



April 7, 2026

Project #23-029

Amanda Lessard, Senior Planner/Project Manager
Planning Department
Town of Windham
8 School Road
Windham, ME 04062

**Sketch Plan Application-Updated Waiver request form
Frost Lane Subdivision**

Dear Amanda,

On behalf of Frost Lane, LLC, Terradyn Consultants, LLC (Terradyn) is pleased to provide an updated waiver request form as a result of the Development Review meeting held with Town staff on March 30, 2026. The waiver being removed has been ~~struck through~~ and the new waiver we have added in **bold**. A revised waiver request for is additionally attached to this letter.

Waiver Request

- ~~• The applicant is requesting a waiver from section 120-911M(5)(b)(5)(b) to construct a hammerhead turnaround instead of a cul de sac. This is requested due to the large amount of natural resources on the property, the installation of a cul de sac would utilize a large portion of the developable area and would create a greater impact on the wetlands and streams. The installation of a hammerhead also reduces the impervious area created by the roadway. Frost Lane will remain private and will not need to be maintained the Town of Windham. A waiver request form is attached to this letter.~~
- **The applicant is requesting a waiver from section 120-911M(5)(b)(5)(a)(i) for construction of hammerhead turn around every 1,000 ft. The proposed roadway will be approximately 1,300 lf, which would result in two hammerheads in relatively close proximity. During the development review meeting the Fire department has preliminary indicated that they would not have an issue with the hammerhead remaining at the end of the road. The installation of one hammerhead would help reduce the overall impervious area of the project. A hydrant will be added within the roadway at the 1,000 foot mark.**
- The applicant is requesting a waiver from section 120-911M(5)(b)(5)(e)(vi) to construct a driveway off the turnaround branch of the hammerhead for Lot 3. This is to reduce possible impacts within 75' the stream and to reduce impervious area created on the lots.
- The applicant is requesting a waiver from 120-911A(2)(a) for all utilities to be installed underground. The applicant is requesting to leave the existing two utility poles and approximately 425' of overhead electric that currently exists along Frost Lane serving the existing home. All newly installed utilities will be underground from the point of the existing services.

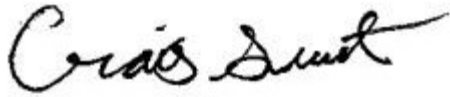
Town of Windham
April 7, 2026

Project #23-029
Frost Lane Subdivision

If you have any questions or need more information, please contact me at (207) 370-2776 or by email at Craig@terradyconsultants.com.

Sincerely,

TERRADYN CONSULTANTS, LLC

A handwritten signature in black ink that reads "Craig Sweet". The signature is written in a cursive, flowing style.

Craig Sweet, P.E.
Senior Project Engineer

Enclosers

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

Frost Lane Subdivision

Project Name:

Tax Map: 13

Lot(s): 51

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

Ordinance Section	Standard	Mark which waiver this form is for
120-911M(5)(b)(5)(a)(i)	Hammer-Head every 1,000 ft	☒
120-911M(5)(b)(5)(e)(vi)	Driveway off of turn around branch	☒
120-911A(2)(a)	Underground utilities	☒
		☒
		☐

- 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.

Please see the attached cover letter for a description of the waiver request.

(Continued next page)

120-911M(5)(b)(5)(a)(i)
Ordinance Section: _____ (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	☐	☒
Light pollution or glare	☐	☒
Water supply	☐	☒
Soil erosion	☐	☒
Traffic congestion or safety	☐	☒
Pedestrian safety or access	☐	☒
Supply of parking	☐	☒
Sewage disposal capacity	☐	☒
Solid waste disposal capacity	☐	☒
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☒
Flooding or drainage issues on abutting properties	☐	☒
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☒

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

Please see attached cover letter.

120-911M(5)(b)(5)(e)

(vi)

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

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

Please see attached cover letter.

120-911A(2)(a)

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	☐	☒
Light pollution or glare	☐	☒
Water supply	☐	☒
Soil erosion	☐	☒
Traffic congestion or safety	☐	☒
Pedestrian safety or access	☐	☒
Supply of parking	☐	☒
Sewage disposal capacity	☐	☒
Solid waste disposal capacity	☐	☒
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☒
Flooding or drainage issues on abutting properties	☐	☒
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☒

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

Please see attached cover letter.