

### CONDITIONS OF APPROVAL

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 19, 2024 AS AMENDED OCTOBER 28, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-312 OR §120-315 OF THE LAND USE ORDINANCE.
- PER §120-910, NO SUBDIVISION PLAN SHALL BE RELEASED FOR RECORDING AT THE REGISTRY OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED. IF AN APPROVED PLAN IS NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN THREE YEARS OF THE ORIGINAL APPROVAL, IT SHALL BECOME NULL AND VOID.
- IN CONFORMANCE WITH §120-815C(1)(B) AND §120-816(5) THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL AND ANY SUBDIVISION PLAN SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN IN THE APPROVED PLAN.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. 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 OR ON OR BEFORE JUNE 1ST OF EACH YEAR.
- RECREATION IMPACT FEE (\$600 X 4 = \$2,400), OPEN SPACE IMPACT FEE (\$450 X 18 = \$8,100), PUBLIC SAFETY IMPACT FEE (\$1,008 X 4 = \$4,032), AND MUNICIPAL OFFICE IMPACT FEE (\$333 X 4 = \$1,332), ALL FEES (\$2,400 + \$8,100 + \$4,032 + \$1,332 = \$15,864) WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, §120-120C (MASTER FEE SCHEDULE).
- THE APPLICANT SHALL PROVIDE TO THE DIRECTOR OF PLANNING THE DIRECTOR OF PUBLIC WORKS APPROVAL TO CONNECT TO THE WINDHAM'S MS4 SYSTEM AND OFFER TO TOWN COUNCIL ANY THE STORMWATER PIPES AND MANHOLES LOCATED IN THE HIGH STREET.

APPROVED-  
TOWN OF WINDHAM  
PLANNING BOARD

DATE	CHAIRPERSON
REVIEWED	REVIEWED
APPROVED	APPROVED
SIGNATURE	SIGNATURE

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_ 20\_\_\_\_\_  
AT \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_ M AND

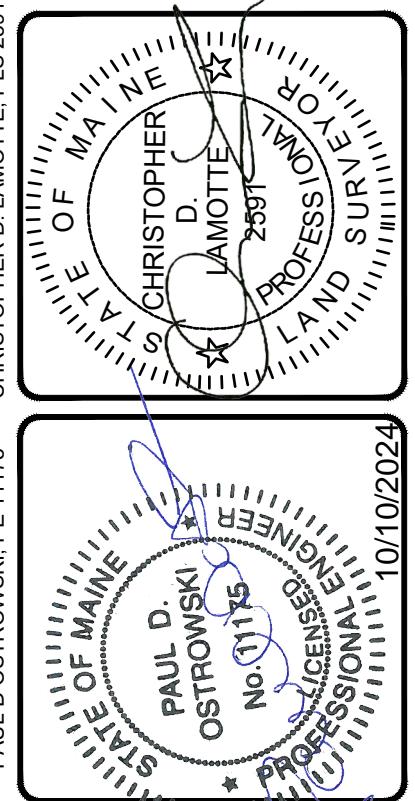
DRAWN \_\_\_\_\_ MRS \_\_\_\_\_  
CHECKED \_\_\_\_\_ ABS \_\_\_\_\_

RECORDED IN \_\_\_\_\_  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DATE 08-26-2024  
SCALE 1" = 20'  
PROJECT 240577  
ATTEST: \_\_\_\_\_ REGISTER

FOR: GREAT FALLS CONSTRUCTION & DEVELOPMENT CORPORATION  
OF: WDCJCS SUBDIVISION  
SHEET C-101

5 HIGH STREET  
WINDHAM, ME 04038  
20 MECHANIC STREET  
GORHAM, ME 04038



SEBAGO  
TECHNICALS  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106  
207-200-2100

South Portland, Bridgton, Sanford and Bath

THIS PLAN SHALL NOT BE RELEASED FOR RECORDING AT THE REGISTRY OF DEEDS WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS, CHANGES, OR MODIFICATIONS MADE TO THIS PLAN WITHOUT THE AUTHORITY OF SEBAGO TECHNICALS, INC. SHALL BE THE USER'S SOLE RISK AND VOID.