



May 19, 2025

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

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

Dear Steve:

On behalf of Robie Holdings, LLC we have prepared the enclosed Major Subdivision Sketch Plan Application for review of a proposed residential condominium development on a 23-acre property located at the corner of Webb Road and Read Road. The development parcel currently consists of two parcels that were divided from the 15 Read Road property which is identified as lot 32-C on Tax Map 6. The applicant is proposing to reconfigure the two vacant parcels so that a 2-acre parcel will have access and frontage on Read Road and will be developed with a single-family home, and the remaining 21-acre property will be developed as a Retirement Community. At this time, we anticipate that approximately 60 homes will be constructed within the Retirement Community, but the total unit number will be based on several factors including site grading and wastewater disposal capability. The individual dwellings are intended to be sold as condominium units, and each unit will be accessed from a common private access drive approximately 2,500 feet in total length that will be constructed to meet the Town's standards for a Major Private Street including curbing and sidewalks.

The public water main located in Gray Road will be extended approximately 1,000 feet within the Webb Road public right-of-way to provide public water service to the project. All dwellings will be served by public water from the new main extension, and we will install fire hydrants at the two project entrances. We will work with the Town and PWD to determine other locations where fire hydrants may be needed. Power will be extended to the new dwelling units underground from existing overhead lines on Webb Road. We anticipate that one large leach field and up to 5 smaller leach fields will be installed to serve the new dwelling units with on-site wastewater disposal.

Drainage from the project site is tributary to Black Brook. We anticipate that the site impervious area will exceed 3 acres and that a Site Location Permit will be required from the Maine DEP. We are hopeful that the Town receives approval on its request for Delegated Review Authority and that the Site Law permit would be reviewed by the Planning Board. Wetland impact is expected to be minimal.

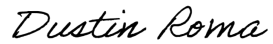
We do not anticipate that the project will require any market studies, utility studies or traffic studies beyond normal consideration to satisfy the Land Use Ordinance performance standards

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

A handwritten signature in cursive script that reads "Dustin Roma".

Dustin M. Roma, P.E.
President

**SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION**

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		<input checked="" type="checkbox"/> \$200.00		AMOUNT PAID:			
		REVIEW ESCROW:		<input type="checkbox"/> \$300.00 - MINOR <input checked="" type="checkbox"/> \$400.00 - MAJOR		\$ _____ DATE: _____			
				Office Use:				Office Stamp:	
PROPERTY DESCRIPTION	Parcel ID	Map #	6	Lot(s) #	32-C	Zoning District(s)	FARM	Total Land Area SF	1,014,537
	Physical Address	Read Road & 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 <i>(Use extra paper, if necessary):</i> Vacant Land - divided from an existing single family dwelling lot.								
	Provide a narrative description of the Proposed Project <i>(Use extra paper, if necessary):</i> Construct a residential condominium consisting of 50 to 60 units of residential dwellings for occupants meeting the requirements of the Town of Windham for a Retirement Community. All units will be served by public water and private on-site wastewater disposal.								
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary): The site contains areas of steep slopes and wetlands.								



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
 Steve Puleo, Town Planner
 Amanda Lessard, Planning Director

(207) 894-5960, ext. 2
sipuleo@windhammaine.us
allessard@windhammaine.us

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	Submission Requirements:	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"/>			
			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 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 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 (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.	<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 Section 120-911 of the Land Use Ordinance.	<input 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 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

5-19-2025

Dustin Roma - Authorized Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME



SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		<input checked="" type="checkbox"/> \$200.00	AMOUNT PAID:				
		REVIEW ESCROW:		<input type="checkbox"/> \$400.00	DATE: _____				
				Office Use:				Office Stamp:	
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	6	Lot(s) #	32-C	Zoning District(s)	FARM	Total Land Area SF	1,014,537
	Total Disturbance. >1Ac		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Est. Building SF:		60,000		No Building; Est. SF of Total Development:	
	Physical Address:	Read Road & Webb Road				Watershed:	Black Brook		
PROPERTY OWNER'S INFORMATION	Name:					Name of Business:	Robie Holdings LLC		
	Phone:	(207) 892 - 0650				Mailing Address:	PO Box 1508		
	Fax or Cell:					Windham, ME 04062			
	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		
	Fax or Cell:	(207) 310 - 0506				Windham, ME 04062			
	Email:	dustin@dmroma.com							
PROJECT INFORMATION	Existing Land Use (<i>Use extra paper, if necessary</i>):								
	Vacant Land - divided from and existing single family lot.								
	Provide a narrative description of the Proposed Project (<i>Use extra paper, if necessary</i>):								
Construct a residential condominium consisting of 50 to 60 units of residential dwellings for occupants meeting the requirements of the Town of Windham for a Retirement Community. All units will be served by public water and private on-site wastewater disposal.									
Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):									
The site contains areas of steep slopes and wetlands.									



SKETCH PLAN REVIEW REQUIREMENTS FOR A MAJOR SITE PLAN APPLICATION

Section 120-811 of the Land Use Ordinance

The submission shall contain five (5) copies of the 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 sjpuleo@windhammaine.us
Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

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

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 811, 812, & 813. Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation (as listed in the checklist below)..

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 SECTION 120-807D(2)).

Submission Requirements:	Applicant	Staff	Submission Requirements (continued)	Applicant	Staff
a) Completed Sketch Plan Application form	<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) Proposed Project Conditions:			Plan Requirements		
- Condition of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site		
- Proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1] The name of the development, North arrow, date, and scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Constraints/opportunities of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2] The boundaries of the parcel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outline any of the follow			3] The relationship of the site to the surrounding area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Traffic Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4] The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site (in many instances, submittal of the applicable USGS ten-foot contour map will be adequate).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5] The approximate size and location of major natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input type="checkbox"/>	<input type="checkbox"/>	6] Existing buildings, structure, or other improvements on the site (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7] Existing restrictions or easements on the site (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"/>	8] 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"/>
e) Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9] A Class D medium-intensity soil survey (information from the most current soil survey for Cumberland County, Maine, is acceptable).	<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"/>	10] The location and size of proposed buildings, structures, access drives, parking areas, and other development features (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-808)					
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 Section 120-812 of the Land Use Ordinance.	<input 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

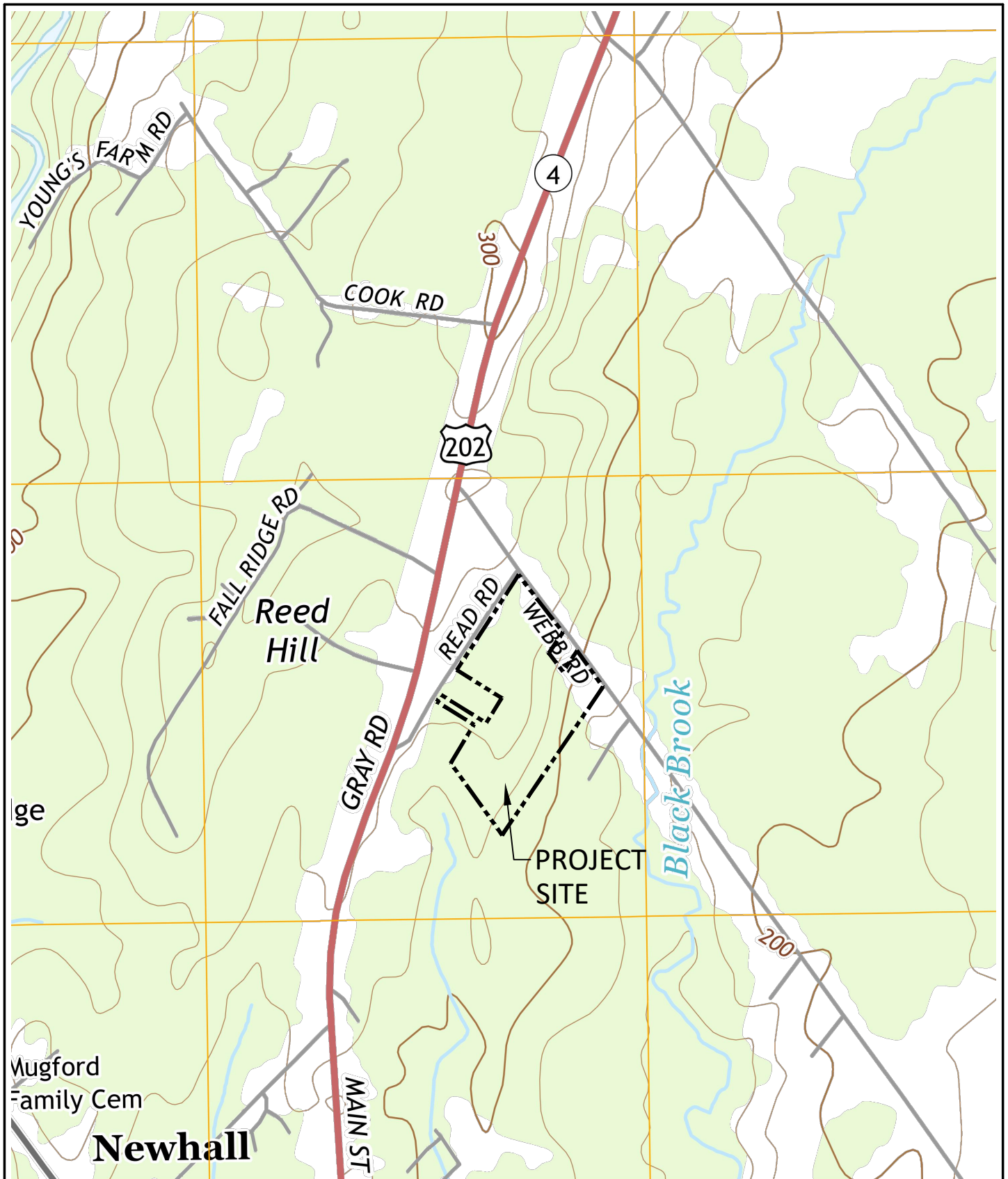
5-19-2025

Dustin Roma - Authorized Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME



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

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

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: _____

WARRANTY DEED
Statutory Short Form

DLN: 2640143

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 Contracting, Inc.**, a Maine Corporation 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 1" 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 "Lot 2" shown on the 2025 Main-Land Plan, being further located N 33°09'27" E, 644.40 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, 205.00 feet along the assumed southeasterly line of said Read Road to its intersection with the assumed southwesterly line of Webb Road, so called;

Thence S 37°28'56" E, 489.72 feet along the assumed southwesterly line of said Webb Road to a corner in said "Lot 2" being located N 37°28'56" W, 52.58 feet from the northeasterly corner of land now or formerly of Allison Krzanowski (Book 38971, Page 21), and further located N 37°28'56" W, 226.35 feet from a #8 rebar found at the southeasterly corner of said Krzanowski;

Thence along said "Lot 2" and through land of the grantor herein (Book 39341, Page 33), the following courses:

1. S 34°30'29" W, 160.00 feet;
2. N 42°29'04" W, 473.03 feet to the Point of Beginning.

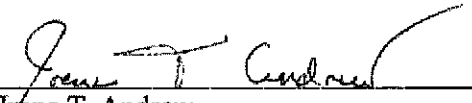
Containing 84,230 ft² (1.93 Acres), more or less.

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.

Before me,

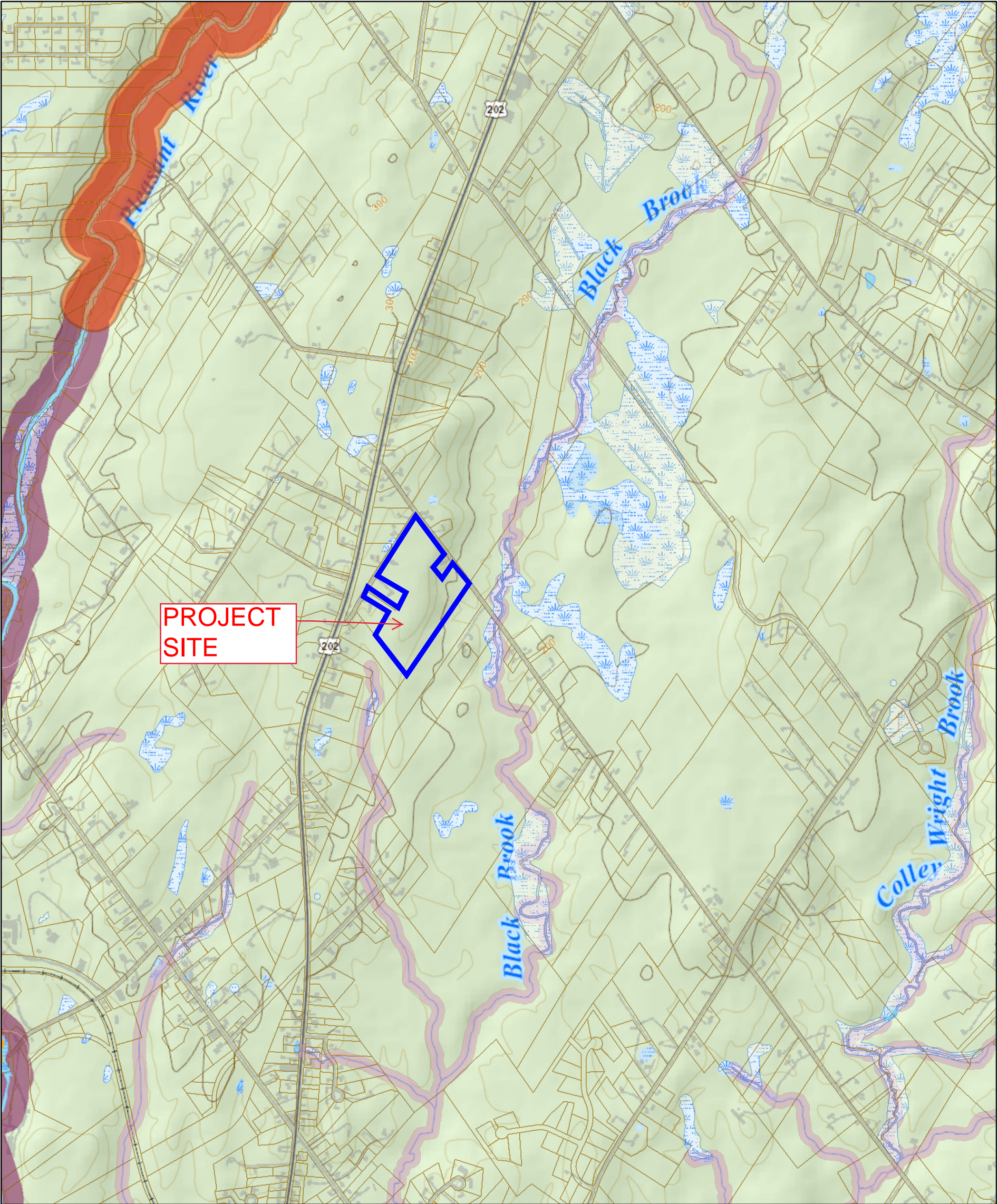
Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026


Notary Public/Attorney at Law

Print name:

Exp: _____

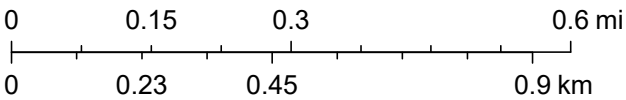
Beginning With Habitat



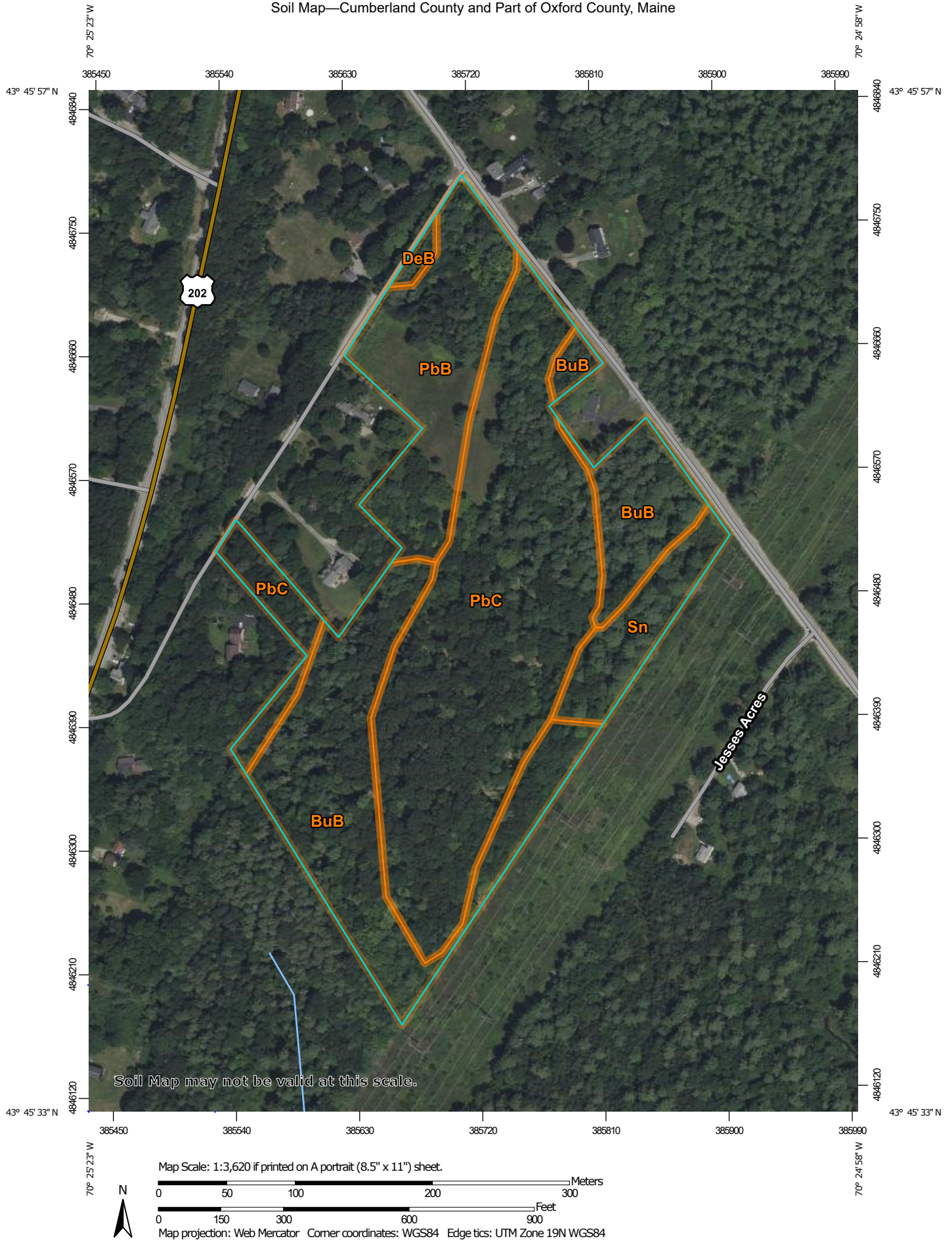
April 3, 2025

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

1:18,056



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



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

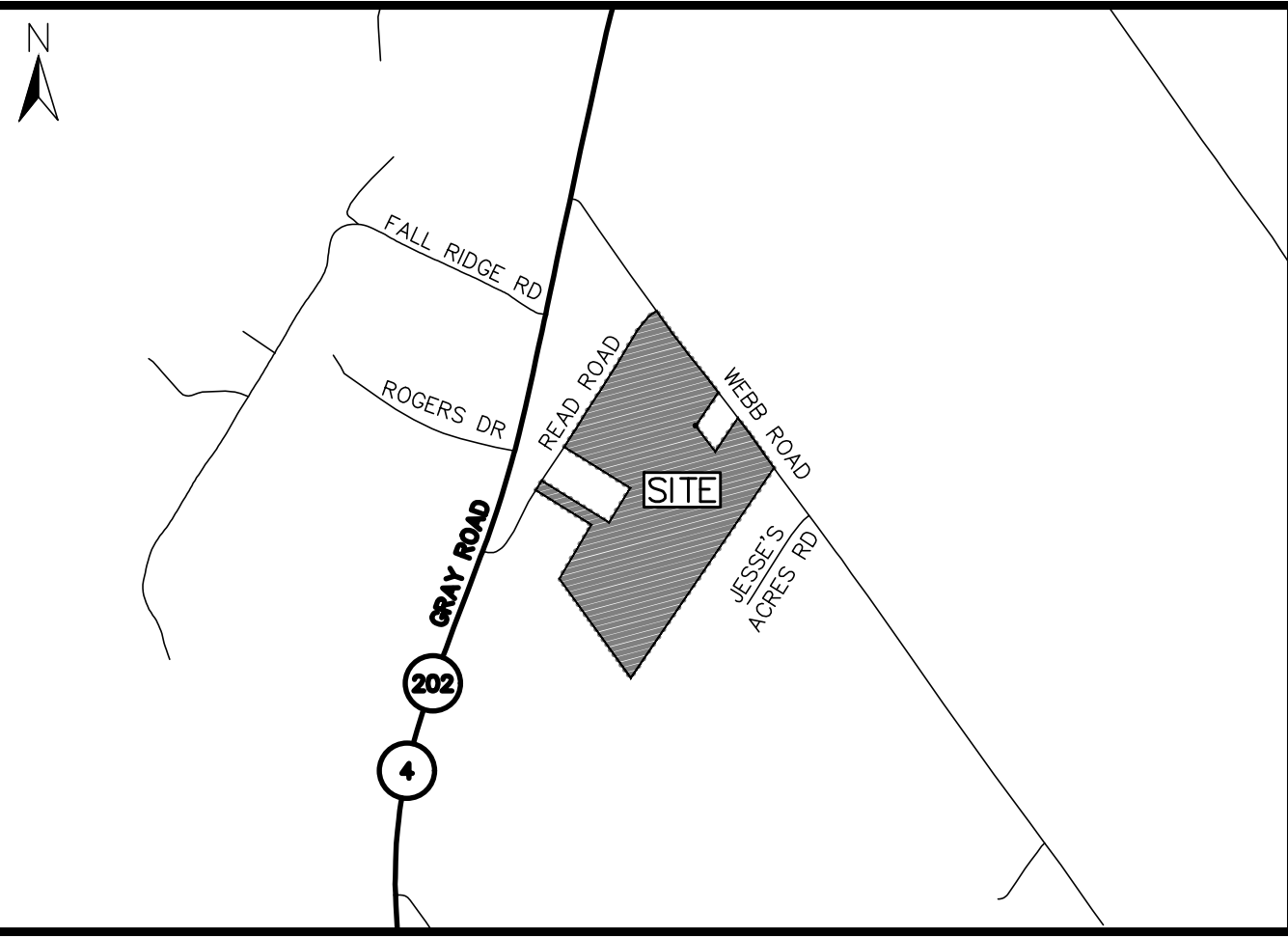
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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%



LOCATION MAP 1" = 1,000'

NOTES

- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 BASED UPON GPS OBSERVATIONS NEAR THE SURVEYED PROPERTY.
- TOWN OF WINDHAM, MAINE: TAX MAP 6, LOT 33.
- OWNER OF RECORD AT TIME OF SURVEY: JOHN S. & IRENE T. ANDREW: BOOK 39341, PAGE 33.
NOTE: JOHN S. ANDREW PASSED AWAY IN OCTOBER 2024. IRENE T. ANDREW IS PRESUMED TO HAVE INHERITED HIS ESTATE AS NO PROBATE DOCUMENTS HAVE BEEN PROVIDED AS OF THE DATE OF THIS SURVEY.
- THE TOTAL AREA OF THE SURVEYED PROPERTY IS APPROXIMATELY 25.17 ACRES, MORE OR LESS.
 - AREAS RESULTING FROM THE PROPOSED DIVISIONS SHOWN HEREON ARE AS FOLLOWS:

LOT 1:	±84,230 SQ. FT. (±1.93 ACRES)
LOT 2:	±930,307 SQ. FT. (±21.36 ACRES)
REMAINING LAND:	±81,880 SQ. FT. (±1.88 ACRES)
- ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- TREELINES SHOWN HEREON ARE APPROXIMATE AND WERE DIGITIZED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK COMPLETED IN DECEMBER 2024. MAIN-LAND MAY ADJUST PLAN AND FINDINGS IF ADDITIONAL EVIDENCE BECOMES APPARENT.
- NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
- SUMMARY OF APPARENT ENCROACHMENTS:
 - NONE OBSERVED.
- ROAD NOTES:
 - WEBB ROAD:
THE LOCATION OF THE WEBB ROAD R/W SHOWN HEREON IS ASSUMED ASSUMED BASED UPON THE CENTER OF THE EXISTING TRAVELED WAY AND MONUMENTATION RECOVERED ALONG THE APPARENT SIDELINE, HOLDING AN ASSUMED WIDTH OF 66' (4 RODS).
 - READ ROAD:
THE LOCATION OF THE READ ROAD R/W SHOWN HEREON IS ASSUMED BASED UPON THE CENTER OF THE EXISTING TRAVELED WAY AND MONUMENTATION RECOVERED ALONG THE APPARENT SIDELINE, HOLDING AN ASSUMED WIDTH OF 49.5' (3 RODS).
- DIVISION NOTES:
 - PURSUANT TO MRS TITLE 30-A, §4401.4.A(1), THE CREATION OF LOTS 1 & 2 DOES NOT CONSTITUTE A SUBDIVISION, AS BOTH DIVIDINGS ARE ACCOMPLISHED BY A SUBDIVIDER WHO HAS RETAINED ONE OF THE LOTS FOR THE SUBDIVIDER'S OWN USE AS A SINGLE-FAMILY RESIDENCE THAT HAS BEEN THE SUBDIVIDER'S PRINCIPAL RESIDENCE FOR A PERIOD OF AT LEAST 5 YEARS PRECEDING THE 2ND DIVISION.

LAND USE STANDARDS:

THE SURVEYED PROPERTY IS LOCATED IN THE FARM (F) DISTRICT.
DIMENSIONAL STANDARDS PURSUANT TO THE TOWN OF WINDHAM LAND
USE CODE §120-406E ARE AS FOLLOWS:

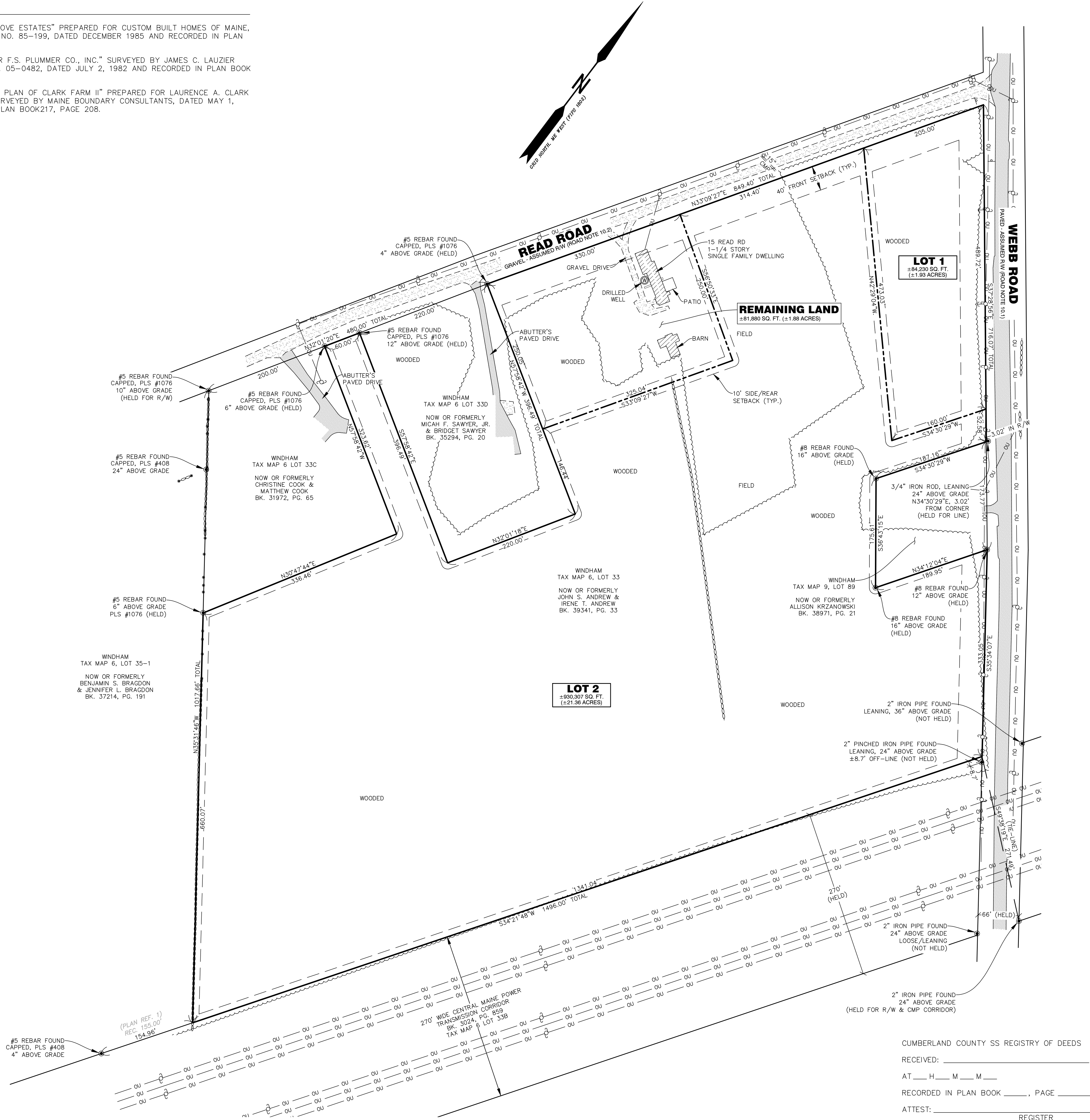
MINIMUM LOT SIZE:	80,000 SQ. FT.
MINIMUM NET RESIDENTIAL DENSITY:	60,000 SQ. FT.
MINIMUM FRONTAGE:	200 FEET
MINIMUM FRONT SETBACK:	40 FEET
MINIMUM SIDE SETBACK:	10 FEET
MINIMUM REAR SETBACK:	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	25%

LEGEND

●	IRON ROD/PIPE FOUND, AS NOTED
•	OLD FENCE POST FOUND
•	HOLE IN ROCK FROM OLD FENCE POST
○	5/8" IRON ROD, CAPPED, "PLS #2584" SET, AS NOTED
⊕	UTILITY POLE
—	GUY WIRE
—	EXISTING BOUNDARY LINE (SURVEYED)
- - -	PROPOSED BOUNDARY LINE
- - -	ABUTTING BOUNDARY LINES (APPROX.)
- - -	BUILDING SETBACK LINE
—	STONEWALL
—	OVERHEAD UTILITIES
—	TREELINE (APPROX.)
—	PAVEMENT
—	GRAVEL
+	SIGN

PLAN REFERENCES

- "FINAL PLAN — BEECH GROVE ESTATES" PREPARED FOR CUSTOM BUILT HOMES OF MAINE, SURVEYED BY BH2M, JOB NO. 85-199, DATED DECEMBER 1985 AND RECORDED IN PLAN BOOK 158, PAGE 64.
- "PLAN OF LAND MADE FOR F.S. PLUMMER CO., INC." SURVEYED BY JAMES C. LAUZIER LAND SURVEYING, JOB NO. 05-0482, DATED JULY 2, 1982 AND RECORDED IN PLAN BOOK 135, PAGE 39.
- "FINAL MINOR SUBDIVISION PLAN OF CLARK FARM II" PREPARED FOR LAURENCE A. CLARK & KATHRYN S. CLARK, SURVEYED BY MAINE BOUNDARY CONSULTANTS, DATED MAY 1, 2017 AND RECORDED IN PLAN BOOK217, PAGE 208.



MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

59 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182A MOOSEHEAD TRAIL NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PLAN SHOWING A STANDARD BOUNDARY SURVEY & PROPOSED LOT DIVISION LAND OF ANDREW

15 READ RD, TOWN OF WINDHAM,
COUNTY OF CUMBERLAND,
STATE OF MAINE

OWNER OF RECORD

JOHN S. & IRENE T. ANDREW

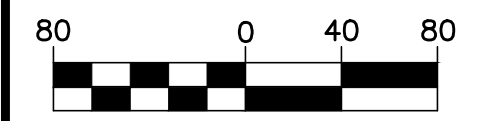
P.O. BOX 178
SOUTH WINDHAM, ME 04082

MADE FOR

BILL ANDREW

17 ALPINE DRIVE
WINDHAM, ME 04062

DRAWING SCALE:



(IN FEET)

1 INCH = 80 FT

REVISION NOTES:

PROJ. MGR: DJH
DRAWN BY: DJH
CHECKED BY: CLB
REVISION NO. N/A
SURVEY DATE: 2024-12-03
SUBMISSION DATE: 2024-04-08
SUBMITTED FOR: FINAL

BOUNDARY SURVEY & LOT DIVISION

SEAL:



DEVON J. HURLEY PLS #2584
DRAWING NO.

S1.1

MLDC NO. 24-387

1 OF 1