



February 11, 2026

Amanda Lessard, Senior Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Subdivision Plan Application
Webb Road Subdivision
Robie Holdings, LLC - Applicant**

Dear Amanda:

In May 2025 we submitted a Sketch Subdivision Application and Sketch Site Plan Application for a proposed Retirement Community on the 21.4-acre property on Webb Road identified on Tax Map 6 as Lot 33-F. We had the opportunity to present the sketch plan to the Planning Board and also attend a site walk with the Planning Board to review the site conditions. Under current ordinances, the proposed retirement community requires two street connections and the extension of a public water main from Gray Road, which is approximately 920 feet from the property. Due to the steep slopes on the property, the construction of a loop road configuration that would provide two street connections to Webb Road would require extensive ledge removal and would create a significant stretch of undesirable build sites for the homes on the new road. We have determined that the construction of a loop road is not feasible for the intended use, so we have decided to revise our development approach.

Our proposal is to build an initial project phase of 4 residential lots for single-family homes on a 400-foot long private road that would enter the parcel on the southern portion of the lot. The 4-lot Conservation Subdivision would develop 8.2 acres of land as a combination of Private Road right-of-way, 4 residential lots and approximately 4.69 acres of dedicated open space. The remaining 13.2 acres would be retained for a potential future development phase that may be a retirement community at a smaller scale than what was previously proposed, or possibly more single-family residential lots on a separate road. We have estimated the total allowable net residential density of the entire property to be 13 lots if it were developed as a conservation subdivision with 1,400 ft of roadway and waivers were granted for the minimum amount of open space required to be dedicated.

It is important to note that the project is only proposing a 4-lot Conservation Subdivision at this time, and we wish to postpone any further discussion associated with development of the 13.2-acre "retained land" parcel to some later date as a separate project phase because no decisions have been made as to how that retained parcel is proposed to be developed. We understand that the 13.2-acre retained land parcel will be a numbered lot in the subdivision and that any development of the parcel will require Planning Board approval as a Subdivision Amendment.

The proposed 4-lot conservation subdivision will include the construction of a 400-foot long road that will be built to Minor Private Road standards. Each of the lots is intended for single-family residential use and will include the installation of an on-site well and on-site subsurface wastewater disposal system. Power to the new lots will be extended underground from the overhead lines on Webb Road.

We will be requesting the following waivers for consideration:

1. Section 120-911(B)(1): Public Water System Connection Requirement. The existing water main located in Gray Road is approximately 920 feet away from the nearest property corner of the subject lot. The Subdivision ordinance requires a proposed subdivision to connect to the existing public water system if the existing water main is located less than 100 feet times the number of proposed lots in the subdivision. This project only proposes 5 lots, one of which is reserved for possible future development, so the project as currently proposed does not necessarily require the waiver at this time. However; since we are reserving a portion of the property for future development that may require a water main extension, we are requesting that the Planning Board make a determination that the 4 proposed subdivision lots may be developed utilizing on-site wells. We have estimated the total allowable net density for a conservation subdivision utilizing the entire property and requiring the construction of 1,400 ft of new roadway could potentially allow a total of 13 lots if waivers were to be granted on open space requirements.
2. Section 120-910(C)(3)(C): Hydrogeologic Assessment. Hydrogeologic Assessments are not required for subdivisions creating less than one dwelling unit per 100,000 sf of land area. This project, as currently proposed, creates 4 dwelling units on 933,646 sf of gross land area, with the portion of the property being designated as a "Conservation Subdivision" comprising approximately 357,000 sf of land area including open space. The property that is downhill of the proposed subdivision lots is a utility corridor owned by Central Maine Power Company that is 270 feet wide, so it is reasonable to conclude that there would be no drinking water wells located in proximity to the proposed lots that could potentially be impacted by a septic system installed on those lots. As such, it is not necessary to perform a Hydrogeologic Assessment of the impact of on-site wastewater disposal systems to serve the subdivision lots.
3. Section 120-911(K)(6)(B): Minimum Open Space Required: The portion of the property that is proposed to be developed as a Conservation Subdivision is 8.2 acres, which leaves approximately 13.2 acres reserved for a future development phase. The 13.2-acre "Future Development" parcel will remain undeveloped woodland unless the Planning Board approves a Subdivision Amendment that permits development of the "Future Development" parcel. As proposed, the 8.2-acre Conservation Subdivision parcel consists of 4 lots for single-family homes, a proposed 400-ft long road that requires a 0.75-acre right-of-way, and 4.69 acres of open space. Based on the amount of wetlands, steep slopes and road right-of-way contained within the 8.2-acre parcel, it would be necessary to dedicate 5.04 acres of open space to meet the requirement of Section 120-911(K)(6)(B), which equates to 61% of the lot area. Since the "Retained

"Land" parcel will require approval from the Planning Board for any future development, we request that the 4.69 acres of proposed open space be considered sufficient for the Conservation Subdivision, and that any future development of the 13.2-acre parcel consider open space and buffering requirements as part of the future lot development.

Drainage from the project site is tributary to Black Brook. We anticipate that the site impervious area will be less than 1 acre and that a Stormwater Permit-By-Rule will be required from the Maine Department of Environmental Protection. The project will have minimal direct impact to wetlands, if any, and we do not anticipate any permitting will be required for wetland alteration.

We do not anticipate that the project will require any market studies, utility studies or traffic studies beyond normal consideration to satisfy the Land Use Ordinance performance standards and requirements of the utility districts. We are not aware of any existing easements on the property.

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

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President



SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION

| | | | | | | | | | | |
|--|--|--|------------------------|---|---|---------------|--------------------|----------------------------------|--------------------|---------|
| FEES FOR SKETCH PLAN REVIEW | | APPLICATION FEE: REVIEW ESCROW: | | <input type="checkbox"/> \$200.00 <input type="checkbox"/> \$300.00 - MINOR <input type="checkbox"/> \$400.00 - MAJOR | AMOUNT PAID: \$ _____ DATE: _____ | | | | | |
| | | | | | Office Use: | Office Stamp: | | | | |
| PROPERTY DESCRIPTION | | Parcel ID | Map # | 6 | Lot(s) # | 33-F | Zoning District(s) | Farm | Total Land Area SF | 933,646 |
| | | Physical Address | 0 Webb Road | | | | Watershed: | Black Brook | | |
| PROPERTY OWNER'S INFORMATION | | Name | Robie Holdings, LLC | | | | Mailing Address | PO Box 1508 Windham, ME 04062 | | |
| | | Phone | (207) 892 - 0650 | | | | | | | |
| | | Fax or Cell | | | | | | | | |
| | | Email | jarodrobie@hotmail.com | | | | | | | |
| APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER) | | Name | Same as Owner | | | | Name of Business | | | |
| | | Phone | | | | | Mailing Address | | | |
| | | Fax or Cell | | | | | | | | |
| | | Email | | | | | | | | |
| APPLICANT'S AGENT INFORMATION | | Name | Dustin Roma | | | | Name of Business | DM Roma Consulting Engineers | | |
| | | Phone | (207) 591 - 5055 | | | | Mailing Address | PO Box 1116 Windham, ME 04062 | | |
| | | Fax or Cell | (207) 310 - 0506 | | | | | | | |
| | | Email | dustin@dmroma.com | | | | | | | |
| PROJECT INFORMATION | Existing Land Use (Use extra paper, if necessary): Undeveloped land | | | | | | | | | |
| | Provide a narrative description of the Proposed Project (Use extra paper, if necessary): Divide the 21.4-acre parcel into a 13.2-acre parcel reserved for future development and an 8.2-acre parcel that is proposed to be developed as a conservation subdivision of 4 house lots for single-family residential use on a proposed road designed to the Minor Private Road standards. | | | | | | | | | |
| | Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary): The project site contains areas of steep slopes and wetlands, and ledge is shallow over much of the property, especially in the higher elevations. | | | | | | | | | |
| | | | | | | | | | | |



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.

The Sketch Plan document/map:

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.
 - Five copies of application and plans
 - Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:

Windham Planning Department (207) 894-5960, ext. 2
Steve Puleo, Town Planner sipuleo@windhammaine.us
Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

SUBMITTALS THAT THE TOWN PLANNER DEEMS INCOMPETE 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 | | |
| - Proposed use | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| - Constraints/opportunities of site | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plan Requirements | | |
| Outline any of the follow | | | 1. Name of subdivision, north arrow, date and scale. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| - Traffic Study | <input type="checkbox"/> | <input type="checkbox"/> | 2. Boundary and lot lines of the subdivision. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| - Utility Study | <input 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 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). | | |
| d) Names and addresses of all consultants working on the project | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Evidence of right, title, or interest in the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Existing buildings, structures, or other improvements on the site. | | |
| f) Evidence of payment of Sketch Plan fees and escrow deposit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Any anticipated waiver requests (Section 120-908) | | | 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. | | |
| Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| - If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| Waivers from Subdivision Performance Standards in Section 120-911 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"/> | PDF Electronic Submission | <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.

Dustin Roma

2-2-26

APPLICANT OR AGENT'S SIGNATURE

DATE

Dustin Roma - Authorized Agent

PLEASE TYPE OR PRINT NAME

May 19, 2025

Re: Agent Authorization

Robie Holdings, LLC intends to develop the property located at the corner of Webb Road and Read Road in Windham, Maine shown as a portion of Lot 33 on Tax Map 6. Robie Holdings, LLC has retained the services of DM Roma Consulting Engineers to act as its authorized agent to apply for land use permits associated with the development of this property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jarod Robie", is written over a blue oval-shaped background.

Jarod Robie
Robie Holdings, LLC

TOWN OF WINDHAM

MINOR\MAJOR SUBDIVISION 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: Webb Road Subdivision

Tax Map: 6

Lot(s): 33

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

| Ordinance Section | Standard | Mark which waiver this form is for |
|-------------------|--|------------------------------------|
| 120-911(B)(1) | Public Water System Connection Requirement | <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 existing water main located in Gray Road is approximately 920 feet away from the nearest property corner of the subject lot. The Subdivision ordinance requires a proposed subdivision to connect to the existing public water system if the existing water main is located less than 100 feet times the number of proposed lots in the subdivision. This project only proposes 5 lots, one of which is reserved for possible future development, so the project as currently proposed does not necessarily require the waiver at this time. However; since we are reserving a portion of the property for future development that may require a water main extension, we are requesting that the Planning Board make a determination that the 4 proposed subdivision lots may be developed utilizing on-site wells. We have estimated the total allowable net density for a conservation subdivision utilizing the entire property could be up to 13 lots if waivers were to be granted on open space requirements.

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Ordinance Section: 120-911(B)(1) (PLEASE PROVIDE A
SEPERATE IMPACT CRITERIA FRO EACH ORDINANCE 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\MAJOR SUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

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

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Subdivision or

Project Name: Webb Road Subdivision

Tax Map: 6

Lot(s): 33

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

| Ordinance Section | Standard | Mark which waiver this form is for |
|-------------------|---------------------------------------|-------------------------------------|
| 120-911(K)(6)(B) | Minimum amount of Open Space required | <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 portion of the property that is proposed to be developed as a Conservation Subdivision is 8.2 acres, which leaves approximately 13.2 acres reserved for a future development phase. The 13.2-acre "Future Development" parcel will remain undeveloped woodland unless the Planning Board approves a Subdivision Amendment that permits development of the "Future Development" parcel. As proposed, the 8.2-acre Conservation Subdivision parcel consists of 4 lots for single-family homes, a proposed 400-ft long road that requires a 0.75-acre right-of-way, and 4.69 acres of open space. Based on the amount of wetlands, steep slopes and road right-of-way contained within the 8.2-acre parcel, it would be necessary to dedicate 5.04 acres of open space to meet the requirement of Section 120-911(K)(6)(B), which equates to 61% of the lot area. Since the "Retained Land" parcel will require review from the Planning Board for any future development, we request that the 4.69 acres of proposed open space be considered sufficient for the Conservation Subdivision, and that any future development of the 13.2-acre parcel consider open space and buffering requirements as part of the lot development.

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Ordinance Section: 120-911(K)(6)(B) (PLEASE PROVIDE A
SEPERATE IMPACT CRITERIA FRO EACH ORDINANCE 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\MAJOR SUBDIVISION 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: Webb Road Subdivision

Tax Map: 6

Lot(s): 33

**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)(C) | Hydrogeological Assessment | <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.

Hydrogeologic Assessments are not required for subdivisions creating less than one dwelling unit per 100,000 sf of land area. This project, as currently proposed, creates 4 dwelling units on 933,646 sf of gross land area, with the portion of the property being designated as a "Conservation Subdivision" comprising approximately 357,000 sf of land area including open space. The property that is downhill of the proposed subdivision lots is a utility corridor owned by Central Maine Power Company that is 270 feet wide, so it is reasonable to conclude that there would be no drinking water wells located in proximity to the proposed lots that could potentially be impacted by a septic system installed on those lots. As such, it is not necessary to perform a Hydrogeologic Assessment of the impact of on-site wastewater disposal systems to serve the subdivision lots.

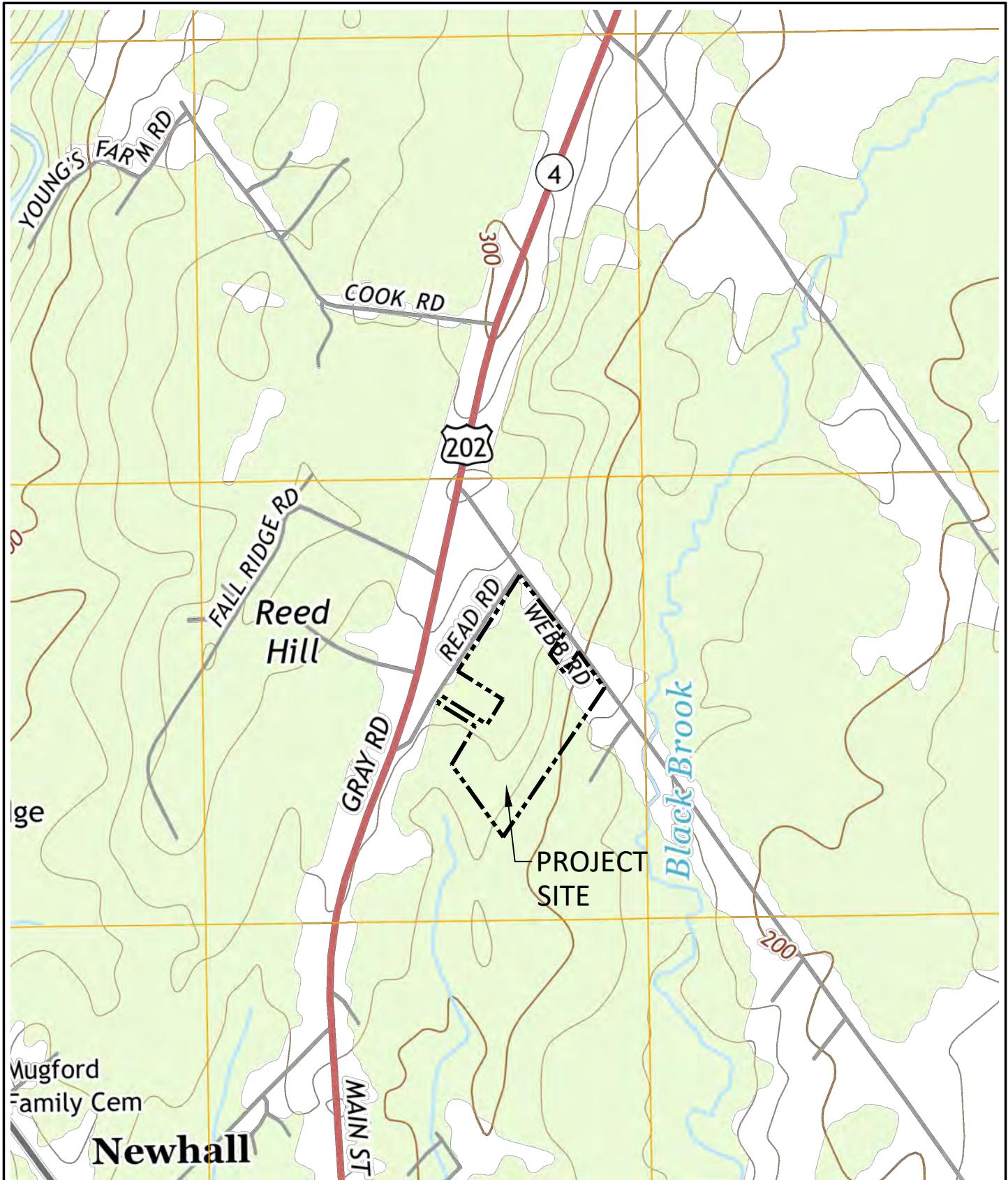
(Continued next page)

Ordinance Section: 120-910(C)(3)(C) (PLEASE PROVIDE A
SEPERATE IMPACT CRITERIA FRO EACH ORDINANCE 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.



SITE LOCATION MAP

WEBB ROAD SUBDIVISION
WINDHAM, MAINE

FOR:
ROBIE HOLDINGS, LLC.
PO BOX 1508
WINDHAM, MAINE 04062

SCALE: 1"=1000'
DATE: 4-2-2025
JOB NUMBER: 25007

DM ROMA

P.O. BOX 1116
WINDHAM, ME 04062
(207) 521-5055

WARRANTY DEED
Statutory Short Form

DLN: 2625807

KNOW ALL BY THESE PRESENTS, That **I, Irene T. Andrew**, whose mailing address is **50 New Portland Road, Gorham, ME 04038**, for consideration paid, grant to **Robie Holdings LLC**, a Maine Limited Liability Company, whose mailing address is **PO Box 1508, Windham, ME 04062**, with Warranty Covenants, 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, situated on the southeasterly side of Read Road, so called, and the southwesterly side of Webb Road, so called, in the Town of Windham, County of Cumberland, and State of Maine, being shown as "Lot 2" on a plan titled "Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew" prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025), hereafter referred to as the "2025 Main-Land Plan", and being more particularly described as follows:

Beginning on the assumed southwesterly sideline of Webb Road, so called, at the southeasterly corner of "Lot 1" shown on the 2025 Main-Land Plan, being located N 37°28'56" W, 226.35 feet from a #8 rebar found at the southeasterly corner of land now or formerly of Allison Krzanowski (Book 38971, Page 21);

Thence S 37°28'56" E, 52.58 feet to the northeasterly corner of said Krzanowski, being located S 34°30'29" W, 3.02 feet from a 3/4" iron rod found;

Thence along land now or formerly of said Krzanowski the following courses:

- 1. S 34°30'29" W, 187.16 feet to a #8 rebar found at the northwesterly corner of said Krzanowski;**
- 2. S 36°43'15" E, 175.61 feet to a #8 rebar found at the southwesterly corner of said Krzanowski;**
- 3. N 34°12'04" E, 189.95 feet to a #8 rebar found on the assumed southwesterly sideline of Webb Road at the southeasterly corner of said Krzanowski;**

Thence S 35°34'07" E, 333.05 feet along the assumed southwesterly sideline of said Webb Road to the northwesterly line of a Central Maine Power Company Transmission Corridor (Book 3024, Page 859);

Thence S 34°21'48" W, 1,341.04 feet along the northwesterly line of said Central Maine Power Company to the southeasterly corner of land now or formerly of Benjamin S. & Jennifer L. Bragdon (Book 37214, Page 191) and a stonewall, being further located N 34°21'48" E, 154.96 feet from a capped #5 rebar (PLS #408) at the southwesterly corner of said Bragdon;

Thence N 35°31'46" W, 659.86 feet along the northeasterly line of said Bragdon, following a stonewall, to a capped #5 rebar (PLS #1076) found at the southwesterly corner of land now or formerly of Christine & Matthew Cook (Book 31972, Page 65);

Thence along land now or formerly of said Cook the following courses:

1. N 30°47'44" E, 336.49 feet;

2. N 57°58'42" W, 323.62 feet to a capped #5 rebar (PLS #1076) found on the assumed southeasterly sideline of Read Road, so called, at the northeasterly corner of said Cook;

Thence N 32°01'20" E, 60.00 feet along the assumed southeasterly sideline of said Read Road to a capped #5 rebar (PLS #1076) found at the northwesterly corner of land now or formerly of Micah F. (Jr.) & Bridget Sawyer (Book 35294, Page 20);

Thence along land now or formerly of said Sawyer the following courses:

1. S 57°58'42" E, 396.49 feet;

2. N 32°01'18" E, 220.00 feet;

3. N 57°58'42" W, 146.44 feet to the southwesterly corner of land to be retained by the grantor herein (Book 39341, Page 33), being shown as "Remaining Land of Andrew" on the 2025 Main-Land Plan, being further located S 57°58'42" E, 250.05 feet from a capped #5 rebar (PLS #1076) found at the northeasterly corner of land now or formerly of said Sawyer;

Thence along said retained land of the grantor the following courses:

1. N 33°09'27" E, 325.04 feet to the southeasterly corner of said retained land;

2. N 56°50'33" W, 250.00 feet to the northeasterly corner of said retained land and the assumed southeasterly sideline of Read Road, being further located N 33°09'27" E, 330.00 feet from said capped #5 rebar (PLS #1076) found at the northeasterly corner of said Sawyer;

Thence N 33°09'27" E, 314.40 feet along the assumed southeasterly sideline of Read Road to the northwesterly corner of "Lot 1" shown on the 2025 Main-Land Plan;

Thence along said Lot 1 the following courses:

1. S 42°29'04" E, 473.03 feet to the southwesterly corner of said Lot 1;

2. N 34°30'29" E, 160.00 feet to the Point of Beginning.

Containing 930,307 ft² (21.36 Acres), more or less.

Reference is made to MRSA 30-A sec 4402.4.A.(1).

Meaning and intending to convey and conveying a portion of the real property described in a deed to John S. Andrew and Irene T. Andrew, as joint tenants, dated March 25, 2022 and recorded in the Cumberland County Registry of Deeds at Book 39341, Page 33. John S. Andrew passed away on October 16, 2024 leaving Irene T. Andrew as the surviving joint tenant.

Witness my hand and seal this 23rd day of April, 2025.

Witness:



Irene T. Andrew

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 23, 2025

Personally appeared on the above date, the above-named **Irene T. Andrew** and acknowledged the foregoing instrument to be her free act and deed.

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

Before me, _____
Notary Public/Attorney at Law
Print name: _____
Exp: _____

(1)

Warranty Deed

(Maine Statutory Short Form)

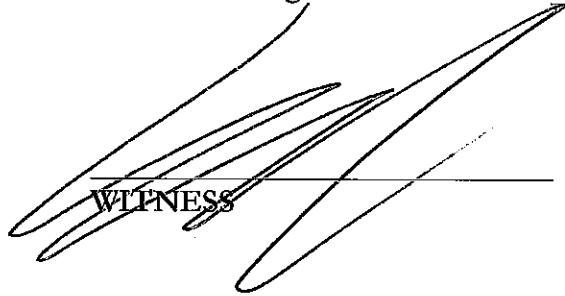
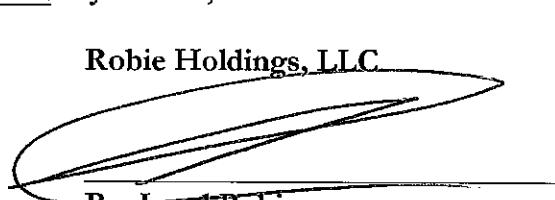
DLN: 2918836

KNOW ALL PERSONS BY THESE PRESENTS THAT, Robie Holdings, LLC, a Maine Limited Liability Company, with a mailing address of PO BOX 1508, Windham, Maine 04062, for valuable consideration paid, by **Robie Contracting, Inc.**, a Maine Corporation with a mailing address of PO BOX 1508, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, does hereby GRANT, unto the said **Robie Contracting Inc.**, a Maine Corporation, with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND
MADE A PART HEREOF**

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Robie Holdings LLC dated April 23, 2025 and recorded in Book 41401, Page 225 with the Cumberland County Registry of Deeds.

In Witness Whereof, Jarod Robie the Sole Member of Robie Holdings, LLC has caused this instrument to be signed and sealed this 12 day of June, 2025.

 
Robie Holdings, LLC
 By: Jarod Robie
 Its: Sole Member

STATE OF Maine
 COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 12 day of June 2025, the above Jarod Robie, Sole Member of Robie Holdings, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Robie Holdings, LLC.


 Notary Public/Attorney At Law

Kerry E. Kimball
 State of Maine
 Attorney At Law
 Bar #8577

Print Name

EXHIBIT A

A certain lot or parcel of land, situated on the southeasterly side of Read Road, so called, in the Town of Windham, County of Cumberland, and State of Maine, being a portion of “Lot 2” as shown on a plan titled *“Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew”* prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025), hereafter referred to as the **“2025 Main-Land Plan”**, and being more particularly described as follows:

Beginning on the assumed southeasterly sideline of Read Road, so called, at the northeasterly corner of “Remaining Land of Andrew” shown on the **2025 Main-Land Plan**, now or formerly owned by Irene T. Andrew (Book 39341, Page 33), being also a corner of “Lot 2” shown on said plan, owned by the grantor herein (Book 41401, Page 225), and being further located N 33°09'27" E, 330.00 feet from a capped #5 rebar (PLS #1076) found at the northeasterly corner of land now or formerly of Micah F. Sawyer, Jr. & Bridget Sawyer (Book 35294, Page 20);

Thence N 33°09'27" E, 314.40 feet along said Read Road to the northwesterly corner of “Lot 1” shown on the **2025 Main-Land Plan**, now or formerly owned by Robie Contracting, Inc. (Book 41401, Page 260), and the northeasterly corner of said Lot 2; Thence S 42°29'04" E, 167.84 feet along the common boundary between Lot 1 and Lot 2 to a point;

Thence S 29°53'02" W, 273.22 feet, passing through said Lot 2, to a point on the northeasterly line of said Remaining Land of Andrew;

Thence N 56°50'33" W, 178.20 feet along said Remaining Land of Andrew to the **Point of Beginning**.

Containing 49,864 ft² (1.15 Acres), more or less.

Being a portion of “Lot 2” shown on the **2025 Main-Land Plan**, and described in Warranty Deed from Irene T. Andrew to Robie Holdings LLC dated April 23, 2025 and recorded in Book 41401, Page 225.

All Book & Page numbers listed above refer to the Cumberland County Registry of Deeds.

All bearings are oriented to Grid North, U.S. State Plane Coordinate System, Maine West Zone, NAD83 as shown on a plan titled *“Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew”* prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025).

6

Warranty Deed
(Maine Statutory Short Form)

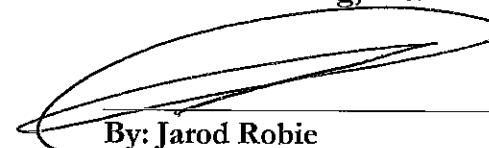
DLN: 2870481

KNOW ALL PERSONS BY THESE PRESENTS THAT, Robie Contracting, Inc., a Maine Corporation, with a mailing address of PO BOX 1508, Windham, Maine 04062, for valuable consideration paid, by Robie Holdings, LLC, a Maine Limited Liability Company, with a mailing address of PO BOX 1508, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, does hereby GRANT, unto the said **Robie Holdings, LLC**, a Maine Limited Liability Company with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND
MADE A PART HEREOF**

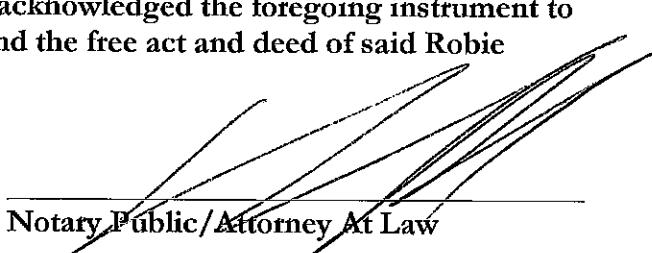
Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Robie Contracting, Inc. by deed dated April 23, 2025 and recorded in Book 41401, Page 260.

In Witness Whereof, Jarod Robie the President of Robie Contracting, Inc. has caused this instrument to be signed and sealed this 12 day of June, 2025.


Robie Contracting, Inc.

By: Jarod Robie
Its: President

STATE OF Maine
COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 12 day of June, 2025 the above Jarod Robie, President of Robie Contracting, Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Robie Contracting, Inc.


Notary Public/Attorney At Law

Kerry E. Kimball
State of Maine
Attorney At Law
Bar #8577

Print Name



EXHIBIT A

A certain lot or parcel of land, situated on the southwesterly side of Webb Road, so called, in the Town of Windham, County of Cumberland, and State of Maine, being a portion of "Lot 1" as shown on a plan titled "Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew" prepared by Main-Land Development Consultants, Inc., Project No. 24 387 dated April 8, 2024 (revised through April 17, 2025), hereafter referred to as the "2025 Main-Land Plan", and being more particularly described as follows:

Beginning on the assumed southwesterly sideline of Webb Road, so called, at the southeasterly corner of "Lot 1" shown on the 2025 Main-Land Plan, owned by the grantor herein (Book 41401, Page 260), being also a corner of "Lot 2" shown on said plan, now or formerly owned by Robie Holdings LLC (Book 41401, Page 225); Thence along the common boundary between said Lot 1 and Lot 2 the following courses:

1. S 34°30'29" W, 160.00 feet to the southwesterly corner of Lot 1;
2. N 42°29'04" W, 305.19 feet to a point;

Thence N 29°53'02" E, 193.69, passing through said Lot 1 and land of the grantor herein, to the southwesterly sideline of said Webb Road;

Thence S 37°28'56" E, 329.10 feet to the Point of Beginning.

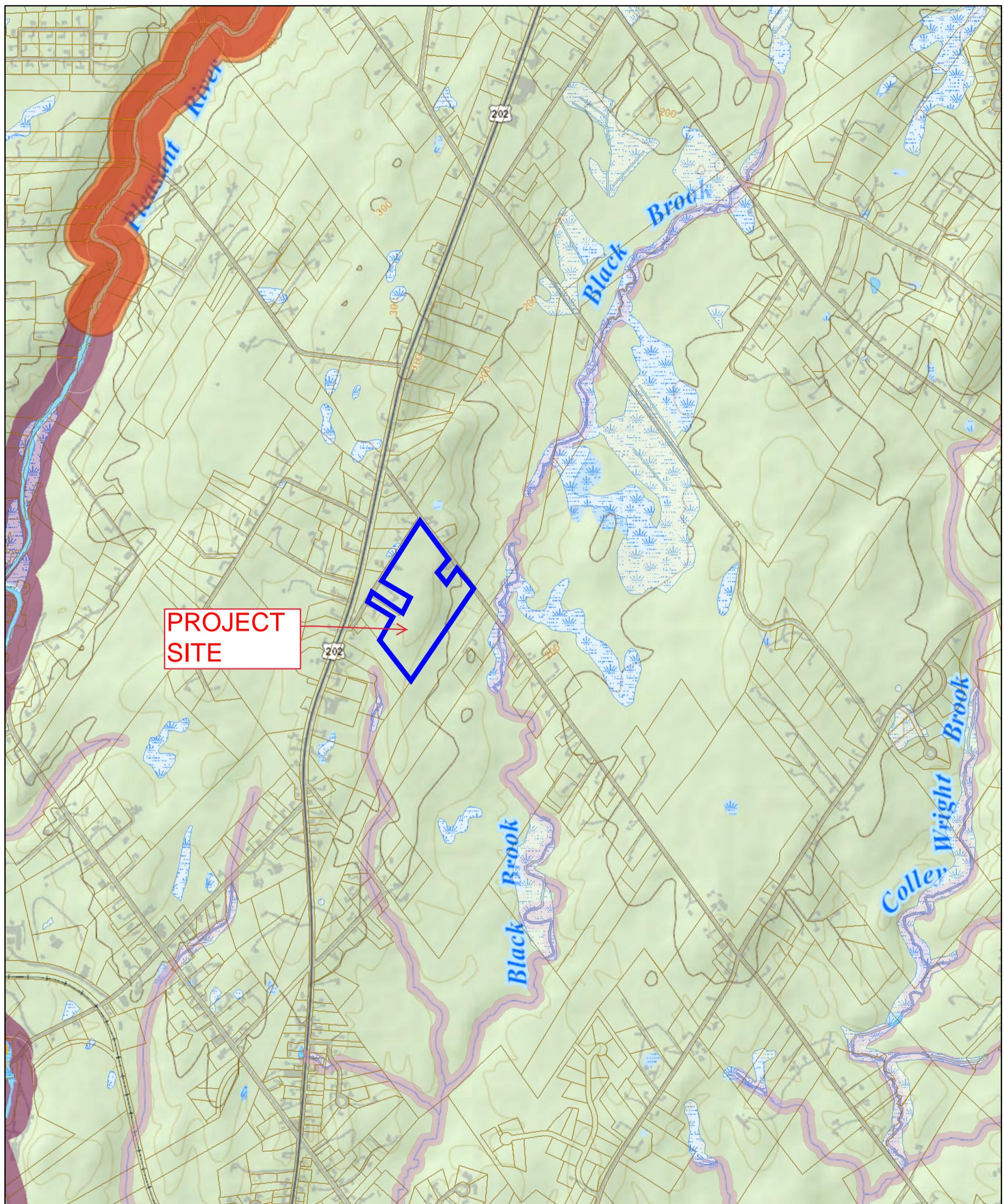
Containing 53,206 ft² (1.22 Acres), more or less.

Being a portion of "Lot 1" shown on the 2025 Main-Land Plan, and described in Warranty Deed from Irene T. Andrew to Robie Contracting, Inc. dated April 23, 2025 and recorded in Book 41401, Page 260.

All Book & Page numbers listed above refer to the Cumberland County Registry of Deeds.

All bearings are oriented to Grid North, U.S. State Plane Coordinate System, Maine West Zone, NAD83 as shown on a plan titled "Plan Showing a Standard Boundary & Proposed Lot Division – Land of Andrew" prepared by Main-Land Development Consultants, Inc., Project No. 24-387 dated April 8, 2024 (revised through April 17, 2025).

Beginning With Habitat



April 3, 2025

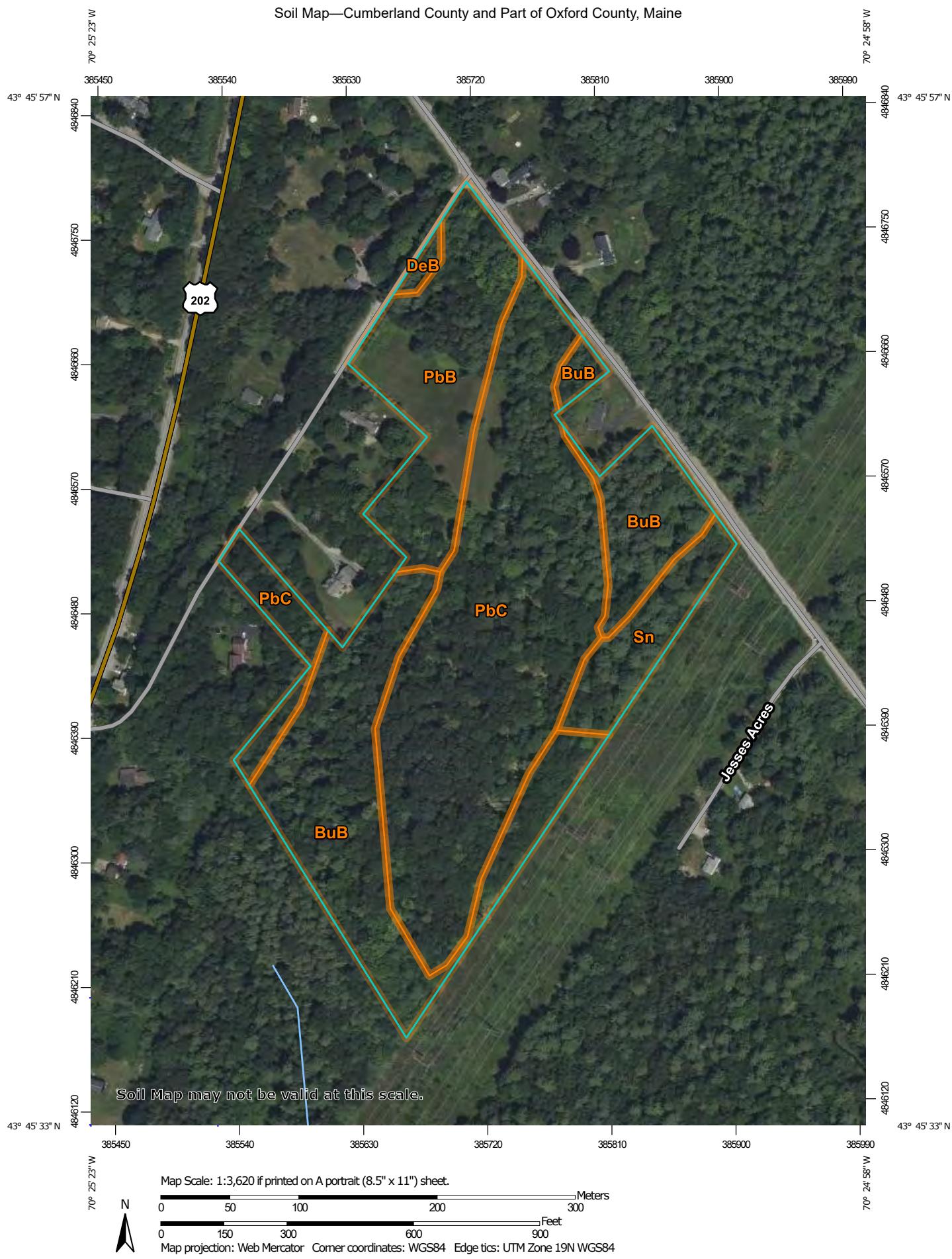
- Parcels- Unorganized Townships
- Parcels- Organized Towns\Cities
- Aquifers
- National Wetlands Inventory Wetlands
- Shellfish Beds
- Stream Buffer (75 feet)
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Atlantic Salmon Habitat
- Shorebird Habitat
- Seabird Nesting Island
- Tidal Waterfowl / Wading Bird Habitat
- Inland Waterfowl / Wading Bird Habitat
- Significant Vernal Pools
- Deer Wintering Areas
- Essential Wildlife Habitats
- Endangered, Threatened, and Special Concern Species
- Natural Communities
- Rare Plants and Natural Communities

1:18,056

0 0.15 0.3 0.6 mi
0 0.23 0.45 0.9 km

Beginning with Habitat Program for Planning Purposes Only
Map Created With BWH Map Viewer

Soil Map—Cumberland County and Part of Oxford County, Maine



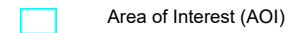
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/19/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)



Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



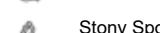
Slide or Slip



Sodic Spot



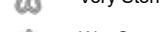
Spoil Area



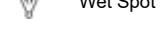
Stony Spot



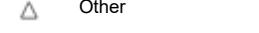
Very Stony Spot



Wet Spot

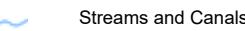


Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



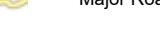
Interstate Highways



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 21, Aug 26, 2024

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

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

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.



Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| BuB | Lamoine silt loam, 3 to 8 percent slopes | 7.8 | 30.4% |
| DeB | Deerfield loamy fine sand, 3 to 8 percent slopes | 0.2 | 0.7% |
| PbB | Paxton fine sandy loam, 3 to 8 percent slopes | 4.2 | 16.3% |
| PbC | Paxton fine sandy loam, 8 to 15 percent slopes | 11.9 | 46.4% |
| Sn | Scantic silt loam, 0 to 3 percent slopes | 1.6 | 6.2% |
| Totals for Area of Interest | | 25.6 | 100.0% |



To: DM Roma Consulting Engineers
PO Box 1116
Windham, ME 04062

Date: April 5, 2025

From: Alexander A. Finamore, LSE
Mainely Soils, LLC

Re: 15 Read Road, Windham, ME – Wetland Delineation
Memorandum

At the request of DM Roma Consulting Engineers (the "Client"), Mainely Soils conducted on-site wetland and waterbody delineations on a parcel, approximately 27.97 acres in size located on Read Road in Windham, Maine. These field investigations were performed to provide baseline environmental data to inform the client of potential development/use of the site. The natural resources assessments described in this memorandum were completed in April of 2025. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

PROJECT DESCRIPTION

The project site is located within the Farm District along the Gray Road corridor in the Town of Windham. The site is currently occupied by a single family home, open field and forested land. Surrounding land use of the site is residential to the north, east and west and an overhead electric utility corridor to the south. Access to the site is currently from both Read Road to the north and Webb Road to the east. In total, the wetland and waterbody delineation and vernal pool survey area encompassed approximately 27.97 acres, identified by the Town of Windham as Tax Map 6, Lot 33.

SITE DESCRIPTION

The Study Area occurs in the Sebago-Ossipee Hills & Plains biophysical region of Maine (Schlawin & Cutko, 2014). The Sebago-Ossipee Hills & Plains biophysical region is characterized by variable topography, ranging from plains to low hills of low relief along the Atlantic coast. Interior areas are high hills to semi-mountainous, parts of which were glaciated. Vegetation is characterized by tall, cold-deciduous broadleaf forests that have a high proportion of mesophytic species. Bedrock geology is varied and complex, consisting of sedimentary, igneous, and metamorphic rocks. Forest vegetation includes oak-hickory, white-red-jack pine, maple-beech-birch, and aspen-birch cover types. The survey area is located within the Presumpscot River watershed (Hydrologic Unit Classification (HUC) 8 identification 01060001).

The Natural Resource Conservation Service soil survey mapping identifies native soils within the upland areas at the site as being formed in lodgment till on hills, drumlins, till plains, and ground moraines (Paxton series). (Web Soil Survey, 2025). Wetlands within the wetland areas are shown as being formed within glaciolacustrine or glaciomarine deposits on coastal lowlands and river valleys (Lamoine series)

Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area on April 2nd, 2025. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in order to be considered a wetland. Wetland boundaries were located and recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

Five distinct wetland areas were delineated throughout the study area. Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainely Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. No streams were observed onsite

Study Results

Using the methodologies described above, a wetland delineation was performed on April 2nd, 2025. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of five distinct features. All five wetlands were located within a forested setting within a depressions in the surrounding landscape. Wetlands were characterized as a seasonally saturated palustrine forested wetland (PFO1E) dominated by deciduous trees. Wetland vegetation in this area was dominated by red maple (*Acer rubrum*), green ash (*Fraxinus pennsylvanica*), balsam fir (*Abies balsamea*), yellow birch (*Betula alleghaniensis*), black ash (*Fraxinus nigra*), speckled alder (*Alnus incana*), highbush blueberry (*Vaccinium corymbosum*), cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*), and common horsetail (*Equisetum arvense*). Soils within this wetland consisted of a thin dark muck over a depleted sand substratum meeting the definition of hydric soil criteria A11: Depleted Below Dark Surface. Evidence of wetland hydrology included small pockets of standing water, water stained leaves, and saturation to the soil surface at the time of field investigations.

No jurisdictional streams were observed within the Study Area.

Summary

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for project planning purposes and to support permitting needs. Five wetlands were delineated on the site and were identified as Wetlands A, B, C, D, and E. The wetland features were located within sandy glacial till soils in depressional features. The wetlands generally exhibited seasonally saturated/flooded hydroperiods, and provided groundwater discharge, floodflow alteration, wildlife habitat, and stormwater/water quality maintenance functions. One perennial stream was observed.

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as “wetlands of special significance” (WOSS). Wetlands delineated onsite did not meet the criteria of a WOSS. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances.

15 Read Road, Windham, ME – Wetland Delineation Memorandum
Memorandum
Page 3 of 4
April 5th 2025

References:

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe.1979. Classification of Wetlands and Deepwater Habitat in the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31 103pp.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

U.S. Army Corps of Engineers (USACE). 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. ERDC/EL TR-12-01. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Schlawin, J. Cutko, A. Maine Natural Areas Program. 2014. A Conservation Vision for Maine Using Ecological Systems.

Web Soil Survey. 2025. U.S. Department of Agriculture – Natural Resources Conservation Service. <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Attachments:

1. Representative Site Photographs

15 Read Road, Windham, ME – Wetland Delineation Memorandum
Memorandum
Page 4 of 4
April 5th 2025

Attachment 1
Representative Site Photographs

Natural Resource Photographs – April 2, 2025
15 Read Road – Windham, Maine



Photo 1: View looking northwesterly at Wetland A from flag 1



Photo 2: View looking southerly at Wetland A from flag 10

Natural Resource Photographs – April 2, 2025
15 Read Road – Windham, Maine



Photo 3: View looking westerly at Wetland B from flag 5



Photo 4: View looking northwesterly at Wetland B from flag 10

Natural Resource Photographs - April 2, 2025
15 Read Road - Windham, Maine



Photo 5: View looking northerly at Wetland C from flag 3



Photo 6: View looking southeasterly at Wetland D from flag 3

Natural Resource Photographs – April 2, 2025
15 Read Road – Windham, Maine



Photo 7: View looking northeasterly at Wetland E from flag 1



Photo 8: View looking westerly at Wetland E from flag 5

Natural Resource Photographs - April 2, 2025
15 Read Road - Windham, Maine



Photo 9: Typical forested upland view onsite



Photo 10: View of upland field area in the northern portion of the site