



June 1, 2026

Kathy Tombarelli, Town Planner
Town of Windham
8 School Road
Windham, Maine 04062

**Re: Response to Town Review Comments
Eventide Subdivision
Row Even, LLC - Applicant**

Dear Kathy:

We have received an Application Completeness & Staff Review Comments Memo from Amanda Lessard, Assistant Town Manager dated May 15, 2026 and an email of review comments from Town Engineer Mark Arienti dated May 25, 2026 in regard to the proposed Eventide Subdivision, Windham Planning Board Application # 25-27. We offer the following response to address the review comments.

Additionally, we have received approvals from the following agencies:

- Maine Department of Environmental Protection Natural Resources Protection Act Permit-By-Rule PBR_ID-0101810 Accepted on 5-8-2026 for approval under Section 2 – Activity adjacent to a protected natural resource, Section 7 – Outfall pipe and Section 10 – Stream Crossing.
- Army Corps of Engineers approval NAE-2026-00577 dated 5-19-2026 for wetland alteration and stream crossing

Preliminary Subdivision Application Completeness

Please find the following documents attached to address the Completeness comments:

- Letter from owner of abutting property at 100 River Road acknowledging that easements are intended to be granted for the grading and stormwater drainage, and that two curb cuts will be eliminated.
- Waiver requests for Sections 120-910(C)(3)(b) Landscape Plan and 120-910(C)(3)(e) Traffic Impact Analysis.

Planning Department Review Comments

Comment #1 – The submission notes that to meet the minimum open space requirements the applicant proposes to deed tax lot 9 to the Town and the plan includes Condition of Approval 7 “Prior to the release of the signed subdivision plan for recording, the parcel identified as Lot 9 of Tax Map 1 shall be conveyed to the Town of Windham by deed”. By this condition of approval, the Planning Board needs to consider Lot 9 as part of the subdivision review and would require the lot to be added to the general notes and the land area should be included in the Net Density and Open Space calculations. Otherwise, the application, plans and waiver request need to be revised to eliminate any consideration of Lot 9.

Response #1 – The proposed Condition of Approval #7 has been removed from the Subdivision Plan, and we have removed references to Lot 9 being part of the Open Space.

Comment #2 – *The plan lists three waivers requested. The submission includes an additional waiver requested from Section 120-911J(6) Stormwater flooding that if granted should also be noted on the plan.*

Response #2 – We are investigating options to reduce the peak flow rates so that the waiver is no longer necessary, per the request of the Town Engineer. In the event the waiver is still necessary and is approved by the Planning Board, we will include the waiver on the Subdivision Plan once granted.

Comment #3 – *All subdivision boundary corners must be marked. The property corners at the boundary of Maine DOT property on the subdivision plan that do not show existing or proposed iron pins.*

Response #3 – It appears that offset pins have been set approximately 60 feet away from the actual corner of the property where it abuts the rail line, which are shown on the Subdivision Plan as existing pins. We have added proposed pins at the actual property corners.

Comment #4 – *Revise the symbology of the grading, drainage & stormwater management easements on the plan so the extent and boundaries are more easily visible.*

Response #4 – The linetype scale of the easement lines has been reduced to make the boundaries more pronounced.

Comment #5 – *The common land shall be shown on the final plan with appropriate notations on the plan to indicate it shall be not used for future building lots.*

Response #5 – Note 12 has been added to the Subdivision Plan indicating the open space will not be used for future building lots unless a subdivision amendment is approved by the Windham Planning Board.

Comment #6 – *The following words shall appear on the recorded plan: “All roads in this subdivision shall remain private roads to be maintained by the developer, lot owners or road association, and shall not be offered for acceptance, or maintained, by the Town of Windham until they meet all municipal street design and construction standards.”*

Response #6 – Note 13 has been added to the Subdivision Plan.

Comment #7 – *Sheet D-2 Typical Roadway Sections show a 24’ paved roadway, 10’ travel lane & 2’ paved shoulder. To comply with the Minor Local Street standard, if a sidewalk is not required the applicant shall construct either a sidewalk or a street with a widened shoulder. The details should be revised.*

Response #7 – The plans have been revised to depict a 26 foot wide paved road surface.

Comment #8 – *Add the assumed maximum developed and impervious area of each lot to the subdivision plan.*

Response #8 – A table has been added to the Subdivision Plan that lists assumed maximum developed and impervious area for each lot.

Comment #9 – The subdivision plan shall, by notes on the final plan and/or deed restrictions, not allow the clearing of trees in areas where tree cover is depicted on the plan for a period of at least five years from the date of Planning Board approval.

Response #9 – Note 14 was added to the Subdivision Plan.

Comment #10 – The proposed septic location on Lot 15 (TP-18) is in an area where wells are allowed. The well exclusion boundary should be revised.

Response #10 – Well exclusion boundaries have been revised on Lots 14 and 15.

Comment #11 – Based on the well exclusion area shown on the plan, wells on several lots will need to be located beyond the treeline shown on the plan. Is the installation of wells in these areas accounted for in the assumed developed area of these lots?

Response #11 – We did not consider a well installed inside the treeline as a permanent disturbance. In the event that someone installs a well inside the treeline, the area of disturbance would be temporary in nature and would not require permanent revegetation, so we considered those areas to be “disturbed” but not “developed” for purposes of evaluating stormwater impacts.

Comment #12 – Section 10 of the submission notes that sprinkler system installation will be required within all residential structures. Add a note to the subdivision plan.

Response #12 – Note 15 was added to the Subdivision Plan.

Comment #13 – Add to the plan the installation of a street light at River Road intersection of the subdivision street requested by the Police Department at the Development Review Team meeting and as required by the Town’s streetlight policy.

Response #13 – A note was added to the Subdivision Plan to require the installation of a street light at the street entrance on the existing utility pole located just southerly of the street intersection.

Comment #14 – The open space provided by the conservation subdivision shall be identified on the recorded subdivision plan as “Open Space – Reserved for Recreation, Agricultural and/or Conservation Purposes.”

Response #14 – Note 12 was added to the plan, and each label for open space was revised to reference Note 12.

Comment #15 – Provide a plan for the site development of each lot as required by Section 120-911K(4)(e). The application shall illustrate the placement of building envelopes and the treatment of spaces, paths, roads, service and parking and in so doing shall take into consideration all requirements of Section 120-911K and of other relevant sections of these regulations.

Response #15 – We have included proposed building footprints and driveway locations on the Post-Development Stormwater Map. The tree clearing limits shown on the Subdivision Plan and other plan sheets is intended to depict the limits of the development envelope on each lot.

Comment #16 – Building envelopes should generally be located at least 100 feet from primary conservation areas and at least 50 feet from secondary conservation areas. What is the proposed setbacks from the wetlands on Lots 5, 8, 9, 15 and 16?

Response #16 – The wetlands located on Lots 5, 8 and 9 are forested wetlands so we are not designating any required setback for the Building envelope. Similarly, the wetland that runs through Lots 15 and 16 is a forested drainage ditch so it did not appear necessary to treat these areas as primary conservation resources that would benefit from preserving 100 feet of structure setback. We understand that the ordinance defines all wetlands as primary conservation areas, but to develop the property in the most responsible manner we believe it is important to establish a hierarchy of resource value and to focus on preserving areas that may be more susceptible to negative impacts from adjacent development such as streams.

Comment #17 – Open Space Area 1 provides for building setback at least 100 feet from River Road but is entirely being used for stormwater treatment and provides no buffering or screening of the subdivision from the public street. When buildings will be visible from the existing streets, the applicant shall minimize the visual impact of new development though larger setbacks or screening with elements such as low walls, split-rail fencing, trees or other plantings.

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Response #17 – The homes that will be constructed on the lots closest to River Road on Lots 1 and 6 will be set back from River Road approximately 500 feet, which we believe meets the “larger setback” option for “minimizing the visual impact”.

Comment #18 – Similarly, the 50 foot external perimeter buffer required by Section 120-911(K)(3)(C)(3) on Lots 1, 2, 3 and 4 are using the existing field for stormwater treatment and providing no screening of the abutting residential dwellings. The provisions of Section 120-911K are designed to ensure that conservation subdivision development in the Town shall minimize the impact of residential development on the Town, neighboring properties and the natural environment.

Response #18 – We have added proposed evergreen buffer trees to be planted along the rear property line of Lot 1 to provide screening to the existing dwelling that is on the property to the north.

Comment #19 – Identify the existing trails shown on the plan and any proposed trails necessary to comply with Section 120-911K(3)(d).

Response #19 – A note has been added to the Subdivision Plan to call out the existing trails that are depicted on the plan.

Comment #20 – Has the street name shown on the plan been approved by the E-911 Addressing Officer?

Response #20 – Yes, we obtained approval from the Addressing Officer before adding the road name to the plan.

Comment #21 – Recommended MAJOR SUBDIVISION CONDITIONS OF APPROVAL.

Response #21 – The proposed conditions of approval have been added to the Subdivision Plan.

Fire Department Review Comments

Comment #22 – I'm all set with the plan. As always, we would request water for firefighting. Hammer heads and radius look good.

Response #1 – A note that requires sprinkler systems to be installed in all new residential dwellings has been added to the Subdivision Plan.

Town Engineer Review Comments

Comment #23 – The applicant has requested a waiver from the requirement for minimum access spacing, which at a speed limit of 45 mph is 265 feet per Town Ordinance Ch. 120-911(M)(2)(a) and Table 2 of Appendix A. the spacing to the nearest existing neighboring access is only 70 ft. The applicant has proposed closing two of the existing entrances on its parcel just to the south to minimize the number of accesses on the subdivision lot, but this does not address the proximity of the proposed new entrance and the existing access just to the north. The Town ordinance for access spacing incorporates by reference the Maine DOT Highway and Driveway Entrance Rules, which do allow for waivers of the spacing requirements if certain conditions are met, but all these conditions do not appear to be met and 70 feet is too tight for me to approve a waiver. The applicant should revise the design to increase the distance between the new entrance and the abutting driveway to the north.

Response #23 – We discussed the driveway separation situation with the Town Engineer over the phone after receiving this comment. As we discussed, the driveway separation requirements listed in Table 2 of Appendix A was taken from the Maine DOT Chapter 299 design manual and references a table that is only applicable to major arterials that carry the MDOT designation of “Mobility Corridor”, which is not applicable to River Road. If this segment of River Road was located outside of the Urban Compact area, it is our opinion that the proposed Entrance would meet all MDOT criteria and an entrance permit could be issued without requiring a waiver. It is important to note that there are no “Entrances” as defined by MDOT within 265 feet of the proposed Eventide Drive entrance, and all “driveways” that are located within 265 feet provide access to single family dwellings that produce extremely low traffic volumes. Moving the driveway entrance further south to achieve more separation from the adjacent driveway to the north would only reduce the amount of sight distance looking south from Eventide Drive, which would not make the intersection safer.

Comment #24 – the applicant has requested a waiver from the stormwater flooding standard since the estimated peak runoff rates for post-development exceed the pre-development runoff rates at Study Point SP-5 for the 10-year and 25-year storms. This flow enters an 18” concrete culvert under River Road. The peak pre vs. post flowrates at all the other study points and at the 2-year storm for SP-5 are fine, but I am concerned about the increased post-development flow for the larger storms at this outfall. For the 10-year storm the increase is 1.59 cfs (17%), which I don't believe is insignificant, and this increased flow could adversely impact the road embankment that it discharges onto or the abutting property. The 25-year post-development peak flow is also increased by 6.3%. I would suggest further evaluation of ways to reduce the peak discharges for the 10-year and 25-year storms at this location and/or at a minimum obtain a drainage easement to allow for this drainage onto the abutting property across River Road.

Response #24 – The Town's engineering consultant is in the process of reviewing the stormwater management plan and MDEP Stormwater Permit application, and as of the date of this response we have not yet received review comments. Once we receive the review comments from the Engineering consultant we will revisit the stormwater design and make every effort to incorporate

design elements to attempt to reduce the peak flow rates for those design storms where the increases are currently proposed.

Comment #25 – *The applicant has estimated that the proposed subdivision will generate 161 trips on a typical weekday, which exceeds the 140 trip/day threshold that requires the applicant conduct a traffic analysis per Section 120-910(C)(3)(E). Therefore, the applicant will need to include a Traffic Analysis as part of their application.*

Response #25 – A waiver request has been submitted with this response.

Comment #26 – *the applicant has indicated that they want to offer the road to the Town as a public road when construction is complete, however the road design does not meet the public road standard. The land use ordinance states that major local streets and minor local streets to provide either a shoulder or a sidewalk to provide for safe pedestrian or bicycle travel. The applicants design does not include a sidewalk up to STA 12+00 and only the standard 2' paved shoulder plus a 2' gravel shoulder, and from 12+00 to the end the design includes a 2' paved shoulder with curb and no secondary shoulder at all. The ordinance requires at a minimum, an additional one foot of paved shoulder, on each side of the street. The proposed design does not meet the requirements of a public road.*

Response #26 – We have revised the plans to propose building the road with 3-foot paved shoulders and a total paved width of 26 feet.

Comment #27 – *The Conservation Subdivision requirements state that there is a 50' buffer strip from the external perimeter of the property line that is naturally vegetated or landscaped. The current design includes stormwater BMPs within the 50 ft buffer area on Lots 1-4. In order to conform with this portion of the ordinance, the underdrain soil filters would need to be moved or some other alternate BMP include in the design.*

Response #27 – We have added proposed landscaping along the rear of Lot 1 to provide buffer screening to the property that abuts to the north. It is our understanding that the 50-ft perimeter buffer is intended to be primarily a structure setback with only “natural vegetation or landscaping” permitted. We are not proposing any structures, parking areas or pavement within the buffer area, and the soil filters will be completely vegetated and have the general appearance of a field that will be mowed a couple of times per year. There are no existing structures that would benefit from a thick screening of trees in the area where the vegetated soil filters are proposed. We feel that the appearance of the vegetated soil filters meets the intent of what the perimeter buffer ordinance was intended to achieve.

Please find the attached revised design plans and supporting documentation for review. If you have any further comments, please don't hesitate to contact us.

Sincerely,

DM Roma Consulting Engineers

Dustin Roma

Dustin M. Roma, P.E.
President

Eventide Subdivision
Windham, Maine

June 1, 2026

May 21, 2026

Re: 100 River Road, Windham

To whom it may concern:

I am the current owner of property in Windham, Maine located at 100 River Road and shown as lots 8, 8-1, 8-2 and 9 on Tax Map 1. I have entered into an agreement with Row Even, LLC, who intends to develop a portion of the property as a residential subdivision. I am aware that the development plans prepared by DM Roma Consulting Engineers include a proposal to eliminate two existing driveway entrances on River Road and construct a new relocated driveway entrance on the proposed Eventide Drive, and that an easement will be required over my retained land to allow for the construction of drainage features and associated grading. It is my intent to convey the necessary easements to Row Even, LLC and to allow the proposed construction to occur on my retained land after I complete a review of the final plans as approved by the Town of Windham to ensure they are consistent with my expectations.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Tevanian', with a long horizontal line extending to the right.

Michael Tevanian

TOWN OF WINDHAM MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

(Section 120-908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in [Section 120-911](#) of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or

Project Name: Eventide Subdivision

Tax Map: 1

Lot(s): 8, 8-1, 8-2

**Waivers are requested from the following Performance and Design Standards
(Add Forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
120-910-C-3-B	Landscape Plan	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property’s pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

Landscaping that will be installed by the subdivision developer will consist of street trees planted or retained along the roadway at an interval of one tree on both sides of the road every 50 feet, which will be stated in a General Note on the Subdivision Plan. Street tree symbols will be depicted on the Plan & Profile drawings in the existing field area between River Road and the first hammerhead near STA 9+50 where the woodline begins. A note indicating that the location of street trees may be revised based on driveway location and lot owner preference, but that the number of trees shown on the plan will be considered a minimum. Any proposed buffer screening will also be shown on the Plan and Profile drawings.

(Continued next page)

Ordinance Section: 120-910-C-3-B (PLEASE PROVIDE A SEPERATE IMPACT CRITERIA FRO EACH ORDIANCE SECTION)

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light pollution or glare	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic congestion or safety	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pedestrian safety or access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Supply of parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid waste disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding or drainage issues on abutting properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Town's ability to provide the subdivision with public safety services (if subdivision)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

TOWN OF WINDHAM MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

(Section 120-908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in [Section 120-911](#) of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or

Project Name: Eventide Subdivision

Tax Map: 1

Lot(s): 8, 8-1, 8-2

**Waivers are requested from the following Performance and Design Standards
(Add Forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
120-910C(3)(e)	Traffic Impact Analysis	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property’s pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The project includes the creation of 17 single-family lots that are expected to generate an average of 161 vehicle trips during a typical weekday. The ordinance requires a Traffic Impact Analysis for projects that generate more than 140 daily vehicle trips. Three (3) vehicle trips during the morning peak hour and 11 trips during the evening peak hour are estimated to be entering the site. In the PM peak hour, most of the vehicle traffic is northbound so it is unlikely that left-turns into the project site would cause any congestion or safety concerns on River Road due to the limited amount of opposing traffic volumes. We did not identify any road segments or intersections that would benefit from performing the type of traffic impact analysis that the ordinance describes.

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Ordinance Section: 120-910-C-3-E (PLEASE PROVIDE A SEPERATE IMPACT CRITERIA FRO EACH ORDIANCE SECTION)

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light pollution or glare	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic congestion or safety	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pedestrian safety or access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Supply of parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid waste disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding or drainage issues on abutting properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Town's ability to provide the subdivision with public safety services (if subdivision)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT
MAINE PROJECT OFFICE
442 CIVIC CENTER DRIVE SUITE 350
AUGUSTA ME 04330

May 19, 2026

Regulatory File No. NAE-2026-00577
Regulatory Division

Ronald Goddard
Row Even, LLC
ROW EVEN, LLC
17 Bucket Lane
Yarmouth, ME 04096
Ronniegoddard71@gmail.com

Dear Ronald Goddard,

The U.S. Army Corps of Engineers (Corps) has reviewed your request to discharge fill material into waters of the U.S associated with a residential subdivision.

The proposed work is located in an unnamed tributary to the Presumpscot River and adjacent wetlands, at 100 River Road, Windham, Maine at latitude 43.715170° and longitude -70.398420°. The proposed regulated activity(ies) associated with this project are detailed on the attached drawings titled "Eventide Plan Set" dated April 6, 2026, and are described below.

Project Description

Work includes the permanent discharge of fill material into 3,564 square feet (SF) of freshwater wetlands and stream bed to construct an access road for a 17-lot residential subdivision. This includes 1,706 SF of impact to palustrine forested wetlands and 138 SF of impact to an unnamed tributary to the Presumpscot River for the installation of a 48-inch culvert and associated road crossing, and two separate wetland impacts of 1,508 SF and 212 SF for a wetland crossing and associated slope construction. All necessary erosion and sediment controls will be used during construction, and stormwater will be managed post-construction via underdrained filter basins.

Based on the information provided, the Corps has verified that the proposed actions are authorized under Nationwide Permit (NWP) 29, Residential Developments pursuant to authorities under Section 404 of the Clean Water Act (33 U.S.C. § 1344).

You must ensure the proposed work is performed in accordance with the enclosed applicable terms and conditions.

Special Conditions

In addition, this verification is subject to the following special conditions.

1. *No tree clearing shall occur during the Summer Occupancy Period of the Northern Long-eared Bat, between April 15 – September 30 in a given year, to minimize impacts on the endangered species.*

You are also required to complete and return the enclosed Compliance Certification form within 30 days of completing your project. Please email the completed documents to the representative identified in the last paragraph of this letter.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of these permits (NWP) invalidate this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, state, Tribal, and other Federal permits that apply to this project.

Permit Expiration

The verification is valid until March 15, 2031, unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work under the NWP has not been completed by that date and you have commenced or are under contract to commence this activity before March 15, 2031, you will have until March 15, 2032, to complete the activity under the enclosed terms and conditions of this NWP.

Contact Information

If you have any questions, please contact Jeremy Lessard at 978-941-3914, or by email at jeremy.s.lessard@usace.army.mil.

In order to better serve you, please complete the Customer Service Survey located at: <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,



For Peter Olmstead
Chief, Maine Section
Regulatory Division

Enclosures:

Project Plans, Compliance Certification, NWP 29, Residential Developments and General/Regional Conditions

From: [Maine DEP MELS System](#)
To: JP@DMROMA.COM; dustin@dmroma.com; cdaigle@windhammaine.us
Subject: MELS - Land Permit Application (Including Permit By Rule) - PBR_ID-0101810-0001 / HQM-MNAZ-TV3A4
Date: Friday, May 8, 2026 12:11:40 PM
Attachments: [Generic Email Body.pdf](#)

Permit-by-Rule & Notice of Intent Acceptance Notice

Applicant: ROW EVEN LLC

Town: Windham

Project Address: 100 River Road

**Tax Map/Lot #: 1 - Portion of Lot 8,
and all of lot 8-1 & 8-2**

Permit Number: PBR_ID-0101810

Accepted Date: 5/8/2026

NRPA

Stormwater

MCGP

NRPA PBR Sections – Ch. 305

Sec. 2 Act. Adj. to Prot. Natural Res.
Dune Project

Sec. 9 Utility Crossing

Sec. 16 Coastal Sand

Sec. 3 Intake Pipes
Nourishment and

Sec. 10 Stream Crossing

Sec. 16A Beach

Restoration

Sec. 4 Replacement of Structures
Dredging

Sec. 11 State Transport. Facilities

Sec. 18 Maintenance

Sec. 6 Movement of Rocks or Veg.
Habitat

Sec. 12 Restoration Natural Areas

Sec. 19 Act. Near SVP

Sec. 7 Outfall Pipes

Sec. 13 F&W Create/Water Quality
Waterfowl/Bird Habitat

Sec. 20 Act. Near

Sec. 8 Shoreline Stabilization

Sec. 15 Public Boat Ramps

Project Description:

Eventide Subdivision

Row Even, LLC, the applicant, are proposing to develop a 27.9-acre parcel at 100 River Road in Windham, Maine, identified as Lot 8 (a portion of), 8-1, and 9 on the Town of Windham Assessor's Map 1.

The applicant is proposing a 17-lot single-family residential subdivision. The property is located in the Farm zone. The existing parcel contains two single-family detached homes, both of which will be retained by the property owner Michael Tevanian with 200 feet of frontage on River Road for each lot. The remaining land will be subdivided including the construction of a new subdivision road that will provide access from River Road to the new lots.

Based on the proposed roadway and approximated lot development, the project will generate approximately 104,499 square feet (2.40± acres) of impervious surfaces. The project will also generate approximately 338,090 square feet (7.76± acres) of lawn, landscaping, and best management practices, resulting in a total project developed area of 442,589 square feet (10.16± acres).

Photographs showing the completed project and the affected area must be submitted within 20 days of the activity's completion.

Sincerely,



Martha Harris
Environmental Specialist III
Bureau of Land Resources

AUGUSTA

17 STATE HOUSE STATION

AUGUSTA, MAINE 04333-0017

(207) 287-7688 FAX: (207) 287-7826

Website: www.maine.gov/dep

BANGOR

106 HOGAN ROAD, SUITE 6

BANGOR, MAINE 04401

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PORTLAND

312 CANCO ROAD

PORTLAND, MAINE 04103

(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE

1235 CENTRAL DRIVE, SKYWAY
PARK

PRESQUE ISLE, MAINE 04769

(207) 764-0477 FAX: (207) 760-3143