

# DM ROMA

CONSULTING ENGINEERS

August 2, 2021

Steve Puleo, Town Planner  
Town of Windham  
8 School Road  
Windham, ME 04062

**Re: Sketch Major Site Plan Application  
Turning Leaf Drive Commercial Development  
Baker Brook Farm Creamery LLC - Applicant**

Dear Steve:

On behalf of Baker Brook Farm Creamery LLC we have prepared the enclosed application and plan for Major Site Plan Sketch Plan Review of a proposed lot split and construction of two commercial buildings totaling 17,700 square feet. The property is identified on Tax Map 14 as Lot 9-B12 and is located in the Commercial-1 zoning district. The applicant proposes to extend Turning Leaf Drive and build a new commercial road to access the two buildings. The site is generally flat and has a paved parking lot on it that is used as an overflow lot for the adjacent Shops at Sebago development. The property includes an easement over the parking area and an easement over the extension of Turning Leaf Drive to benefit adjacent parcels.

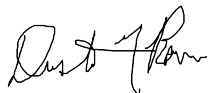
One of the buildings is proposed to be occupied by Blue Seal for use as an agricultural retail store. The building will include a retail store front and cold storage in the rear portion of the building. A drive-through facility will be attached so that customers can load their vehicles from inside the building, similar to a lumber yard. The second building is proposed to be operated by Baker Brook Farm Creamery as a creamery production facility with a retail ice cream shop that includes a drive-through. The two buildings will share a common parking area and a common loading/service area that will be accessed from the new commercial road.

The project will require a traffic study to determine the impact to the intersection of Turning Leaf Drive and Roosevelt Trail. We do not anticipate the need to perform any market studies for the proposed development. Utility service for the project will be coordinated with the Portland Water District, Central Maine Power Company and the Town of Windham.

The total proposed site impervious area is approximately 2.6 acres and will require a Stormwater Permit from the Maine DEP. The site does not contain wetlands or vernal pools.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,  
DM ROMA CONSULTING ENGINEERS



Dustin M. Roma, P.E.  
President

**Sketch Plan - Minor & Major Site Plan**

---

**Project Name:** TURNING LEAF DRIVE COMMERCIAL DEVELOPMENT

**Tax Map:** 14 **Lot:** 9-B12

**Estimated square footage of building(s):** 17,700 SF

**If no buildings proposed, estimated square footage of total development:** \_\_\_\_\_

**Is the total disturbance proposed > 1 acre?**     **Yes**     **No**

---

**Contact Information**

1. Applicant

Name: BAKER BROOK FARM CREAMERY, LLC

Mailing Address: 30 HASKELL ROAD, WINDHAM, ME 04062

Telephone: 776-3197    Fax: \_\_\_\_\_    E-mail: BBFCREAMERY@GMAIL.COM

2. Record owner of property

(Check here if same as applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_    Fax: \_\_\_\_\_    E-mail: \_\_\_\_\_

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506    Fax: \_\_\_\_\_    E-mail: DUSTIN@DMROMA.COM

---

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.



Signature

8-2-2021

Date

<b>Sketch Plan - Minor &amp; Major Site Plan: Submission Requirements</b>		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	<del>X</del>	<del>X</del>
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan	<del>X</del>	<del>X</del>
	traffic study	YES	
	utility study	YES	
	market study	NO	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 808)	<del>X</del>	<del>X</del>
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	NONE	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	NONE	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
<b>h.</b>	<b>Plan Requirements</b>		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)	X	
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.		
<b>Electronic Submission</b>		X	



**VICINITY MAP**

TURNING LEAF DRIVE  
WINDHAM, MAINE

FOR:  
BAKER BROOK FARM CREAMERY LLC

SCALE: 1"=2000'  
DATE: 8-2-2021  
JOB NUMBER: 20060

**DM ROMA**

CONSULTING ENGINEERS

PO BOX 1116  
WINDHAM, ME 04062  
(207) 310 - 0506

**SHORT FORM QUITCLAIM DEED  
WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Timm Realty LLC**, a Maine limited liability company, for consideration paid, hereby each grants to **Baker Brook Farm Creamery, LLC**, a Maine limited liability company with a mailing address of 30 Haskell Road, Windham, Maine 04062, with quitclaim covenant, together with all improvements thereon and easements and rights appurtenant thereto, located at or near Turning Leaf Drive, Windham, Cumberland County, Maine, such land being more particularly described on Exhibit A attached hereto.

For source of title, see Quitclaim Deed from Britewater Realty I, LLC, to Grantor dated June 21, 2010, and recorded in the Cumberland County Registry of Deeds in Book 27861, Page 20.

IN WITNESS WHEREOF, Timm Realty LLC, has caused this instrument to be executed by its duly-authorized Manager as of the 14<sup>th</sup> day of August, 2015.

WITNESS:

TIMM REALTY LLC

*T S Hanson*

*Douglas Timm*  
By: Douglas Timm  
Its: Manager

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND

August 14, 2015

Personally appeared before me the above-named Douglas Timm, Manager of Timm Realty LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

*T S Hanson*  
Notary Public/Attorney-at-Law  
Print name: Tom S. Hanson

**EXHIBIT A**

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

BEGINNING at a 6" x 6" granite monument located and the easterly sideline of Route 302, said monument marks the northwest corner of property now or formerly of White Wave LLC, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 28116, Page 273;

THENCE North 12° 26' 17" East along the easterly sideline of Route 302, 60.00 feet to a point;

THENCE North 12° 26' 17" East along the easterly sideline of Route 302, 19.00 feet to a point;

THENCE North 13° 53' 30" East continuing along the easterly sideline of Route 302, 10.64 feet to an iron pipe/rod;

THENCE South 32° 33' 43" East along land of the Shops at Sebago Condominium as described in a declaration of condominium recorded in said Registry of Deeds in Book 27188, Page 30, 41.91 feet to an iron pipe/rod;

THENCE South 77° 33' 43" East continuing along land of said Condominium, 115.08 feet to an iron pipe/rod;

THENCE South 70° 26' 18" East continuing along land of said Condominium, 80.64 feet to an iron pipe/rod;

THENCE South 77° 33' 43" East continuing along land of said Condominium, 214.61 feet to a point and a proposed monument location at land now or formerly of John and Carol Taylor, as described in a deed recorded in said Registry of Deeds in Book 21425, Page 82;

THENCE South 37° 40' 14" East along land of Taylor, 81.64 feet to an iron pipe/rod

THENCE South 38° 24' 13" East continuing along land of Taylor, 447.98 feet to an iron pipe/rod;

THENCE South 40° 47' 38" West, 15.17 feet to an iron pipe/rod;

THENCE South 40° 47' 38" West, 145.78 feet to an iron pipe/rod;

THENCE South 40° 47' 38" West, 60.82 feet to an iron pipe/rod;

THENCE North 83° 59' 05" West along land of Kennerson Realty Associates as described in a deed recorded in said Registry of Deeds in Book 12490 , Page 129, 494.17 feet to a point;

THENCE North 12° 05' 54" East along land of Kennerson Realty Associates and land now or

formerly of Cummings as described in a deed recorded in Book 12546, Page 164, 535.79 feet to a 6" x 6" granite monument;

THENCE North 77° 33' 43" West along land of Cummings and land of White Wave LLC, as aforesaid, 250.00 feet to the point of beginning.

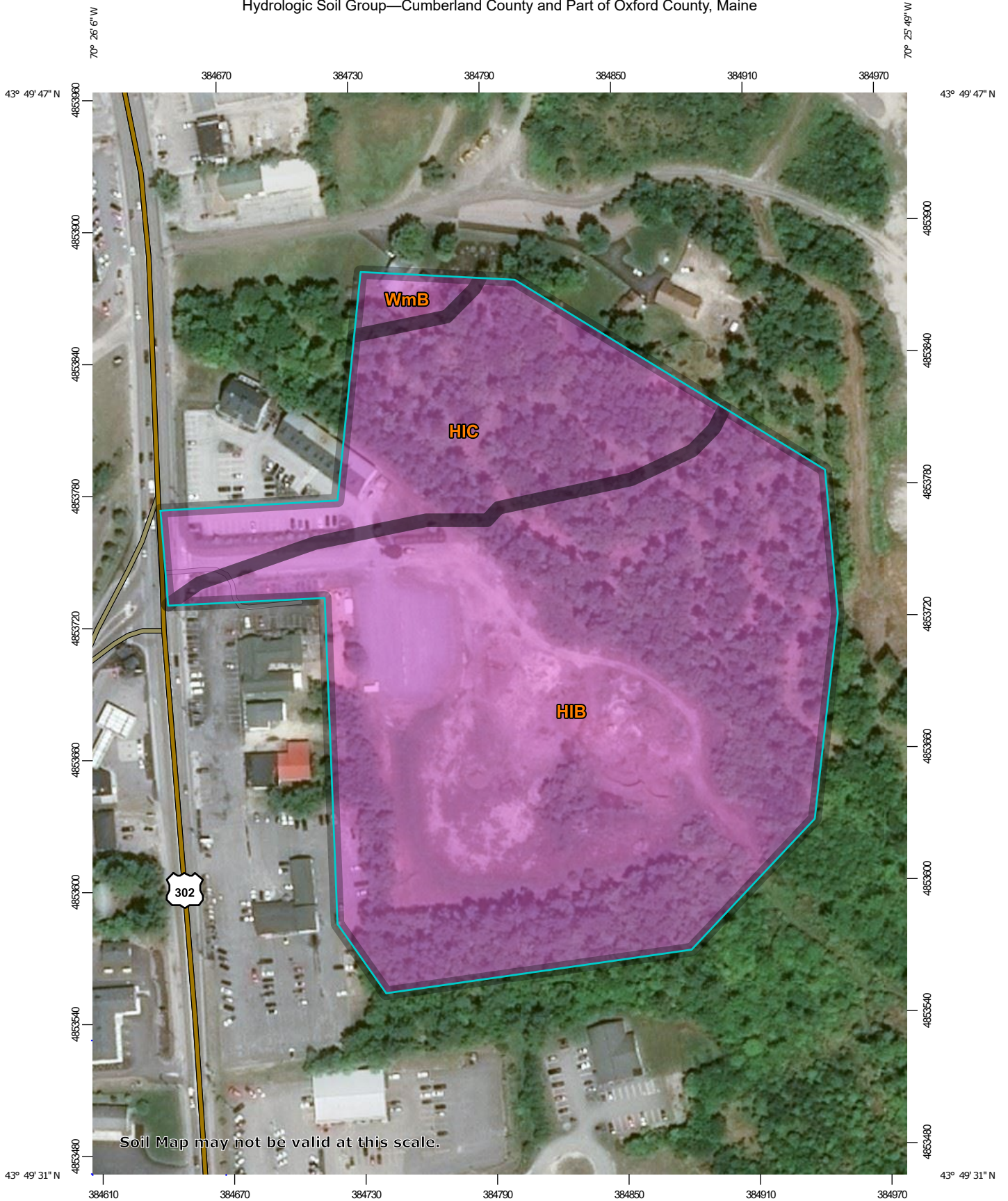
Bearings are magnetic of the year 1978. Meaning and intending to convey Lot 12A as depicted on a plan entitled "3<sup>rd</sup> Amended Subdivision Plan of the Rich Family Limited Partnership Property Route 302 Windham, Maine" for Timm Realty LLC by Sebago Technics, LLC, dated October 1, 2013 and recorded in the Cumberland County Registry of Deeds in Plan Book 213, Page 455.

Also including the reserved right as the servient estate holder to relocate the Satellite Parking Lot easement reserved in the Declaration of Shops at Sebago Condominium dated August 17, 2009, and recorded in the Cumberland County Registry of Deeds in Book 27188, Page 30 (the "Declaration of Condominium").

Subject to all easements, covenants, restrictions, and agreements of record, to the extent applicable and without intending to revive any that have expired or have been terminated or released, including without limitation the access easement in Turning Leaf Drive for the benefit of condominium units in the Shops at Sebago Condominium as referenced in the Declaration of Condominium and the rights and responsibilities set forth in a Declaration of Private Road Maintenance Agreement for Turning Leaf Drive, Windham, Maine dated October 21, 2003, and recorded in the Cumberland County Registry of Deeds in Book 20436, Page 224.

Received  
Recorded Register of Deeds  
Aug 17, 2015 09:33:39A  
Cumberland County  
Nancy A. Lane

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:2,400 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/25/2021  
Page 1 of 4



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 17, Jun 5, 2020

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	A	12.0	74.6%
HIC	Hinckley loamy sand, 8 to 15 percent slopes	A	3.8	23.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	A	0.3	1.7%
<b>Totals for Area of Interest</b>			<b>16.1</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

August 19, 2021

**Re: Agent Authorization  
Turning Leaf Drive, Windham, Maine**

Baker Brook Farm Creamery LLC is the owner of a parcel of land located on Turning Leaf Drive in Windham. The parcel is shown as Lot 9-B12 on the Town of Windham Tax Map 14. Baker Brook Farm Creamery LLC has retained the services of DM Roma Consulting Engineers to act as authorized agent to apply for land use permits associated with development of the land.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve O'Brien". The signature is fluid and cursive, with the first name "Steve" and last name "O'Brien" clearly distinguishable.

Steve O'Brien  
Baker Brook Farm Creamery, LLC