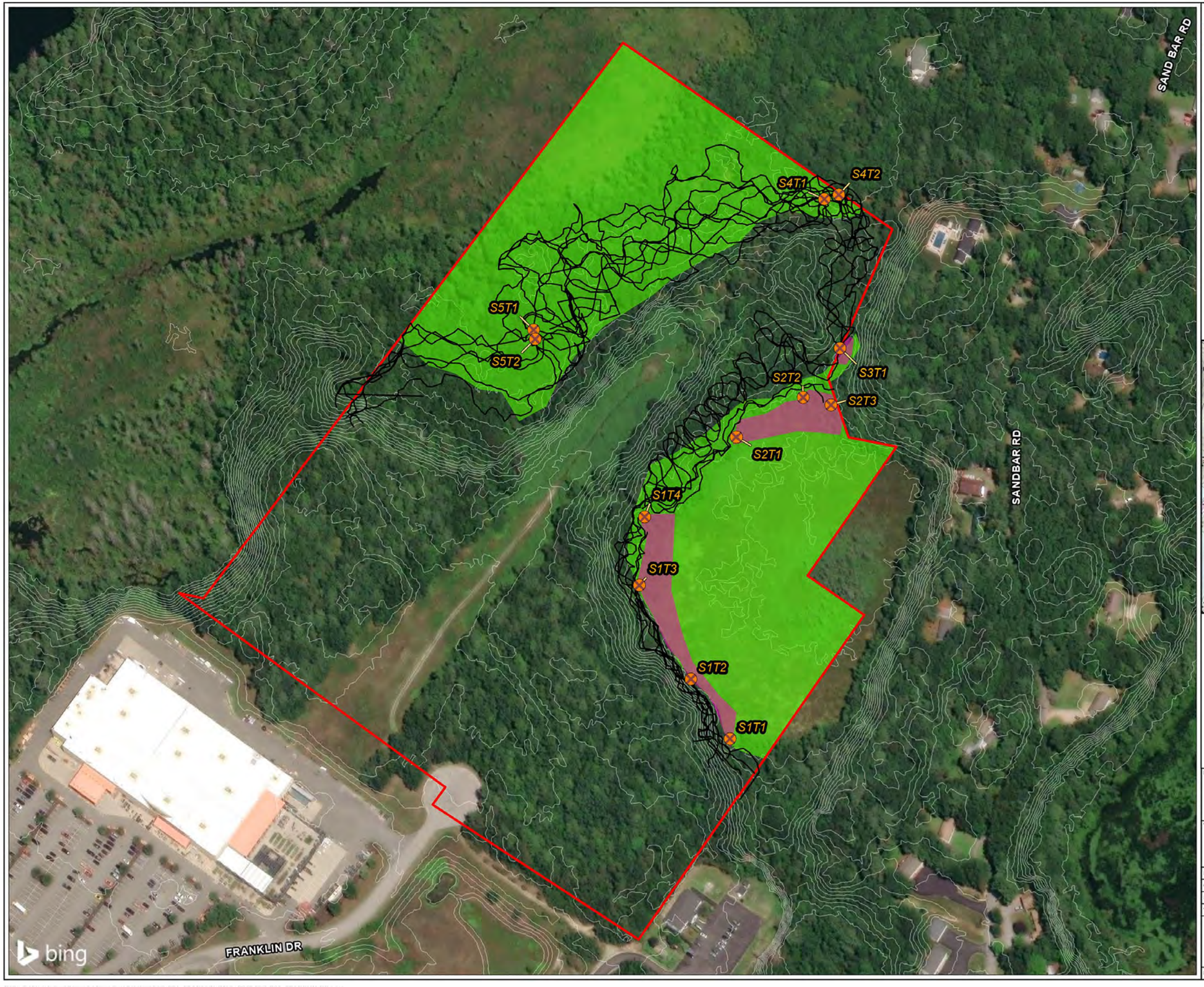
Attachment 2: Tables

Attachment 3: Forms

Attachment 4: Representative Photographs

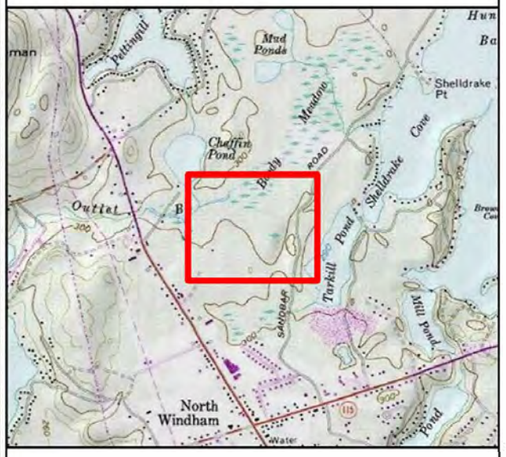
ATTACHMENT 1

FIGURE



LEGEND

- PROJECT AREA
- WETLAND
- VERNAL POOL
- MEANDER SURVEY ROUTE
- TRAP LOCATION



0 100 200
Feet

1" = 200'
1:2,400

PROJECT:
NEW GEN ESTATES
FRANKLIN DRIVE SUBDIVISION
WINDHAM, CUMBERLAND COUNTY, MAINE

TITLE:
WILDLIFE SURVEY MAP

DRAWN BY:	G. BOZEK	PROJ NO.:	25Q-001
CHECKED BY:	R. KELSHAW		
MONTH:	AUGUST		**FIGURE 1**
YEAR:	2025		

Flycatcher
LAND + SCIENCE + PEOPLE
LOWER FALLS LANDING
106 LAFAYETTE STREET,
SUITE 2A
YARMOUTH, MAINE 04096

FILE NO.: 25Q-001_FRANKLIN-DR

Coordinate System: NAD 1983 StatePlane Maine West FIPS 1802 Feet

ATTACHMENT 2

TABLES

Table 1. Trap Survey Results							
			Trap Night 1	Trap Night 2	Trap Night 3	Trap Night 4	
Site	Trap	7/10/2025	7/11/2025	7/12/2025	7/13/2025	7/14/2025	
1	1	Trap set	Empty	Empty	Empty	Empty	Trap removed
	2	Trap set	Empty	Empty	Empty	Empty	Trap removed
	3	Trap set	Empty	Empty	Empty	Empty	Trap removed
	4	Trap set	Empty	Empty	1 Green frog, no turtles	Empty	Trap removed
2	1	Trap set	1 Green frog, no turtles	Empty	Empty	Empty	Trap removed
	2	Trap set	Empty	Empty	Empty	Empty	Trap removed
	3	Trap set	Empty	1 Green frog, no turtles	Empty	Empty	Trap removed
3	1	Trap set	Empty	Empty	Empty	Empty	Trap removed
4	1	Trap set	Empty	Empty	Empty	Empty	Trap removed
	2	Trap set	Empty	Empty	Empty	Empty	Trap removed
5	1	Trap set	Empty	Empty	Empty	Empty	Trap removed
	2	Trap set	Empty	Empty	Empty	Empty	Trap removed

Table 2. Meander Survey Results				
Date	Observer	Distance (ft)	Time (min)	Findings
7/10/2025	EG, AD, AP	3,485	46	No turtles or snakes observed
7/11/2025	EG, AD	4,599	57	2 potential ribbon snakes observed
7/12/2025	AD, AP	1,957	47	No turtles or snakes observed
7/13/2025	RT, AD	7,605	83	No turtles or snakes observed
7/14/2025	RT, AD	13,386	149	No turtles or snakes observed

ATTACHMENT 3

FORMS

7/10

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: Erin G, Lex D, Lexi P Site Name: Franklin dr Site Code[1]: ME-cu-FD

Reference Point # VRA 1	Survey: ☑1st ☐2nd ☐3rd ☐other:		
Vantage # 1	Date: 7/10/25	Start time: 10:23 am	End time: 10:38 am
Coordinates (dd.dddd, -dd.dddd): 43.8432, -70.4372			
Habitat quality: ☑H/☑M/☐L	Vantage quality: ☑H/☑M/☐L	# of basking sites: ☐H/☑M/☐L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air °F: 66°	H2O °F:	
Wetland type: ☑vp ☐em ☑ss ☑d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42 10x42		
# EMBL observed: 0 Blandings	# CLGU observed: 0 Spotted		
# CHPI observed: 0 Painted	# Unknown observed: 0		
EMBL individuals recognized (if any): 0			
Other SCGN observed: 0			

Reference Point # VRA 2	Survey: ☑1st ☐2nd ☐3rd ☐other:		
Vantage # 2	Date: 7/10/25	Start time: 11:28 am	End time: 11:36 am
Coordinates (dd.dddd, -dd.dddd): 43.8445, -70.4380			
Habitat quality: ☒H/☐M/☐L	Vantage quality: ☒H/☐M/☐L	# of basking sites: ☐H/☒M/☐L	
☒previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☒N	beaver act: ☐Y/☒N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air °F: 66°	H2O °F:	
Wetland type: ☒vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☒visual only ☒shoreline search ☐wading	binoc power:		
# EMBL observed: 0	# CLGU observed: 0		
# CHPI observed: 0	# Unknown observed: 0		
EMBL individuals recognized (if any): 0			
Other SCGN observed: 0			

Comments for this reference point:

7/10

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: Erin G, Icx D, Lexi P Site Name: franklin dr Site Code[1]: ME-CU-FD

Reference Point # VRA 3	Survey: ☒1st ☐2nd ☐3rd ☐other:		
Vantage # 1	Date: 7/10/2025	Start time: 12 37	End time: 12.44
Coordinates (dd.dddd, -dd.dddd):	43.8455, -70.4364		
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☑H/☐M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 66°	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☑d fo wet ☐pond ☐river ☐ other:			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

Reference Point # VRA 4	Survey: ☒1st ☐2nd ☐3rd ☐other:		
Vantage # 2	Date: 7/10/2025	Start time: 12.55 PM	End time: 1.07 PM
Coordinates (dd.dddd, -dd.dddd):	43.8432, -70.4373		
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☑H/☐M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☐N
Weather: ☐ovc ☑mc ☐pc ☐clear ☐lr ☐hr	Air°F: 66°	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☑d fo wet ☐pond ☐river ☐ other:			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

Comments for this reference point:

7/10

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: lex D., Erin G., Lori P Site Name: franklin dr Site Code[1]: ME-CU-FD

Reference Point # VRA5	Survey: ☑1st ☐2nd ☐3rd ☐other:		
Vantage # 1	Date: 7/10/2025	Start time: 1:24 pm	End time: 1:28 pm
Coordinates (dd.dddd, -dd.dddd): 43.8456, -70.4389			
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☑Y/☐N	beaver act: ☐Y/☐N
Weather: ☐ovc ☑mc ☐pc ☐clear ☐lr ☐hr	Air°F: 66	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☑d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42		
# EMBL observed: ∅	# CLGU observed: ∅		
# CHPI observed: ∅	# Unknown observed: ∅		
EMBL individuals recognized (if any): ∅			
Other SCGN observed: ∅			

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☐other:		
Vantage # 2	Date:	Start time:	End time:
Coordinates (dd.dddd, -dd.dddd):			
Habitat quality: ☐H/☐M/☐L	Vantage quality: ☐H/☐M/☐L	# of basking sites: ☐H/☐M/☐L	
☐previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☐N
Weather: ☐ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F:	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☐d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☐ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☐visual only ☐shoreline search ☐wading	binoc power:		
# EMBL observed:	# CLGU observed:		
# CHPI observed:	# Unknown observed:		
EMBL individuals recognized (if any):			
Other SCGN observed:			

Comments for this reference point:

7/11

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: Erin G, Alex D Site Name: Franklin drive Site Code[1]: ME-CU-FD

Reference Point # VRA1	Survey: ☐1st ☑2nd ☐3rd ☐other:		
Vantage # 1	Date: 7/11/25	Start time: 9 50 am	End time: 10 03 am
Coordinates (dd.dddd, -dd.dddd):	43.8432, -70.4372		
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☑H/☐M/☐L	# of basking sites: ☑H/☑M/☐L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 65°	H2O°F: 63°	
Wetland type: ☑vp ☐em ☑ss ☑d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched:	☑<10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre		
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

Reference Point # VRA2	Survey: ☐1st ☑2nd ☐3rd ☐other:		
Vantage # 2	Date: 7/11/25	Start time: 11 01 am	End time: 11 11 am
Coordinates (dd.dddd, -dd.dddd):	43.8445, -70.4380		
Habitat quality: ☑H/☑M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☑M/☐L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 70	H2O°F:	
Wetland type: ☑vp ☐em ☑ss ☑d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched:	☑<10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre		
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

Comments for this reference point:

7/11

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: ERIN G., LEX D. Site Name: FRANKLIN DR., WINDHAM Site Code[1]: ME-CU-FD

Reference Point # VRA3	Survey: ☐1st ☑2nd ☐3rd ☐other:		
Vantage # 1	Date: 7/11/25	Start time: 11:51	End time: 12:03
Coordinates (dd.dddd, -dd.dddd): 43.8455, -70.4364			
Habitat quality: ☑H/☑M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☑M/☐L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 73°	H2O°F: 64°	
Wetland type: ☐vp ☐em ☐ss ☑d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☑<10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search (not much) ☐wading	binoc power: 8x42		
# EMBL observed: Ø	# CLGU observed: Ø		
# CHPI observed: Ø	# Unknown observed: Ø		
EMBL individuals recognized (if any): Ø			
Other SCGN observed: potential ribbon snake too quick into brush			

Reference Point # VRA4	Survey: ☐1st ☐2nd ☐3rd ☐other:		
Vantage # 2	Date: 7/11/25	Start time: 12:17	End time: 12:30
Coordinates (dd.dddd, -dd.dddd): 43.8432, -70.4373			
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 77°F	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☑d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☑<10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42		
# EMBL observed: Ø	# CLGU observed: Ø		
# CHPI observed: Ø	# Unknown observed: Ø		
EMBL individuals recognized (if any): Ø			
Other SCGN observed: Potential ribbon snake too quick into brush			

Comments for this reference point:

7/11

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: ERIN G., LEX D. Site Name: FRANKLIN DR., WINDHAM Site Code[1]: ME-CU-FD

Reference Point # VRA5	Survey: ☐1st ☒2nd ☐3rd ☐other:		
Vantage # 1	Date: 7/11	Start time: 12:54	End time: 1:04
Coordinates (dd.dddd, -dd.dddd): 43.8456, -70.0389			
Habitat quality: ☐H/☒M/☐L	Vantage quality: ☐H/☒M/☐L	# of basking sites: ☐H/☒M/☐L	
☒previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☒N	beaver act: ☐Y/☒N
Weather: ☐ovc ☐mc ☒pc ☒clear ☐lr ☐hr	Air°F: 78°	H2O°F: none	
Wetland type: ☐vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☐ other:			
approx. wetland area searched: ☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☒visual only ☐shoreline search ☐wading	binoc power: 8x42		
# EMBL observed: Ø	# CLGU observed: Ø		
# CHPI observed: Ø	# Unknown observed: Ø		
EMBL individuals recognized (if any): Ø			
Other SCGN observed: Ø			

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☐other:		
Vantage # 2	Date:	Start time:	End time:
Coordinates (dd.dddd, -dd.dddd):			
Habitat quality: ☐H/☐M/☐L	Vantage quality: ☐H/☐M/☐L	# of basking sites: ☐H/☐M/☐L	
☐previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☐N
Weather: ☐ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F:	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☐d fo wet ☐pond ☐river ☐ other:			
approx. wetland area searched: ☐ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☐visual only ☐shoreline search ☐wading	binoc power:		
# EMBL observed:	# CLGU observed:		
# CHPI observed:	# Unknown observed:		
EMBL individuals recognized (if any):			
Other SCGN observed:			

Comments for this reference point:

7/10

7/12

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: lex D., lexi P Site Name: franklin dr Site Code[1]: ME - CU-FD

VRA1

Reference Point #	Survey: ☐1st ☐2nd ☒3rd ☐other:		
Vantage # 1	Date: 7/12/25	Start time: 8:15 am	End time: 8:25 am
Coordinates (dd.dddd, -dd.dddd):	43.8432, −70.4372		
Habitat quality: ☒H/☐M/☐L	Vantage quality: ☒H/☐M/☐L	# of basking sites: ☒H/☐M/☐L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☑Y/☐N	beaver act: ☐Y/☑N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 68	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☒visual only ☒shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	∅	# CLGU observed:	∅
# CHPI observed:	∅	# Unknown observed:	∅
EMBL individuals recognized (if any):	∅		
Other SCGN observed:	∅		

VRA2

Reference Point #	Survey: ☐1st ☐2nd ☒3rd ☐other:		
Vantage # 2	Date: 7/12/25	Start time: 9:36 am	End time: 9:46 am
Coordinates (dd.dddd, -dd.dddd):	43.8445, −70.4380		
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☑H/☐M/☐L	# of basking sites: ☐H/☑M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 68	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☑d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	∅	# CLGU observed:	∅
# CHPI observed:	∅	# Unknown observed:	∅
EMBL individuals recognized (if any):	∅		
Other SCGN observed:	∅		

Comments for this reference point:

7/12

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: Ick D., Icki P Site Name: Franklin dr Site Code[1]: ME - CU-FD

VRA3

Reference Point #	Survey: ☐1st ☐2nd ☑3rd ☐other:		
Vantage # 1	Date: 7/12/25	Start time: 9:51 am	End time: 9:59 am
Coordinates (dd.dddd, -dd.dddd):	43.8455, -70.4364		
Habitat quality: ☒H/☐M/☐L	Vantage quality: ☒H/☐M/☐L	# of basking sites: ☐H/☒M/☒L	
☒previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☒N	beaver act: ☐Y/☒N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 70	H2O°F:	
Wetland type: ☒vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☐ other:			
approx. wetland area searched:	☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre		
survey type: ☒visual only ☒shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

VRA4

Reference Point #	Survey: ☐1st ☐2nd ☑3rd ☐other:		
Vantage # 2	Date: 7/12/25	Start time: 10:00 am	End time: 10:10 am
Coordinates (dd.dddd, -dd.dddd):	43.8432, -70.4373		
Habitat quality: ☒H/☐M/☐L	Vantage quality: ☐H/☒M/☐L	# of basking sites: ☐H/☐M/☒L	
☒previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☒N	beaver act: ☐Y/☒N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 71	H2O°F: N/A	
Wetland type: ☐vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☐ other:			
approx. wetland area searched:	☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre		
survey type: ☒visual only ☐shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

Comments for this reference point:

7/13
7/12

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: lex D. , lexi ? Site Name: franklin dr windham Site Code[1]: ME -cu-FD

VRA 7/12/25

Reference Point #	Survey: ☐1st ☐2nd ☒3rd ☐other:		
Vantage # 1	Date: 7/12/25	Start time: 10:33	End time: 10:42
Coordinates (dd.dddd, -dd.dddd):	43.8456, -70.4389		
Habitat quality: ☒H/☐M/☐L	Vantage quality: ☐H/☒M/☐L	# of basking sites: ☐H/☐M/☒L	
☒previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☒N	beaver act: ☐Y/☒N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 71	H2O°F:	
Wetland type: ☐vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched:	☒<10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre		
survey type: ☒visual only ☐shoreline search ☐wading	binoc power: 8x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

VRA 7/13/25

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☒other: 4		
Vantage # 2	Date: 7/13/25	Start time: 8:32	End time: 8:51
Coordinates (dd.dddd, -dd.dddd):	43.8432, -70.4372		
Habitat quality: ☒H/☐M/☐L	Vantage quality: ☒H/☐M/☐L	# of basking sites: ☒H/☐M/☐L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☑Y/☐N	beaver act: ☐Y/☑N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 66	H2O°F: 65	
Wetland type: ☐vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched:	☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre		
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42 10x42		
# EMBL observed:	Ø	# CLGU observed:	Ø
# CHPI observed:	Ø	# Unknown observed:	Ø
EMBL individuals recognized (if any):	Ø		
Other SCGN observed:	Ø		

Comments for this reference point: OBSERVERS: RUE T., LEX D.

7/13

7/13

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: Ruet, Lex D Site Name: franklin drive Site Code[1]: ME-CU-FD

VRA2

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☒other: 4th		
Vantage # 1	Date: 7/13/25	Start time: 10:02 A	End time: 10:21 A
Coordinates (dd.dddd, -dd.dddd): 43.8445, -70.4380			
Habitat quality: ☒H/☐M/☐L	Vantage quality: ☐H/☑M/☑L (upland, wetland)	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☑Y/☐N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 72	H2O°F: 64	
Wetland type: ☐vp ☑em ☑ss ☑d fo wet ☐pond ☐river ☑other: forested wetland			
approx. wetland area searched: ☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☒visual only ☒shoreline search ☐wading	binoc power: 8x42, 10x42		
# EMBL observed: ∅	# CLGU observed: ∅		
# CHPI observed: ∅	# Unknown observed: ∅		
EMBL individuals recognized (if any): ∅			
Other SCGN observed: ∅			

VRA3

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☒other: 4		
Vantage # 2	Date: 7/13/25	Start time: 11:04 a	End time: 11:24 a
Coordinates (dd.dddd, -dd.dddd): 43.8455, -70.4364			
Habitat quality: ☐H/☑M/☑L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☑N	beaver act: ☐Y/☑N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 75	H2O°F: 65	
Wetland type: ☐vp ☐em ☐ss ☑d fo wet ☐pond ☐river ☑other: forested upland			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42, 10x42		
# EMBL observed: ∅	# CLGU observed: ∅		
# CHPI observed: ∅	# Unknown observed: ∅		
EMBL individuals recognized (if any): ∅			
Other SCGN observed: ∅			

Comments for this reference point:

7/12

7/13

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: RueT, Lex D Site Name: franklin drive Site Code[1]: ME-CU-FD

VRA4

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☑other: 4-4		
Vantage # 1	Date: 7/13/25	Start time: 11:36	End time: 11:53
Coordinates (dd.dddd, -dd.dddd): 43.8432, -70.4373			
Habitat quality: ☐H/☑M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☑Y/☐N	beaver act: ☐Y/☑N
Weather: ☐ovc ☑mc ☐pc ☐clear ☐lr ☐hr	Air°F: 82	H2O°F: NA	
Wetland type: ☐vp ☑em ☑ss ☑d fo wet ☐pond ☐river ☐ other:			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 8x42 10x42		
# EMBL observed: Ø	# CLGU observed: Ø		
# CHPI observed: Ø	# Unknown observed: Ø		
EMBL individuals recognized (if any): Ø			
Other SCGN observed: Ø			

VRA5

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☐other: 4-4		
Vantage # 2	Date: 7/13/25	Start time: 12:17	End time: 12:25
Coordinates (dd.dddd, -dd.dddd): 43.8456, -70.4389			
Habitat quality: ☐H/☑M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☐N
Weather: ☐ovc ☑mc ☐pc ☐clear ☐lr ☐hr	Air°F: 82	H2O°F: NA	
Wetland type: ☐vp ☐em ☑ss ☑d fo wet ☐pond ☐river ☒ other: forested wetland			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☐shoreline search ☐wading	binoc power: 8x42 10x42		
# EMBL observed: Ø	# CLGU observed: Ø		
# CHPI observed: Ø	# Unknown observed: Ø		
EMBL individuals recognized (if any): Ø			
Other SCGN observed: Ø			

Comments for this reference point:

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: RUE T., LEX D. Site Name: FRANKLIN DR., WINDHAM Site Code[1]: ME-CU-FD

VRA1

Reference Point # [illegible]	Survey: ☐1st ☐2nd ☐3rd ☒other: S		
Vantage # 1	Date: 7/14/2025	Start time: 08:40 A	End time: 09:00 A
Coordinates (dd.dddd, -dd.dddd): START 43.843172, -70.43723 → upland → wetland			
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☑Y/☐N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 69	H2O°F: 65	
Wetland type: ☐vp ☑em ☑ss ☑fo wet ☐pond ☐river ☑other: forested upland			
approx. wetland area searched: ☑<10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 10x42 8x42		
# EMBL observed: 0	# CLGU observed: 0		
# CHPI observed: 0	# Unknown observed: 0		
EMBL individuals recognized (if any): 0			
Other SCGN observed:			

VRA2

Reference Point # [illegible]	Survey: ☐1st ☐2nd ☐3rd ☒other: 5		
Vantage # 2	Date: 7/14/2025	Start time: 09:32 A	End time: 09:40 A
Coordinates (dd.dddd, -dd.dddd): 43.846520, -70.438014 START → upland → wetland			
Habitat quality: ☑H/☐M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☑L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☑Y/☐N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 72	H2O°F: 66	
Wetland type: ☐vp ☑em ☑ss ☑fo wet ☐pond ☐river ☑other: forested upland			
approx. wetland area searched: ☑<10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power: 10x42 8x42		
# EMBL observed: 0	# CLGU observed: 0		
# CHPI observed: 0	# Unknown observed: 0		
EMBL individuals recognized (if any):			
Other SCGN observed: E. NORTH PERIL			

Comments for this reference point: [illegible]

7/14

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: [illegible] Site Name: [illegible] Site Code[1]: [illegible]

VRA3

Reference Point # [illegible]	Survey: ☐1st ☐2nd ☐3rd ☒other: 5th		
Vantage # 1	Date: 7/14/20	Start time: 10:27A	End time: 10:40A
Coordinates (dd.dddd, -dd.dddd): START 43.845462, -70.436419			
Habitat quality: ☐H/☒M/☐L	Vantage quality: ☐H/☒M/☐L	# of basking sites: ☐H/☐M/☐L NA	
☐previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☐N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 74	H2O°F: NA	
Wetland type: ☐vp ☐em ☐ss ☒d fo wet ☐pond ☐river ☒other: forested upland			
approx. wetland area searched: ☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☒visual only ☒shoreline search ☐wading	binoc power: 8x42 10x42		
# EMBL observed: 0	# CLGU observed: 0		
# CHPI observed: 0	# Unknown observed: 0		
EMBL individuals recognized (if any): 0			
Other SCGN observed:			

VRA4

Reference Point # [illegible]	Survey: ☐1st ☐2nd ☐3rd ☒other: 5th		
Vantage # 2	Date: 7/14/2015	Start time: 10:47 A	End time: 11:12 A
Coordinates (dd.dddd, -dd.dddd): [illegible]			
Habitat quality: ☐H/☒M/☐L	Vantage quality: ☐H/☒M/☐L	# of basking sites: ☐H/☐M/☒L 0	
☒previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☐N
Weather: ☒ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 75	H2O°F: NA	
Wetland type: ☐vp ☒em ☒ss ☒d fo wet ☐pond ☐river ☐other:			
approx. wetland area searched: ☒ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☒visual only ☐shoreline search ☐wading	binoc power: 8x42 10x42		
# EMBL observed: 0	# CLGU observed:		
# CHPI observed: 0	# Unknown observed:		
EMBL individuals recognized (if any): 0			
Other SCGN observed: 5 WOOD PEWEE			

Comments for this reference point:

7/14

Blanding's Turtle Visual Rapid Assessment (VRA)

2013 Field Form (Draft 4/13) - Four sheets per site per visit

Observer: Site Name: Site Code[1]:

VRA5

Reference Point #	Survey: ☐1st ☐2nd ☐3rd ☑other: 5		
Vantage # 1	Date: 7/14/2025	Start time: 12:16 P	End time: 12:26 P
Coordinates (dd.dddd, -dd.dddd): 43.845555, -70.428831			
Habitat quality: ☐H/☐M/☐L	Vantage quality: ☐H/☐M/☐L	# of basking sites: ☐H/☐M/☐L	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☑N
Weather: ☑ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 78	H2O°F: NA	
Wetland type: ☐vp ☐em ☑ss ☑d fo wet ☐pond ☐river ☐ other: forested wetland			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☐shoreline search ☐wading	binoc power: 8x42 10x42		
# EMBL observed: 0	# CLGU observed: 0		
# CHPI observed: 0	# Unknown observed: 0		
EMBL individuals recognized (if any): 0			
Other SCGN observed: E. WOOD PEWEE			

VRA6

Reference Point # TP-1 to TP-4	Survey: ☐1st ☐2nd ☐3rd ☐other: 5th		
Vantage # 2	Date: 7/14/2025	Start time: 11:24 A	End time: 12:15
Coordinates (dd.dddd, -dd.dddd): STARTED AT TP-1			
Habitat quality: ☐H/☐M/☐L	Vantage quality: ☐H/☑M/☐L	# of basking sites: ☐H/☐M/☐L 0	
☑previous reconn.	Yrs of experience at site:	Standing dead: ☐Y/☐N	beaver act: ☐Y/☑N
Weather: ☐ovc ☐mc ☐pc ☐clear ☐lr ☐hr	Air°F: 70s	H2O°F: NA	
Wetland type: ☐vp ☑em ☑ss ☑d fo wet ☐pond ☐river ☑ other: [illegible]			
approx. wetland area searched: ☑ <10,000 ft² ☐ 10,000 ft² - 1 acre ☐ ≥ 1 acre			
survey type: ☑visual only ☑shoreline search ☐wading	binoc power:		
# EMBL observed: 0	# CLGU observed:		
# CHPI observed: 0	# Unknown observed: 0		
EMBL individuals recognized (if any): 0			
Other SCGN observed: E. WOOD PEWEE			

Comments for this reference point:

Blanding's Turtle Trap Assessment

Trap Placement 2013 Field Form (4/13/13)

☑TRA ☐ LT

Observer(s): ERIN G., LEX D., LEXI P. Site Name: FRANKLIN OR WINDHAM Site Code: ME-CU-FO

Site 1

Reference Point #: S1T1 — Trap event: ☑1st ☐2nd ☐3rd ☐TRA

Trap # 1 Coord. (dd.dddd, -dd.dddd): 43.8432, -70.4373

Date set: 7/10/25	Time set: 10:47	Wetland type (5m): ☑VP ☐em ☑ss ☐d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 3"	% canopy cover (5m): 75%	% shrub cover (5m): 45%
Hoop diam:	Mesh size (“):		
% em. herb cov (5m): 35%	% sub. herb cover (5m):	Dominant sp: winterberry, highbush, spirea, sphagnum leather	Dist. to upland: 20ft

Trap # 2 Coord. (dd.dddd, -dd.dddd): S1T2 43.8435, -70.4376 maple cinnamon

Date set: 7/10/25	Time set: 11:01	Wetland type (5m): ☑VP ☐em ☑ss ☐d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth:	% canopy cover (5m): 55%	% shrub cover (5m): 60%
Hoop diam:	Mesh size (“):		
% em. herb cov (5m): 10%	% sub. herb cover (5m):	Dominant sp: highbush, winter maple leathurleaf sphag	Dist. to upland: 5ft

Trap # 3 Coord. (dd.dddd, -dd.dddd): S1T3 43.8441, -70.4380 cinnamon

Date set: 7/10/25	Time set: 11:10	Wetland type (5m): ☑VP ☐em ☑ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 5in	% canopy cover (5m): 80%	% shrub cover (5m): 55%
Hoop diam:	Mesh size (“):		
% em. herb cov (5m):	% sub. herb cover (5m):	Dominant sp: winterberry highbush witchhazel scirpus cattail	Dist. to upland:

Trap # 4 Coord. (dd.dddd, -dd.dddd): S1T4 43.8445, -70.4380 royal cinn maple

Date set: 7/10/25	Time set: 11:19	Wetland type (5m): ☑VP ☐em ☐ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 7in	% canopy cover (5m): 15%	% shrub cover (5m): 3%
Hoop diam:	Mesh size (“):		
% em. herb cov (5m): 10%	% sub. herb cover (5m):	Dominant sp: cinnamon maple jewelweed	Dist. to

Site 2

Trap # 5 Coord. (dd.dddd, -dd.dddd): S2T1 43.8449, -70.4373

Date set: 7/10/25	Time set: 11:42	Wetland type (5m): ☐VP ☑em ☐ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 11in	% canopy cover (5m): 35%	% shrub cover (5m): 40%
Hoop diam:	Mesh size (“):		
% em. herb cov (5m): 0%	% sub. herb cover (5m): 5%	Dominant sp: HB blue, red maple red spruce	Dist. to 10 ft

Blanding's Turtle Trap Assessment

Trap Placement 2013 Field Form (4/13/13)

☑TRA ☐ LT

Observer(s): ERIN G., LEX D., LEXI P. Site Name: FRANKLIN DRIVE, WINDHAM Site Code: ME-CU-FD

site 2

Reference Point #: S2T2 | Trap event: ☐1st ☐2nd ☐3rd ☐TRA

Trap # 1 (S2T2 trap 1) Coord. (dd.dddd, -dd.dddd): 43.8452, -70.4367

Date set: 7/10/25	Time set: 12:17	Wetland type (5m): ☑VP ☐em ☑ss ☐d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 4"	% canopy cover (5m): 50%	% shrub cover (5m): 40%
Hoop diam:	Mesh size (“):	Dominant sp: carex stricta, spirea lat., HB blue, red maple	Dist. to upland: 30ft
% em. herb cov (5m): 60%	% sub. herb cover (5m): 0%		

Trap #2 (S2T3) Coord. (dd.dddd, -dd.dddd): 43.8451, -70.4365

Date set: 7/10/25	Time set: 12:04	Wetland type (5m): ☑VP ☐em ☐ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 5"	% canopy cover (5m): 70%	% shrub cover (5m): 25%
Hoop diam:	Mesh size (“):	Dominant sp: red maple, pine, lonbush blue, sheep laurel, carex stricta	Dist. to upland: 20ft
% em. herb cov (5m): 0%	% sub. herb cover (5m): 0%		

site 3

Trap #8 (S3T1) Coord. (dd.dddd, -dd.dddd): 43.8455, -70.4364

Date set: 7/10/25	Time set: 12:25	Wetland type (5m): ☑VP ☐em ☐ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth:	% canopy cover (5m): 65%	% shrub cover (5m): 5%
Hoop diam:	Mesh size (“):	Dominant sp: red maple, red oak, HB blue	Dist. to upland: 10ft
% em. herb cov (5m): 60%	% sub. herb cover (5m): 0%		

site 4

Trap #4 (S4T1) Coord. (dd.dddd, -dd.dddd): 43.8463, -70.4365

Date set: 7/10/25	Time set: 12:43	Wetland type (5m): ☐VP ☐em ☐ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 0"	% canopy cover (5m): 60%	% shrub cover (5m): 1%
Hoop diam:	Mesh size (“):	Dominant sp: red maple, carex stricta, cin. fern	Dist. to 10 ft
% em. herb cov (5m): 0	% sub. herb cover (5m): 0%		

Trap #10 (S4T2) Coord. (dd.dddd, -dd.dddd): 43.8464, -70.4364

Date set: 7/10/25	Time set: 12:50	Wetland type (5m): ☐VP ☐em ☐ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone	
Date pulled: 7/14/25	H2O depth: 0"	% canopy cover (5m): 60%	% shrub cover (5m): 15%
Hoop diam:	Mesh size (“):	Dominant sp: HB blue, red maple, cin fern, carex stricta	Dist. to 5ft
% em. herb cov (5m): 0%	% sub. herb cover (5m): 0%		

Blanding's Turtle Trap Assessment

Trap Placement 2013 Field Form (4/13/13)

☑ TRA ☐ LT

Observer(s): ERIN G., LEX D., LEX P. Site Name: FRANKLIN DR., WINDHAM Site Code: ME-CU-FD

site 5

Reference Point #:			Trap event: ☐1st ☐2nd ☐3rd ☐TRA
Trap # 11 (SIX SHOT)	Coord. (~~dd~~.dddd, -dd.dddd): 55T1	43.8456, -70.4389	
Date set: 7/10/25	Time set: 1:10		Wetland type (5m): ☐VP ☐em ☐ss ☐d fo wet ☐pond ☐riv ☐wetland ecotone
Date pulled: 7/14/25	H2O depth: 0"		% canopy cover (5m): 65% / % shrub cover (5m): 25%
Hoop diam:	Mesh size (“):		
% em. herb cov (5m): 50%	% sub. herb cover (5m): 0%	Dominant sp: HB blue, carex stricta, jewelweed, red maple	Dist. to upland: 50ft
Trap #12 (SIX SHOT 2)	Coord. (dd.dddd, -dd.dddd): 55T2	43.8455, -70.4389	
Date set: 7/10/25	Time set: 1:18		Wetland type (5m): ☐VP ☐em ☐ss ☑d fo wet ☐pond ☐riv ☐wetland ecotone
Date pulled: 7/14/25	H2O depth: 0"		% canopy cover (5m): 65% / % shrub cover (5m): 35%
Hoop diam:	Mesh size (“):		
% em. herb cov (5m): 30%	% sub. herb cover (5m): 0%	Dominant sp: HB blue, red maple, jewelweed, sens. fern	Dist. to upland: 30ft
Trap # 3	Coord. (dd.dddd, -dd.dddd):		
Date set:	Time set:		Wetland type (5m): ☐VP ☐em ☐ss ☐d fo wet ☐pond ☐riv ☐wetland ecotone
Date pulled:	H2O depth:		% canopy cover (5m): / % shrub cover (5m):
Hoop diam:	Mesh size (“):		
% em. herb cov (5m):	% sub. herb cover (5m):	Dominant sp:	Dist. to upland:
Trap # 4	Coord. (dd.dddd, -dd.dddd):		
Date set:	Time set:		Wetland type (5m): ☐VP ☐em ☐ss ☐d fo wet ☐pond ☐riv ☐wetland ecotone
Date pulled:	H2O depth:		% canopy cover (5m): / % shrub cover (5m):
Hoop diam:	Mesh size (“):		
% em. herb cov (5m):	% sub. herb cover (5m):	Dominant sp:	Dist. to
Trap # 5	Coord. (dd.dddd, -dd.dddd):		
Date set:	Time set:		Wetland type (5m): ☐VP ☐em ☐ss ☐d fo wet ☐pond ☐riv ☐wetland ecotone
Date pulled:	H2O depth:		% canopy cover (5m): / % shrub cover (5m):
Hoop diam:	Mesh size (“):		
% em. herb cov (5m):	% sub. herb cover (5m):	Dominant sp:	Dist. to

7/11

Blanding's Turtle Trap Assessment

☒TRA ☐LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-Cu-FD	State: ME	Obs: LEX EFG
Set date: 7/10/25	Today's date: 7/11/25	Check this column if the trap is not working

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other	↓	Air Temp	H2O Temp
1	1	Ø							65	63
	2	Ø								
	3	Ø								
	4	Ø					now replace trap 4 ✓	✓	hole	64
	5									
2	1	Ø					green frog in trap		70°	64°
	2	Ø								
	3	Ø								
	4									
	5									
3	1	Ø							75°	64°
	2									
	3									
	4									
	5									
4	1	Ø							75°	nc H2O wampy
	2	Ø							75°	
	3									
	4									
	5									

Comments:

7/11

Blanding's Turtle Trap Assessment

☒ TRA ☐ LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-cu-FD	State: ME	Obs: LEX EEG
Set date: 7/10/25	Today's date: 7/11/25	Check this column if the trap is not working

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other		Air Temp	H2O Temp
1	1	0					new trap? camera		78°	none
	2	0								
	3									
	4									
	5									
2	1									
	2									
	3									
	4									
	5									
3	1									
	2									
	3									
	4									
	5									
4	1									
	2									
	3									
	4									
	5									

Comments:

7/12

Blanding's Turtle Trap Assessment

☑ TRA ☐ LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-Cu-FD | State: ME | Obs: LEX LIP

Set date: 7/10/25 | Today's date: 7/12/25

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other	Check this column if the trap is not working	Air Temp	H2O Temp
1	1	0				→	Replaced trap	✓	68	65
	2	0				→	Replaced trap	✓		
	3	0				→	→			
	4	0				→	→			
	5									
2	1	0				→	→		68	65
	2	→				→	→			
	3	→				→	frog			
	4									
	5									
3	1	0					→		70	65
	2									
	3									
	4									
	5									
4	1	0					→		70	64
	2	0					→			
	3									
	4									
	5									

Comments:

7/12

Blanding's Turtle Trap Assessment

☑ TRA ☐ LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-CU-FD	State: ME	Obs: LEX LIP
Set date: 7/10/25	Today's date: 7/12/25	Check this column if the trap is not working

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other		Air Temp	H2O Temp
	1	Ø				1	→			
	2	Ø					→		70	NA
~~1~~ 5	3									
	4									
	5									
	1									
	2									
2	3									
	4									
	5									
	1									
	2									
3	3									
	4									
	5									
	1									
	2									
4	3									
	4									
	5									

Comments:

7/13

7/13

Blanding's Turtle Trap Assessment

☑TRA ☐ LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-Cu-FD	State: ME	Obs: Lexy RueT
Set date: 7/10/25	Today's date: 7/13/25	Check this column if the trap is not working

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other		Air Temp	H2O Temp
1	1	0				→	NA		66	64
	2	0				→	NA			
	3	0				→	NA			
	4	0				→	GREEN FROG			
	5									
2	1	0				→	green frog near trap		72	64
	2	0				→	NA			
	3	0				→	NA			
	4						NA			
	5						NA			
3	1	0				→	NA		75	75
	2									
	3									
	4									
	5									
4	1	0				→	NA		75	NA
	2	0				→	NA			
	3									
	4									
	5									

Comments:

7/13

Blanding's Turtle Trap Assessment

☒ TRA ☐ LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-CU-FD	State: ME	Obs: Lex D., Rue T.
Set date: 7/10/25	Today's date: 7/13/25	Check this column if the trap is not working

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other		Air Temp	H2O Temp
5	1	0				→	0		82	NA
	2	0				→	0			
	3									
	4									
	5									
2	1									
	2									
	3									
	4									
	5									
3	1									
	2	1								
	3									
	4									
	5									
4	1									
	2									
	3									
	4									
	5									

Comments:

7/14

Blanding's Turtle Trap Assessment

☑ TRA ☐ LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-CU-FD	State: ME	Obs: LEXD, RUET.
Set date: 7/10/2025	Today's date: 7/14/2025	Check this column if the trap is not working

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other	↓	Air Temp	H2O Temp
1	1	Ø				→	NA		69°	65°
	2	Ø				→	NA			
	3	Ø				→	NA			
	4	Ø				→	NA			
	~~5~~									
2	1	Ø					→		72°	66
	2	Ø					→			
	3	Ø					→			
	~~4~~									
	~~5~~									
3	1	Ø				→	5" YOUNG OF YEAR WT			
	~~2~~									
	~~3~~ 3									
	~~4~~									
	~~5~~									
4	1	Ø				→	WF			
	2	Ø				→				
	~~3~~									
	~~4~~									
	~~5~~									

Comments:

7/14

Blanding's Turtle Trap Assessment

☑ TRA ☐ LT

Trap check 2013 Field Form (4/13/13)

Site code: ME-CU-FD	State: ME	Obs: LEX D, RUE T.
Set date: 7/10/2025	Today's date: 7/14/2025	Check this column if the trap is not working

Ref. Pt	Trap #	# EMBL	List EMBL ID #s	# CHPI	# CLGU	# CHSE	Other		Air Temp	H2O Temp
5	1	Ø				→	WF TRAP		78	NA
	2	Ø				→	WF TRAP			
1	~~3~~									
	~~4~~									
	~~5~~									
2	1									
	2									
	3									
	4									
	5									
3	1									
	2									
	3									
	4									
	5									
4	1									
	2									
	3									
	4									
	5									

Comments:

ATTACHMENT 2

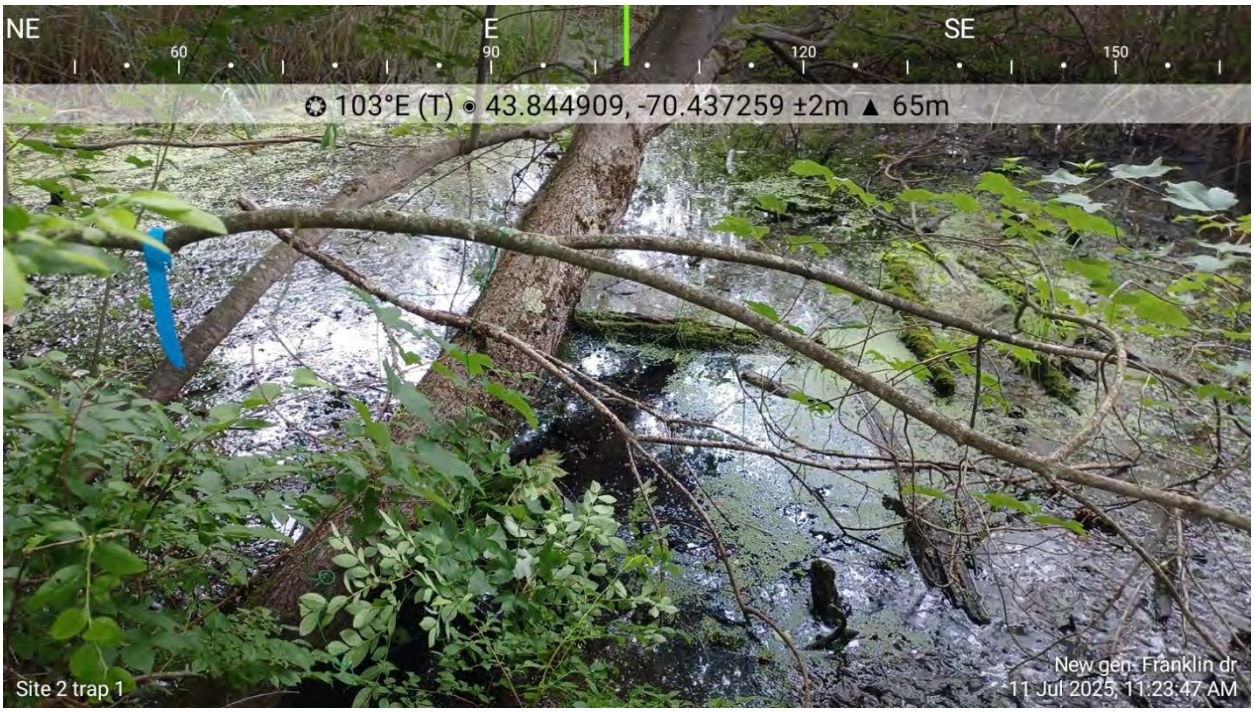
REPRESENTATIVE PHOTOGRAPHS

Site 1. Trap 1. July 11th, 2025

Site 1. Trap 2. July 11th, 2025

Site 1. Trap 3. July 11th, 2025

Site 1. Trap 4. July 11th, 2025



Site 2. Trap 1. July 11th, 2025

Site 2. Trap 2. July 11th, 2025

Site 3. Trap 1. July 11th, 2025

Site 4. Trap 1. July 11th, 2025

Site 4. Trap 2. July 11th, 2025

Site 5. Trap 1. After an overnight, July 14th, 2025

Site 5. Trap 2. July 11th, 2025

Section 10

Soils Information

Section 10 – Soils Information

A custom Soil Resource Report derived from the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) online tool is enclosed within the *Stormwater Report* enclosed in Section 8. This report was generated by specifying an approximate area of interest that contains the entire subject parcel area. This report also includes a Soil Map, detailing the project boundary in accordance with the existing soil classifications within and around the property.

Additionally, a soils narrative report was performed by Mark Hampton Associates, Inc., on December 10, 2022. This Class-B High Intensity Soil Survey includes soil survey boundaries and test pit information, in accordance with the Maine Association of Professional Soil Scientists and the Maine Board of Certification of Geologists and Soil Scientists. The narrative report and map is also enclosed within this Section.

Legend for Soil Maps

1. Drainage Class

Excessively Well Drained	EWD
Well Drained	WD
Moderately Well Drained	MWD
Somewhat Poorly Drained	SPD
Poorly Drained	PD
Very Poorly Drained	VPD

2. Slope Designation

0-3%	A
3-8%	B
8-15%	C
15-25%	D
>25%	E

3. Note: High Intensity Soil Survey has been prepared by Mark Hampton Associates, Inc. in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Drive
Windham, ME
Jay Wise

Soil Narrative Report

DATE:	Soil Profiles observed on December 10, 2022
BASE MAP:	Base plan provided by BH2M Scale 1 inch equals 100 feet and one foot contours.
GROUND CONTROL:	Soil survey boundaries located by Mark Hampton Associates, Inc. for Class B Soil Survey

Class B-High Intensity Soil Survey (Minimum Standards)

Mapping units of 1 acre or less.
Scale of 1"= 200 feet or larger.
Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.
Ground Control – test pits located by means of compass by chaining, pacing, or taping from known survey control points
Base Map –5 foot contour intervals

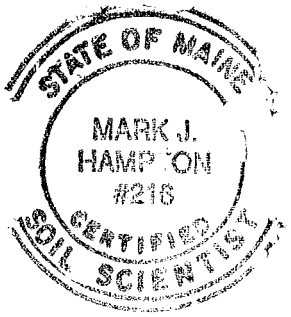
Provided:

Mapping units of 1 acre or less
Base map scale of 1"= 100 feet.
Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.
Baseline information and test pits located by pacing and taping from know survey control points.
Ground topographic survey with two foot contours and ground control provided.

The accompanying soil profile descriptions, soil map, and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

C.S.S. #216, L.S.E. #263 12/12/22

Mark J. Hampton Date



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Dive
Windham, ME
Jay Wise

Adams
(Typic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from glacial-fluvial, glacio-lacustrine sand.
LANDFORM:	Outwash plains, deltas, and terraces
POSITION IN LANDSCAPE:	Sidehill, shoulders and plains
SLOPE GRADIENT RANGES:	(A) 0-3%

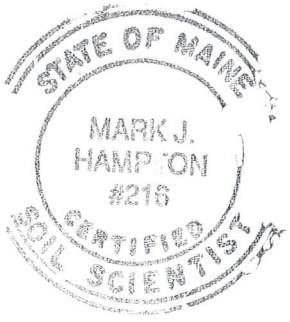
COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Well drained. Depth to seasonal high watertable greater than 4 feet throughout the year.

TYPICAL PROFILE:

Surface Layer:	Dark Brown loamy sand, 0-8"
Subsurface Layer:	Red Brown loamy sand, 8-20"
Subsoil Layer:	Yellow-brown loamy sand, 20-30"
Substratum:	Gray-brown sand, 30-72"

HYDROLOGIC GROUP:	Group A
SURFACE RUNOFF:	Very slow to medium
PERMEABILITY:	Rapid or very rapid
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None



INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Croghan

USE AND MANAGEMENT

DEVELOPEMENT: There are no limiting factors for building site development.

MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Drive
Windham, ME
Jay Wise

Croghan
(Aquic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from outwash and deltaic sandy deposits.
LANDFORM:	Outwash plains, deltas, and terraces
POSITION IN LANDSCAPE:	Sidehill, shoulders and plains
SLOPE GRADIENT RANGES:	(B) 3-8%, (E) >25%

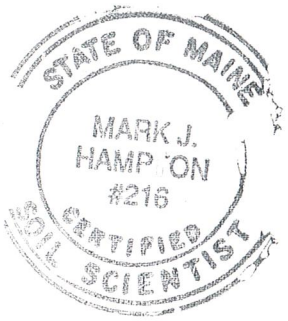
COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Moderately well drained Depth to seasonal high watertable ranges from 1.5 to 2.0 feet below the surface at some time from November to May.

TYPICAL PROFILE:

Surface Layer:	Dark Brown fine sand, 0-7"
Subsurface Layer:	Reddish brown sand, 7-16"
Subsoil Layer:	Brown sand, 16-32"
Substratum:	Gray sand, 32-65"

HYDROLOGIC GROUP:	Group B
SURFACE RUNOFF:	Moderately rapid to rapid
PERMEABILITY:	Rapid or very rapid
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None



INCLUSIONS
(Within Mapping Unit)

CONTRASTING: Croghan, Sebago

USE AND MANAGEMENT

DEVELOPMENT: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.

MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Drive
Windham, ME
Jay Wise

Sebago
(Fibric Haplohemists)

SETTING

PARENT MATERIAL:	Derived in woody and organic deposits
LANDFORM:	Bogs and swamps
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%

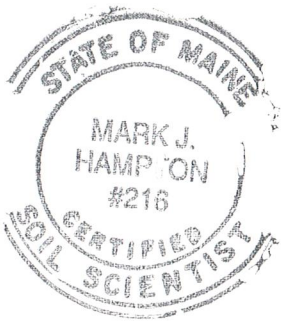
COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Very poorly drained with an apparent watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:

Surface Layer:	Black organic material, 0-50"
Subsurface Layer:	Gray sandy loam, firm
Subsoil Layer:	
Substratum:	

HYDROLOGIC GROUP:	Group D
SURFACE RUNOFF:	Low or surface ponded
PERMEABILITY:	Moderately rapid in the organic horizons
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	Possible to likely



INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Croghan

USE AND MANAGEMENT

Development: The limiting factor for building site development is severe water due to the presence of a high watertable for a portion of the year. This soil is hydric and would be considered wetland.

7314

FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Franklin Drive	Jay Wise	Windham

Exploration Symbol # SS-1 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Weak Blocky	Very Friable	
Bh	Red Brown	Loamy Sand	Weak Sub Ang Blocky	Friable	
Bs	Yellow Brown	Sand	Fine Grandu	Friable	
C1	Brown	Sand	Single Grain	Loose	None Noted

Soil Details

Soil Series/Phase Name: Adams

Limiting Factor: >48 " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☒ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 3 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-2 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Fine Sand	Weak Angular	Very Friable	
Bh	Brown	Sand	Sub Ang Blocky	Friable	
Bs	Yellow Brown	Fine Sand	Weak Sub Ang Blocky	Friable	Common and Distinct
C	Pale Brown	Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 17 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 30 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-3 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Fine Grandul	Friable	
Bh	Red Brown	Fine Sand	Weak Sub Ang Blocky	Friable	
Bs	Tan	Fine Sand	Loose	Friable	Common and Distinct
C	Brown	Fine Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 16 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 32 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-4 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Grand	Friable	
Bh	Red Brown	Loamy Sand	Fine Grandul	Friable	
Bs	Tan	Fine Sand	Fine Grandul	Friable	Common and Distinct
C	Brown	Fine Sand	Grand	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 18 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 30 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

SOIL SCIENTIST INFORMATION AND SIGNATURE

Mark J. Hampton
Signature

Mark J. Hampton
Name Printed

12/10/2022
Date

216
SS License No.

STATE OF MAINE
MARK J. HAMPTON
#216
CERTIFIED SOIL SCIENTIST

Affix professional seal

7314

FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Franklin Drive	Jay Wise	Windham

Exploration Symbol # SS-5 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E1	Black	Mucky Peat	Fibrous	Massive	Common and Distinct
O/E2	Black	Mucky Peat	Fibrous	Massive	
Oi	Dark Gray	Peat	Fibrous	Massive	

Soil Details

Soil Series/Phase Name: Sebago

Limiting Factor: 0 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☒ VPD

Slope: 2 Percent

Hydric Soil: ☐ No ☒ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-6 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Fine Sand	Weak Angular	Very Friable	
Bh	Brown	Sand	Sub Ang Blocky	Friable	
Bs	Yellow Brown	Fine Sand	Weak Sub Ang Blocky	Friable	Common and Distinct
C	Pale Brown	Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 17 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 30 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-7 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Fine Grandul	Friable	
Bh	Red Brown	Fine Sand	Weak Sub Ang Blocky	Friable	
Bs	Tan	Fine Sand	Loose	Friable	Common and Distinct
C	Brown	Fine Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 16 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 8 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-8 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E1	Black	Mucky Peat	Fibrous	Massive	Common and Distinct
O/E2	Black	Mucky Peat	Fibrous	Massive	
Oi	Brown	Peat	Fibrous	Massive	

Soil Details

Soil Series/Phase Name: Sebago

Limiting Factor: 0 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☒ VPD

Slope: 0 Percent

Hydric Soil: ☐ No ☒ Yes

Hydrologic Soil Group:

SOIL SCIENTIST INFORMATION AND SIGNATURE

Signature

Mark J. Hampton
Name Printed

12/10/2022
Date

216
SS License No.

STATE OF MAINE
MARK J. HAMPTON
#216
SOIL SCIENTIST
(affix professional seal)

7 314

PAGE ____ OF ____ FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Franklin Drive	Jay Wise	Windham

Exploration Symbol # SS-9 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Fine Sand	Weak Ang	Very Friable	
Bhs	Red Brown	Sand	Sub Ang Blocky	Friable	
Bs	Yellow Brown	Fine Sand	Weak Sub Ang Blocky	Friable	Common and Distinct
C	Pale Brown	Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 15 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 28 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details

Soil Series/Phase Name:

Limiting Factor: " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: Percent

Hydric Soil: ☐ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details

Soil Series/Phase Name:

Limiting Factor: " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: Percent

Hydric Soil: ☐ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details

Soil Series/Phase Name:

Limiting Factor: " Depth ☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: Percent

Hydric Soil: ☐ No ☒ Yes

Hydrologic Soil Group:

STATE OF MAINE MARK J. HAMPTON #216 CERTIFIED SOIL SCIENTIST

SOIL SCIENTIST INFORMATION AND SIGNATURE

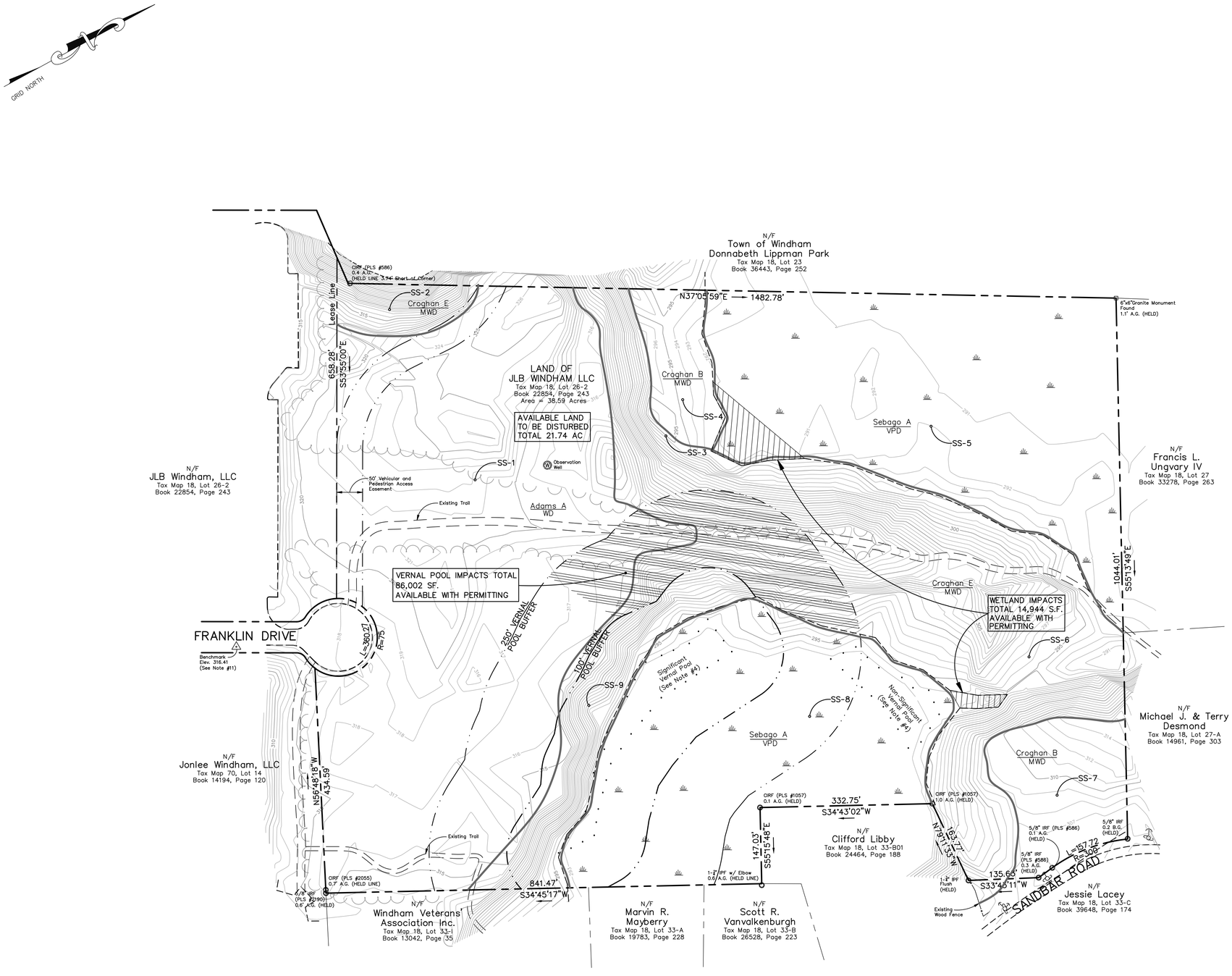
Signature

12/10/2022
Date

Mark J. Hampton
Name Printed

216
SS License No.

affix professional seal



NOTES:

1. OWNER: JLB WINDHAM LLC
5050 BELMONT AVENUE
YOUNGSTOWN, OHIO 44505

2. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
380B MAIN STREET
GORHAM, ME 04038

3. WETLANDS / HIGH INTENSITY SOILS: MARK HAMPTON
MARK HAMPTON ASSOCIATES
PORTLAND, MAINE

4. VERNAL POOLS: RODNEY KELSHAW
FLYCATCHER
YARMOUTH, MAINE

5. DEED REFERENCE: BK. 22854, PG. 243

6. TAX MAP REFERENCE: MAP 18, LOT 26-2

7. ZONING: COMMERCIAL 1 (C-1)

8. MINIMUM STANDARDS: LOT SIZE - NO MINIMUM
FRONTAGE - 100'
SETBACKS - 10-20' FRONT, ON ROUTE 302
0-20' FRONT, ALL OTHER STREETS
6' SIDE
6' MIN. REAR

9. LEASE AREA: 1,680,921 S.F. (38.59 ACRES)

10. PLAN REFERENCES: ALTA/ACSM LAND TITLE SURVEY, ROUTE 302 (ROOSEVELT TRAIL) & FRANKLIN DRIVE, WINDHAM, MAINE, FOR HOME DEPOT USA, INC. BY SURVEY, INC. AND DATED MAY 9, 2005.

SITE PLAN, NATURAL WONDERS, FRANKLIN DRIVE, WINDHAM, MAINE, FOR NATURAL WONDERS, BY BH2M WITH REVISIONS THROUGH MARCH 17, 2020.

11. BENCHMARK: PK NAIL SET, SURVEY CONTROL POINT 1000, AS SHOWN ON SOUTHERLY SIDELINE OF FRANKLIN DRIVE. EL. 316.41, NAD 83.

12. COORDINATES/BEARINGS: BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE (NAD83), OBTAINED USING A CARLSON BRX7 ROVER.

SOILS LEGEND

SYMBOL	DESCRIPTION
	SOIL BOUNDARY LINES

SLOPE DESIGNATION

A = 0 – 3%
B = 3– 8%
C = 8 – 20%
D = 20 – 30%
E = 30%+

HYDROLOGIC SOIL GROUP

SOIL	GROUP
ADAMS	A
CROGHAN	B
SEBAGO	D

LEGEND

SYMBOL	DESCRIPTION
151	EXISTING CONTOUR
	PROPERTY LINE
	LEASE LINE
	ABUTTING PROPERTY LINE
	TREE LINE
	UTILITY POLE
	WETLANDS
	VERNAL POOL
CIRF	CAPPED IRON ROD FOUND
IPF/IRF	IRON PIPE/IRON ROD FOUND
A.G/B.G	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY

Scale: 1" = 100'
100' 0 100' 200'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT
C. LIBBY JR.
2190
REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

REVISION		
NO.	DATE	DESCRIPTION
1	12/14/22	Addition of Wetlands from Mark Hampton Associates
2	12/21/22	Submitted to Client for Review
3	4/25/23	Updated with Soil Information

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Jay Wise
795 Roosevelt Trail
Windham, Maine 04062

EXISTING CONDITIONS
LAND OF JLB WINDHAM LLC
20 FRANKLIN DRIVE
WINDHAM, MAINE

DESIGNED	DATE
Survey	Nov. 2022
DRAWN	SCALE
Dept.	1" = 100'
CHECKED	JOB. NO.
R. Libby Jr.	22051

SHEET
1

Section 11

Lighting Information

Section 11 – Lighting Information

No lighting is proposed on the property subject to this application. One (1) light is proposed at the gravel access drive's entrance, which is located on the parcel for the multi-family development. The access drive is located central to the interior of the lot, and no lighting pollution is anticipated such that light will be detectable beyond property lines.