



November 5, 2018
16236

Ms. Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04063

**Proposed Major Cluster Subdivision Sketch Plan-Land of Nod Road Property in Farm(F) District
Tax Map 7, Lot 29, 120 Land of Nod Road, Windham, ME
Grondin Corporation, Windham, Maine**

Dear Ms. Lessard:

On behalf of Grondin Corporation we are pleased to submit 5 copies of the attached Pre-Application and Sketch Plan for the revised major Cluster Subdivision Sketch Plan for property located at 120 Land of Nod Road, in Windham. We are requesting that the project be scheduled for Sketch Plan Review by the Planning Board at their next available scheduled meeting on Monday, November 26, 2018. Per request of the Planning Board we have discussed the project with the abutting developer of the Highland Woods Subdivision and have agreed on terms of connectivity and land swaps for proposing a loop road connection from our subdivision. With the change we will pull back the original proposed subdivision cul de sac terminus approximately 400 feet, as we are proposing the lots lost on the Sanborn parcel to be gained on the Wilson parcel.

The proposed subdivision development will consist of a cluster subdivision that with the public open space bonus could allow for 34 lots. Total area of the parcel is shown as 65.67 acres on property currently owned by Leonard Sanborn/ and Chris Wilson. The site is identified as Lots 29 on the Town of Windham Tax Map 7 accessing of Land of Nod Road nearly opposite of Morgan Drive and zoned Farm (F) District. The proposed site will consist of a dead end cul de sac road, with an addition loop connect proposed to Highland Woods Subdivision that connects to Highland Cliff Road Our understanding is that project has been submitted to the Windham Planning Board by DM Roma Consulting Engineers for Chris Wilson also showing the connectivity and land swap to accommodate. We feel that the connection to these properties would make the two properties more desirable, and provide better safety, while meeting the goals of road connectivity of abutting properties.

The site lots will be served by private and subsurface wastewater systems, as there is no public water supply in proximity of the property. We anticipate that the lots could be required to provide sprinkler systems, but we intend to work with the fire department to finalize NFPA requirements. Electric and communication services will be provided underground, and no other services will be required.

We anticipate that traffic maybe of concern given the maximum number of lots proposed and we will be providing the Town with a Traffic study discussing the routing and impacts to traffic based on interconnectivity with the adjacent proposed development as well as looking at crash history on Land of Nod Road.

The estimated runoff from the proposed project appears to break into two direction heading to the rear of the site and to the front of the site but eventually all the discharges into the Colley Wright Brook which is a tributary of the Presumpscot River. Colley Wright Brook is not defined as a river, stream or brook "most at risk" from new development or a sensitive or threatened region or watershed as defined by the Maine Department of Environmental Protection (MDEP).

Due to the size and scope of the project it will require a Site Location of Development Application Permit from the Maine DEP. That process will take up to six months from time of permit submittals, which we intend to file concurrently with the Windham Subdivision Review process likely looking to submit both in December. In addition, the site will also require an updated Wetland Fill/Alteration Permit from the filling proposed by the road coming off of Land of Nod Road.

At this time we believe we have provide the Town with the requirements for the Sketch Plan Application per the previous sketch application and this is to essentially commit to the interconnectivity between the Chris Wilson and Mr. Grondin. We are also seeking one waiver of the submission requirements. Going forward, the applicant Ken Grondin, of the Grondin Corporation has requested that a Subdivision Street Performance Requirement for the Road Monuments to be set with granite monuments at each point of curvature be reduced to allow for only one side of the proposed road be provided with such monuments, thereby reducing the substantial cost, and installation.

We have provided for the Board review a general layout following our last conventional lot configuration using standard lot sizing for the (F) Farm Zone, and this preferred revised cluster subdivision layout using the allowed reduced lot sizes, connectivity to Highland Woods, while providing public open space to generate the potential for 35 lots. Open space would be provided around the perimeter of the parcel and into natural areas. The open space is connective in one technical parcel for the benefit of the public and into adjoining undeveloped areas. Also per request of the Board we will show the current trail system that has been the privileged use of the Riding to the Top to horse riding or general hiking. That will be indicated on the future preliminary plan, along with updated soils information for each individual septic system design on each proposed lot.

We look forward to meeting with the Planning Board to discuss the project in greater detail. We request that the project be placed on the Board's next available agenda for Sketch Plan Review, assumed to be September 10, 2018.

In the interim, please give me a call if you have any questions or if you need any additional information.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Senior Project Manager

JRS:jrs
Enc.

cc: Kenneth Grondin