



25041

April 21, 2026

Stephen Puleo, Director of Planning  
8 School Road  
Windham, Maine 04062

**Major Subdivision Sketch Plan Application**

**0 Alweber Road**

**Windham Assessor's Map 3A, Lot 50**

**Richard S. Symonds & Paula Symonds**

Dear Stephen,

On behalf of Richard S. Symonds & Paula Symonds, we are writing to seek placement on the upcoming May 11, 2026 Planning Board Agenda to discuss the enclosed Sketch Plan for the Applicant's Parcel located on the southeasterly side of Alweber Road near its intersection with River Road.

As you may recall, the project team met with you and Amanda back on November 12, 2025 regarding this general project and to present the proposed development and receive initial staff level feedback. In the interim, we have slightly modified the plan to include comments received from you during this initial meeting.

The applicants are proposing to construct a Residential Subdivision generally consisting of 5 single family house lots on an approximately 8.82-acre parcel. The enclosed concept plan (SK 7) shows the proposed layout.

**General Parcel Description:**

This approximately 8.82 acre property was once part of the property identified on Windham GIS database as Lot 52 on Tax Map 3A. The applicant acquired the property in December of 2024.

The property has frontage on Alweber Road and is wooded and undeveloped. The property is generally “I” shaped with the majority of the land located behind (to the east of) the existing homes which have frontage on Alweber Road. The property is bisected by an existing Portland Water District easement. Based on conversation with the District, it is our understanding that the easement does not contain any underground water pipes. The property is located in the Windham’s Farm zoning district.

As the enclosed concept plan shows, the site is primarily wooded with varying terrain that generally slopes up away from Alweber Road. As part of the natural resource evaluation of the property, no suspect vernal pools were identified. Wetland areas were mapped as shown on the attached plan.

**Project Description:**

The applicant is proposing 5 single family house lots on the parcel. Given the site configuration a Conservation Subdivision is proposed. Access to the site will be via a proposed new internal roadway that will connect to the existing road frontage on Alweber Road as well as a proposed road. The property will be served by onsite well and septic and underground power utility.

**Application Materials**

In addition to this cover letter we have enclosed the following:

- Project Description
- Application Form
- \$600 Application Fee
- Overall Boundary Survey
- Conceptual Plan
- Site Inventory Map

**Closure**

With the submittal of the enclosed materials, we look forward to discussing this Sketch Plan Application further with you and the Planning Board at the upcoming meeting on May 11, 2026. In the interim, please contact me if you have any questions, or require any additional information. We look forward to hearing from you.

Sincerely,

ST.CLAIR ASSOCIATES

*David St Clair Jr*

David St.Clair Jr., P.L.S.

President

DCS:dcs

c: Scott Symonds



25041

April 21, 2026

**Project Description**  
**Major Subdivision Sketch Plan Application**  
**0 Alweber Road**  
**Windham Assessor's Map 3A, Lot 50**  
**Richard S. Symonds**

On behalf of the Applicants, Richard (Scott) Symonds and Paula Symonds, we have prepared the enclosed Sketch Plans for a proposed 5-lot residential development off Alweber Road. We are writing to seek placement on the upcoming Planning Board's May 11, 2026 agenda to discuss the enclosed Sketch Plan materials for this property.

**Background:**

The approximately 8.82-acre parcel was once part of the property identified on Tax Map 3A as lot 52. The applicants acquired the property in December of 2024 as part of a lot split by the prior landowner that did not require local Planning Board approval. The parcel acquired by the applicant is generally "T" shaped with some frontage on Alweber Road; however, the majority of the site is located to the rear (Easterly) of the existing homes on Alweber Road.

**Condition of the Site:**

The property is mostly wooded and slopes up from Alweber Road in a generally northeasterly direction to the rear of the parcel. Some minor timber harvesting was conducted on the property in 2025. The wetland areas have been mapped on the property by Basswood Environmental and are shown on the attached Sketch Plan. A stream has been identified on the property that passes through a wetland area located in the southwesterly portion of the property.

The Natural Resources Conservation Services (NRCS) soils mapping has identified the soils on the property as Buxton Silt Loam, Lamoine Silt Loam and Merrimac Fine Sandy Loam. The NRCS mapping identifies the Buxton Silt Loam and Lamoine Silt Loam as a Hydrologic Soil group C and the Merrimac Fine Sandy Loam as Hydrologic Soil Group A. The NRCS soils mapping data is shown on the enclosed Site Inventory Plan for reference.

### **Constraints/Opportunities of Site:**

#### **Natural Resources:**

During the spring of 2025, the wetland areas on the property were delineated as shown on the attached Site Inventory Plan. Based on the mapping report completed by Basswood Environmental, the wetland areas do not meet the criteria defined by the Natural Resources Protection Act to be considered Wetlands of Special Significance. Additionally, the report notes that there are no areas of potential vernal pools located on the parcel. The features described above have been shown on the attached Site Inventory Map.

As the Site Inventory Map shows, there are generally three locations on the site where wetlands have been mapped. The highest value wetlands would appear to be along the stream mapped in the Southerly section of the property. These wetlands, along with the stream and steep slopes in this area would be considered the primary conservation area.

Two other wetland areas have been identified on the site as well. The centrally located wetland includes a long, narrow finger which enlarges into a wider area near the Northwesterly property line. This band narrows to an approx. 5 foot wide band as it crosses the PWD utility easement across the site. At the Alweber Road frontage, this wetland widens out again. It is important to note that the largest portion of this wetland area is located along the rear yards of the two existing homes that are located on Alweber Road. As the Site Inventory Plan shows, given the topography on the adjacent lots, and location of the existing abutting homes, there is little apparent wetland value other than a location to collect runoff from the rear yards of the abutting homes.

The third wetland is located Northerly of the central wetland, and is more localized near the property limit. As is the case with the central wetland, this area is affected by the

rear yards of the existing homes. For these reasons, these wetland areas would be considered of lesser value than the primary wetlands on the Southerly end of the site.

#### Steep Slopes:

The parcel does contain a small area of slopes in excess of 25%. These areas have been identified in a “hatched” pattern on the Site Inventory Map and included in the density calculation.

#### Utility Easements:

The property is bisected by an existing Portland Water District (PWD) Easement. In discussion with the PWD, no water main has been installed in the existing easement. The PWD has asked that they have an opportunity to review any proposed improvements within the easement as they do not want the improvements to be detrimental to the potential installation of a future water main within the easement area.

#### Site Geometry:

The overall “T” shape of the property introduces some site constraints that limit the options for both access and lot development. As the enclosed Site Inventory Mapping demonstrates, the existing frontage along Alweber Road is constrained by the fact that although there is approx. 150 ft of frontage along Alweber Road, the majority of this frontage includes a mapped wetland and an approx. 50.02 feet wide Portland Water District (PWD) easement. Although there is sufficient remaining area to construct an internal roadway, the location is fixed along the Northerly edge of the property, such that over 200’ of roadway must be constructed with no opportunity to create either lot frontage or access to any of the developable area on the property. This leads to an inefficient road design.

The mapped stream, its setbacks, and the PWD easements all create a barrier that severs the approx. 1.41 Ac upland area South of the stream and wetlands from the remaining developable area of the property. This area has been set aside as one of the primary open space areas set aside for the Conservation Subdivision.

In addition, given the approx. 315 foot depth of the remaining land and the location of the wetland areas along the Westerly edge of the site, construction of an internal road with lot frontage along both sides is not practicable. As such, the proposed lot layout includes homes to the Northeast of the dead-end cul-de-sac. The areas to the West of the new road have been set aside as Open Space and areas reserved for Stormwater Management. It is important to note that there are some unavoidable wetland impacts necessary to construct the road in order to access the home sites.

### **Traffic Study (Waiver Request):**

It is anticipated that a waiver will be requested regarding a formal Traffic Study for this proposed 5 lot residential subdivision. Based on the Institute of Traffic Engineers (ITE) "Trip Generation" handbook, a single-family home typically generates less than one peak hour am and pm trip. Given this low number of AM & PM peak hour trips, the applicants are respectfully requesting that this ITE data (listed below) be deemed sufficient to address the traffic associated with the project.

#### **Land-Use Code 210-Single-Family**

**Street Peak Hour - AM Peak = 0.70 trips/dwelling unit**

**Street Peak Hour – PM Peak = 0.90 trips/dwelling unit**

#### **For 5 New Residential Homes:**

**AM Peak (5)(0.70 trips/day) = 3.5 Trips**

**PM Peak (5)(0.90 trips/day)= 4.5 Trips**

### **Utilities:**

The project proposes to be served by underground electric, communication and cable tv services installed within the proposed road right of way. The individual lots will be serviced by the underground electric/communication/cable tv utility as well as individual onsite well and septic systems.

**Market Study:**

The project is proposing to create 5 lots for new residential homes. It is envisioned that these new homes will be similar in size to the existing homes in the neighborhood, and are expected to be easily marketed given the location and high demand for housing in the overall area.

**Project Description:**

The proposed subdivision includes 5 new residential lots that will be served by the construction of an approximately 700-foot long dead-end road that will terminate in a cul-de-sac. The road surface will be 20-foot wide, meeting the standards for a Minor Local Street as defined by the Town Ordinance.

The Subdivision is being proposed under the Town's Conservation Subdivision Ordinance. The attached Sketch Plan proposes to set aside 179,023 square feet or 4.10 acres of the parcel for Open Space. The Open Space areas have been set aside along a portion of the property located Northwesterly of the right of way for the proposed road and in the Southerly region of the property.

**Project Waivers:****Open Space Waiver:**

The applicant is requesting a waiver from the Open Space Calculation Requirements as outlined in the Subdivision Ordinance Requirements. As described in the Ordinance, the required minimum Open Space Area calculation includes all of the areas of the parcel that are deducted from the gross area of the site to determine the net residential area and 50% of the remaining land area that is not deducted from the calculated net residential area. Based on the definition, the minimum Open Space Area would be 234,318 square feet (5.37 Ac). The Sketch Plan provides 179,023 square feet (4.11 Ac) of Open Space or 76.40% of the Ordinance Requirement.

The applicant reserves the ability to request additional waivers as part of future submissions.

Traffic Study Waiver:

Please see the prior discussion regarding anticipated traffic and a waiver request.

**Project Team**

As we noted in our prior application materials, Scott & Paula Symonds assembled a project team to assist them in the design and permitting aspects of this project. Their design team includes the following members, as listed below.

Each of the consultants on the team are licensed professionals who have decades of experience in this type of work, and have all provided professional services for projects in the Town of Windham in the past. As the project design process moves forward, additional professionals may be added as project tasks warrant. To date, those collaborating on this project include:

*Applicant:*

**Richard (Scott) Symonds & Paula Symonds**

**55 Park Road**

**Windham, ME 04062**

**207-776-9161**

[symondsfoundations@gmail.com](mailto:symondsfoundations@gmail.com)

*Natural Resources Mapping*

*Soils and Septic Systems:*

**Basswood Environmental**

Erik Lema

32 Brentwood Road

Cape Elizabeth, ME 04107

[erik@basswoodenv.com](mailto:erik@basswoodenv.com)

207-518-8442

*Surveyor and Site Civil Engineer:*

**St.Clair Associates**

Attn: David St.Clair P.L.S.

Attn: Nancy St.Clair P.E.

34 Forest Lane

Cumberland, ME 04021

(207)-415-5553 (David)

(207)-615-8586 (Nancy)

[david@stclairassociatesmaine.com](mailto:david@stclairassociatesmaine.com)

[nancy@stclairassociatesmaine.com](mailto:nancy@stclairassociatesmaine.com)

### **Application Materials**

In addition to this Project Description we have enclosed the following:

- Application Form
- Cover Letter
- Deeds
- Overall Boundary Survey Plan
- Sketch Plan
- Site Inventory Plan
- NRCS Soils Mapping (shown on Site Inventory Plan)
- \$600 Application Fee

### **Closure**

With the submittal of the enclosed Sketch Plan Application materials, we look forward to discussing this further with you and the Planning Board members at their upcoming meeting on May 11, 2026.

In the interim, please contact me if you have any questions, or require any additional information. We look forward to hearing from you.

Sincerely,

ST.CLAIR ASSOCIATES

*David St.Clair Jr*

David St.Clair Jr, P.L.S

President

DCS:dcs

c: Scott Symonds





## SKETCH PLAN MAJOR/MINOR SUBDIVISION APPLICATION REQUIREMENTS

### Section 120-910 of the Land Use Ordinance

The submission shall contain, five (5) copies of following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

<p><b>The Sketch Plan document/map:</b></p> <p>A) Plan size: 24" X 36"</p> <p>B) Plan Scale: No greater 1":100'</p> <p>C) Title block: Applicant's name and address</p> <ul style="list-style-type: none"> <li>• Name of preparer of plans with professional information</li> <li>• Parcel's tax map identification (map and lot) and street address, if available</li> </ul>	<ul style="list-style-type: none"> <li>• Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.                         <ul style="list-style-type: none"> <li>- Five copies of application and plans</li> <li>- Application Payment and Review Escrow</li> </ul> </li> <li>• Pre-submission meeting with the Town staff is required.</li> <li>• Contact information:                         <table style="width: 100%; border: none;"> <tr> <td style="padding: 2px;">Windham Planning Department</td> <td style="padding: 2px;">(207) 894-5960, ext. 2</td> </tr> <tr> <td style="padding: 2px;">Steve Puleo, Town Planner</td> <td style="padding: 2px;"><a href="mailto:sjpuleo@windhammaine.us">sjpuleo@windhammaine.us</a></td> </tr> <tr> <td style="padding: 2px;">Amanda Lessard, Planning Director</td> <td style="padding: 2px;"><a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a></td> </tr> </table> </li> </ul>	Windham Planning Department	(207) 894-5960, ext. 2	Steve Puleo, Town Planner	<a href="mailto:sjpuleo@windhammaine.us">sjpuleo@windhammaine.us</a>	Amanda Lessard, Planning Director	<a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a>
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Amanda Lessard, Planning Director	<a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a>						

## APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

**SUBMITTALS THAT THE TOWN PLANNER DEEMS INCOMPLETE IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

The following checklist includes items generally required for development by the Windham's LAND USE ORDINANCE, [Section 120-910](#). Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.**

**NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS. PER SECTIONS 120-906C(3) and 120-907A(2)(b)(2)).**

Submission Requirements:	Applicant	Staff		Applicant	Staff
a) Completed Sketch Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed Project Conditions:			i) An existing resources inventory and site analysis sketch plan for conservation subdivisions as described in § 120-911K(3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Condition of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision Submit initialed form regarding additional fees, from applicant intro packet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
- Constraints/opportunities of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Plan Requirements</b>		
Outline any of the follow			1. Name of subdivision, north arrow, date and scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Traffic Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Boundary and lot lines of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Approximate location, width, and purpose of easements or restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Streets on and adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Existing buildings, structures, or other improvements on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests ( <a href="#">Section 120-908</a> )			7. Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input type="checkbox"/>	<input type="checkbox"/>			
Waivers from Subdivision Performance Standards in <a href="#">Section 120-911</a> of the Land Use Ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>PDF Electronic Submission</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.

*Richard S. Symonds*

4/20/2026

Richard S. Symonds & Paula Symonds

5FFC4640C653442...

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME

**Richard S. Symonds & Paula Symonds**  
**0 Alweber Road**  
**Windham, Maine 04062**

April 21, 2026

Stephen Puleo, Planning Director  
Windham Planning Department  
Town of Windham  
8 School Road  
Windham, ME 04062

ME Dept. of Environmental Protection  
Southern Maine Regional Office  
Land Resources  
312 Canco Road,  
Portland, ME 04103

**Agent Authorization Letter – Local, State & Federal Applications**  
**0 Alweber Road**  
**Windham, Maine**

To whom it may concern,

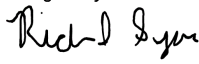
We have hired St.Clair Associates to be part of our project team to assist us in preparing, submitting and presenting the Local, State and Federal application packages in support of our plans to construct a new Residential Subdivision on our property at 0 Alweber Road.

Please be advised that Nancy St.Clair and David St.Clair Jr., both of St.Clair Associates, have our authorization to act as our agents and technical representatives on our behalf, in support of the permit review processes for our property.

Please let us know if you have any questions.

Sincerely,

RICHARD S. SYMONDS & PAULA SYMONDS

Signed by:  
  
5FFC4640C653442...

# 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:**

**Tax Map:**

**Lot(s):**

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

Ordinance Section	Standard	Mark which waiver this form is for
		<input 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.

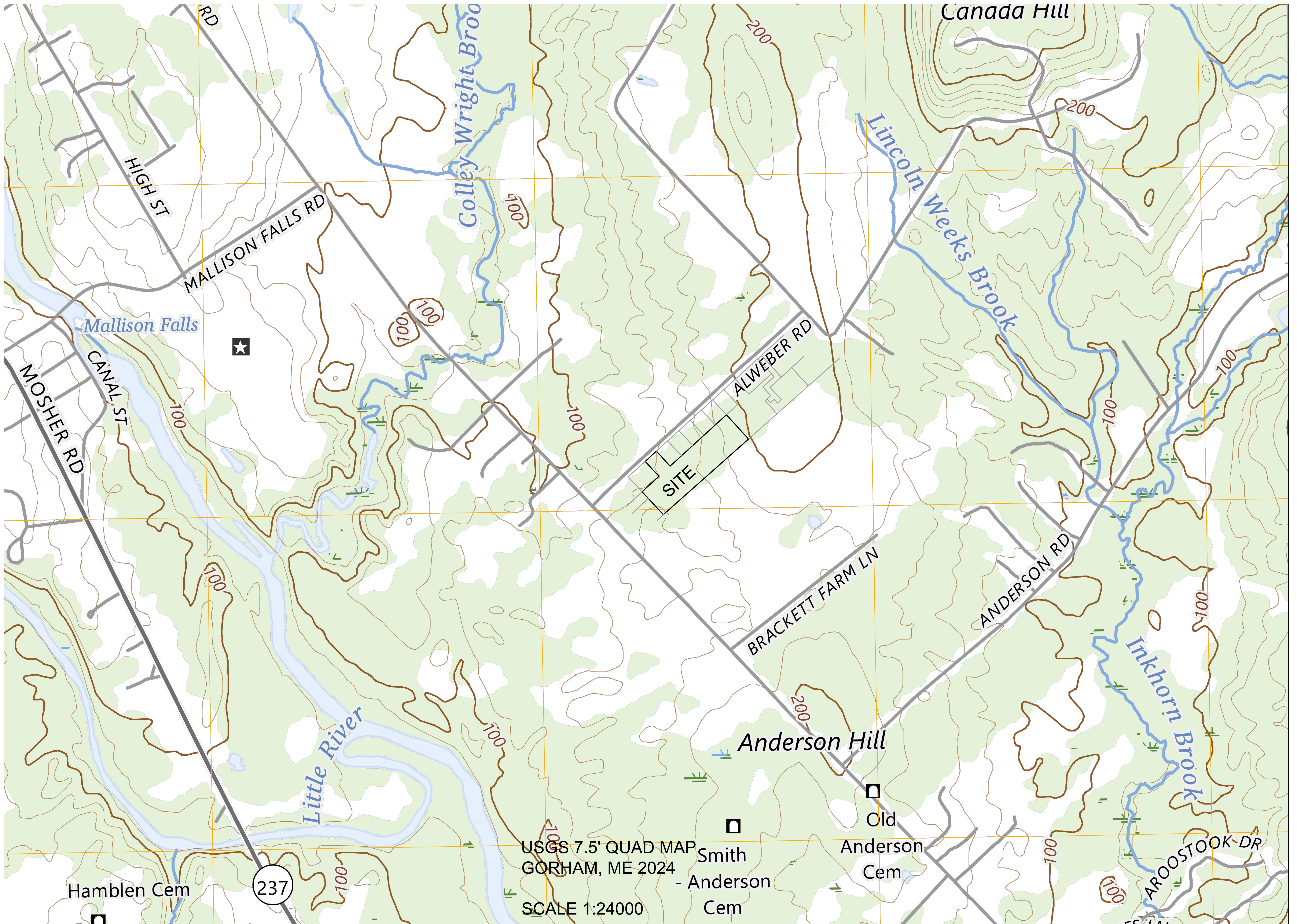
(Continued next page)

Ordinance Section: \_\_\_\_\_ (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 type="checkbox"/>
Light pollution or glare	<input type="checkbox"/>	<input type="checkbox"/>
Water supply	<input type="checkbox"/>	<input type="checkbox"/>
Soil erosion	<input type="checkbox"/>	<input type="checkbox"/>
Traffic congestion or safety	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian safety or access	<input type="checkbox"/>	<input type="checkbox"/>
Supply of parking	<input type="checkbox"/>	<input type="checkbox"/>
Sewage disposal capacity	<input type="checkbox"/>	<input type="checkbox"/>
Solid waste disposal capacity	<input type="checkbox"/>	<input type="checkbox"/>
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	<input type="checkbox"/>	<input type="checkbox"/>
Flooding or drainage issues on abutting properties	<input type="checkbox"/>	<input type="checkbox"/>
The Town's ability to provide the subdivision with public safety services (if subdivision)	<input type="checkbox"/>	<input type="checkbox"/>

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



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Hamblen Cem

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USGS 7.5' QUAD MAP  
GORHAM, ME 2024  
SCALE 1:24000

Smith  
Anderson  
Cem

Old  
Anderson  
Cem

Canada Hill

Anderson Hill

Inkhorn Brook

Lincoln Weeks Brook

Colley Wright Brook

Mallison Falls

MALLISON FALLS RD

ALWEBER RD

ANDERSON RD

BRACKETT FARM LN

MOSHER RD

CANAL ST

HIGH ST

AROOSTOOK DR

SITE

**QUITCLAIM DEED WITH COVENANT**  
Statutory Short Form

DLN: 2182738

KNOW ALL BY THESE PRESENTS, That **I, Deborah A. Lampron**, whose mailing address is **19 Alweber Road, Windham, ME 04062**, for consideration paid, grant to **Richard S. Symonds and Paula Symonds** whose mailing address is **55 Park Road, Windham, ME 04062** as JOINT TENANTS, with Quitclaim Covenant the real property in the Town of **Windham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

**A certain lot or parcel of land located southeast of Alweber Road northwest of land of Gary and Barbara Winship described in Book 30591 Page 331, and northeast of land of Paul and Nannette Wood described in Book 13862 Page 131, in the Town of Windham, Cumberland County, and State of Maine and being more particularly described as follows.**

**Beginning at a point on the southeast bounds of Alweber Road at the northeast corner of Ronald and Joanne Edwards described in Book 2956 Page 391.**

- 1) Thence **N61°-38'-48"E** one hundred fifty and zero hundredths **150.00'** feet along the southeast bounds of Alweber Road to a point at the northwest corner of land of Irvin Gottsch described in Book 2756 Page 239.
- 2) Thence **S28°-21'-12"E** two hundred and zero hundredths **200.00'** feet along the southwest bounds of land of Gottsch to a point next to an iron pipe found at the southwest corner of land of Gottsch.
- 3) Thence **N61°-38'-48"E** seven hundred fifty and eighty one hundredths **750.81'** feet along the southeast bounds of land of Gottsch, Delta Properties, LLC described in Book 39210 Page 329, Benjamin and Adriene Rister described in Book 28925 Page 38, Merton and Laura Moody described in Book 8846 Page 277, and Donald and Sharon Creamer described in Book 9328 Page 188 to an iron stake found at the southwest corner of land of Douglas Knickrehm described in Book 33593 Page 276.
- 4) Thence **S28°-21'-12"E** three hundred twenty three and thirty four hundredths **323.34'** feet across remaining land of Deborah Lampron described in Book 37977 Page 150 to a **5/8"** rebar set with cap on the northwest bounds of Gary and Barbara Winship described in Book 30591 Page 331.
- 5) Thence **S62°-25'-51"W** one thousand one hundred twenty two and four hundredths **1122.04'** feet along land of Winship and land of David and Joan Wescott described in Book 3176 Page 469 to a **5/8"** rebar set with cap at the southeast corner of land of Paul and Nannette Wood described in Book 13862 Page 131.
- 6) Thence **N28°-47'-26"W** three hundred eight and zero hundredths **308.00'** feet along the northeast bounds of Land of Wood, and land of Marena Baldwin described in

Book 28589 Page 286 to a 5/8" rebar set with cap at the southeast corner of land of Christina Hart and Branden Ananis described in Book 35220 Page 91.

- 7) Thence N61°-38'-48"E two hundred twenty five and zero hundredths 225.00' feet along the southeast bounds of Ronald and Joanne Edwards described in Book 3660 Page 23 and Book 2956 Page 391 to a 5/8" rebar set with cap at the southeast corner of land of Edwards.
- 8) Thence N28°-47'-26"W two hundred and zero hundredths 200.00' feet along the northeast bounds of land of Edwards to the point of beginning.

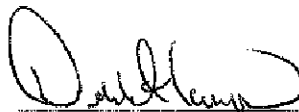
Containing 384,363 Square Feet or 8.82 Acres and being a portion of land of Deborah Lampron described in Book 37977 Page 150.

Also subject to a fifty 50' foot wide Portland Water District Right of Way described in Book 2223 Page 300

Meaning and intending to convey and conveying a portion of the real property described in a deed to Deborah A. Lampron dated March 24, 2021 and recorded with the Cumberland County Registry of Deeds in Book 37977, Page 150.

Witness my hand and seal this 11th day of December, 2024.

Witness:



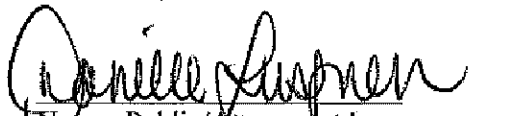
Deborah A. Lampron

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

December 11, 2024

Personally appeared on the above date, the above-named Deborah A. Lampron and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Print name: Danielle Lusignan

Exp: 12-8-28

<p><b>DANIELLE LUSIGNAN</b>  NOTARY PUBLIC  State of Maine  My Comm. Expires December 8, 2028</p>
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