

**TOWN OF WINDHAM PLANNING BOARD**  
 CHAIR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**REGISTRY BLOCK**  
 STATE OF MAINE  
 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_  
 20\_\_\_\_ AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M.  
 AND RECORDED IN PLAN BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 REGISTRAR \_\_\_\_\_

**CONDITIONS OF APPROVAL:**  
 1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 3, 2024 AND JULY 1, 2024 OF AND ON SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, IMPOSED BY THE PLANNING BOARD AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS, AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN WITH §120-815 OF THE SITE PLAN AND §120-913 OF THE SUBDIVISION ORDINANCES.  
 2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 201 ARTICLE II POST-CONSTRUCTION STORMWATER ORDINANCE. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.  
 3. AT THE TIME OF APPLYING FOR BUILDING PERMITS FOR THE 172 RESIDENTIAL UNITS, THE APPLICANT SHALL PAY THE MITIGATION IMPACT FEES OF \$25,927 (INCLUDING THE NORTH WINDHAM ROUTE 302 ROAD IMPROVEMENT IMPACT FEE), THE RECREATION IMPACT FEE, THE OPEN SPACE IMPACT FEE, THE PUBLIC SAFETY IMPACT FEE, AND THE MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, §120-1201C.  
 4. ANY BUILDING PLAN, SUBDIVISION PLAN OR SITE PLAN SUBMITTED FOR BUILDING(S) TO BE LOCATED IN A SEWER EXPANSION AREA SHALL INCLUDE ON THE PLAN THE LOCATION OF ANY SERVICE PIPE TO BE INSTALLED IN ACCORDANCE WITH THIS SECTION. SUBDIVISIONS SHALL FURTHER COMPLY WITH THE PROVISIONS OF §181-45.  
 5. BEFORE THE REQUIRED PRE-CONSTRUCTION MEETING WITH STAFF AND BEFORE ANY LAND USE ACTIVITIES BEGIN, THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR THE "ABILITY TO SERVE" LETTER FROM THE PORTLAND WATER DISTRICT (PWD).  
 6. IF THE TOWN COUNCIL AMENDS §120-812C(1)(D) PARKING AND LOADING TO REDUCE THE REQUIRED PERCENTAGE OF 10'X20' PARKING SPACES FROM 30% TO 20% THE PLANNING BOARD AUTHORIZES THE PLANNING DIRECTOR TO ISSUE A MINOR CHANGE APPROVAL IF THE PARKING STANDARD IS NOT CHANGED BY THE TOWN COUNCIL. THE APPLICANT MUST UPDATE THE SITE PLAN TO MEET THE PARKING AND LOADING STANDARDS.

**SITE DATA**

ZONE: COMMERCIAL DISTRICT 1	
SITE AREA	395,925 S.F. = 9.1 ACRES
BUILDING UNIT BREAKDOWN	
1 BEDROOM	29 UNITS
2 BEDROOM	143 UNITS
TOTAL	172 UNITS
PARKING	REQUIRED PROVIDED
MULTIFAMILY DWELLINGS	
TOTAL	- 338
SPACES/UNIT	- 1.97
OVERSIZED PARKING (20'X10' @ 30%)	102 103
ACCESSIBLE SPACES	14

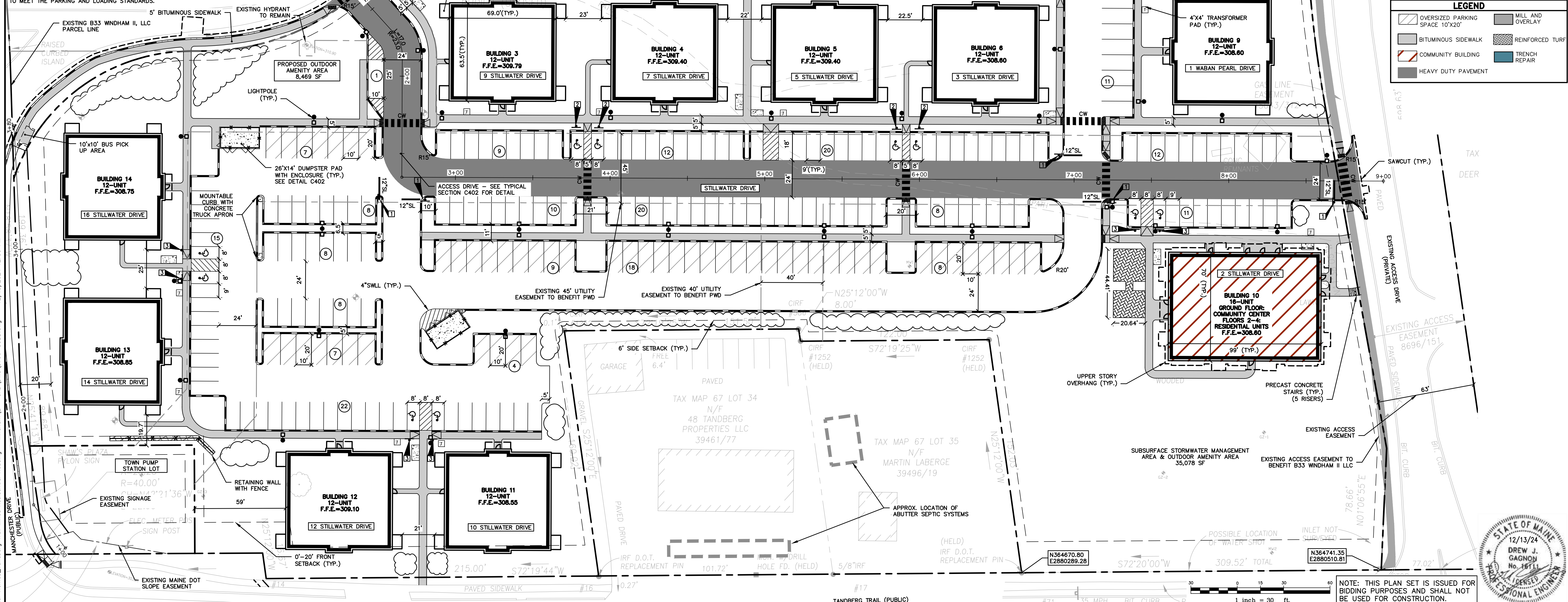
**SPACE AND BULK STANDARDS**

ZONE: COMMERCIAL DISTRICT 1 (C1)	REQUIRED	PROVIDED
MIN. LOT SIZE	N/A	8.9 AC
BUILDING SETBACKS		
FRONT	0 - 20'	VARIES
SIDE	6'	>6'
REAR	6'	>6'
MINIMUM FRONTAGE	100'	672'
MAXIMUM BUILDING HEIGHT	N/A	3 STORIES BLDG 10 IS 4 STORIES

**NOTES:**  
 1. EXISTING CONDITIONS PROVIDED BY OWEN HASKELL, INC. DATED FEBRUARY 6, 2023.  
 2. SOIL INFORMATION PROVIDED BY FLYCATCHER, LLC DATED JANUARY 10, 2023.  
 3. ALL INTERNAL ACCESS ROADS AND DRIVEWAYS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER, LOT OWNERS, HOMEOWNERS' ASSOCIATION, OR ROAD ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE OR MAINTAINED BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET STANDARDS AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.  
 4. SNOW STORAGE TO BE SUPPLEMENTED WITH REMOVAL OFF SITE.

**LEGEND**

[Symbol]	OVERSIZED PARKING SPACE 10'X20'
[Symbol]	MILL AND OVERLAY
[Symbol]	BITUMINOUS SIDEWALK
[Symbol]	REINFORCED TURF
[Symbol]	COMMUNITY BUILDING
[Symbol]	TRENCH REPAIR
[Symbol]	HEAVY DUTY PAVEMENT



Rev.	Date	Revision

Issued For	Date	By
FINAL PLAN	12/13/24	DJG
PROGRESS SET	11/26/24	DJG
MINOR SITE PLAN REVISION	10/17/24	DJG
PRICING PLANS	08/08/24	DJG
ADD. SITE PLAN INFORMATION	06/19/24	DJG
SITE AND SUBDIVISION APPLICATION	06/03/24	DJG

Design: LEL Draft: CEH Date: DEC 2022  
 Checked: DJG Scale: 1"=30' Job No.: 3796  
 File Name: 3796-SUBD.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.



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Drawing Name: **Site & Subdivision Plan**  
 Project: **Windham Village Apartments**  
 770 Roosevelt Trail, Windham, Maine 04062  
 Client: **Windham Village Apartments, LLC**  
 40 Farm Gate Road, Falmouth, ME 04105

Drawing No. **C004**



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