

Town of Windham

Planning Department
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Windham, ME 04062

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MEMO

DATE: March 27, 2014

TO: Windham Town Council

THROUGH: Tony Plante, Town Manager

FROM: Ben Smith, Planning Director *BUS*

Cc: Rick Jones, Jones Associates

RE: Zoning Amendment Request – Brey property, Tax Map 22; Lot 7

The Town Council discussed this item at the meeting on February 25, 2014. Rick Jones, of Jones Associates, was present as the applicant's representative and Shane Brey, the property owner, were both in attendance.

At that meeting, the Town Council requested additional mapping to better place this property in the context of the Town, and the rezoning request in the context of surrounding zones.

New mapping has been provided, and is attached to this memo. The original staff memo and submission from the applicant are also attached.

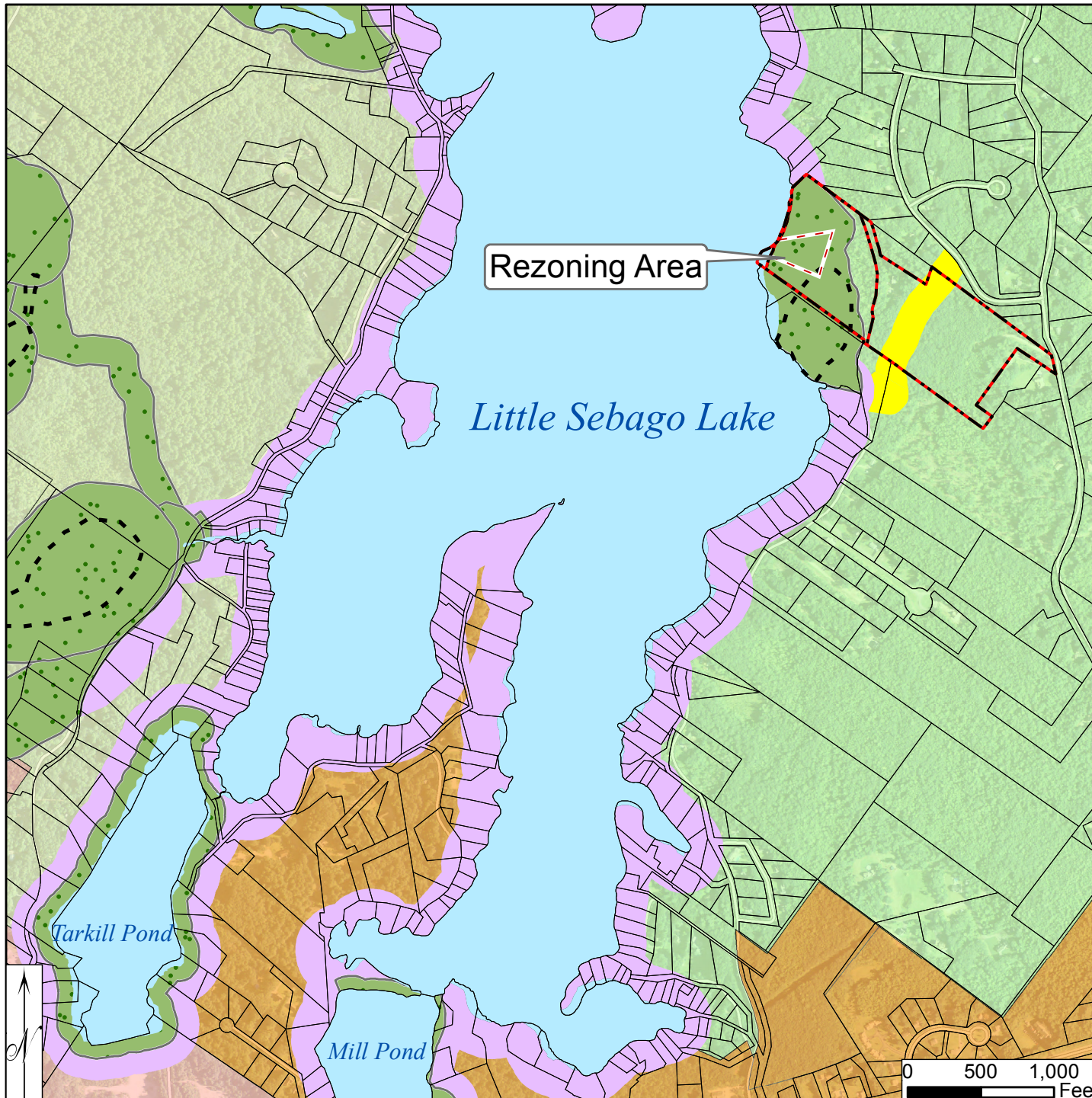
The applicant is requesting that the Town Council forward the zoning amendment request to the Planning Board for review and recommendation.



Shane Brey Zoning Map

Notes:

1. This is not a Survey.
2. Property boundary is based on OGIS Parcel Data
3. Zoning Boundaries from the Town of Windham GIS
4. Lot size: 11.5+/- acres
5. No peatland was observed on the Brey property.
6. Wetland Boundaries were identified and delineated by Jones Associates Inc.
7. Scale 1:1000



Legend

	OGIS Parcels
	Brey Rezoning
	Windham Roads
	Western Brey Property Zone
	250 ft shorland zone
	Windham SP100 zone
	Western and Eastern Brey Property
	Windham RPZone
	Windham RP-29 Zone (Mucky Peat)
	C-1
	C-2
	C-3
	ED
	F
	FR
	I
	RL
	RM
	VC














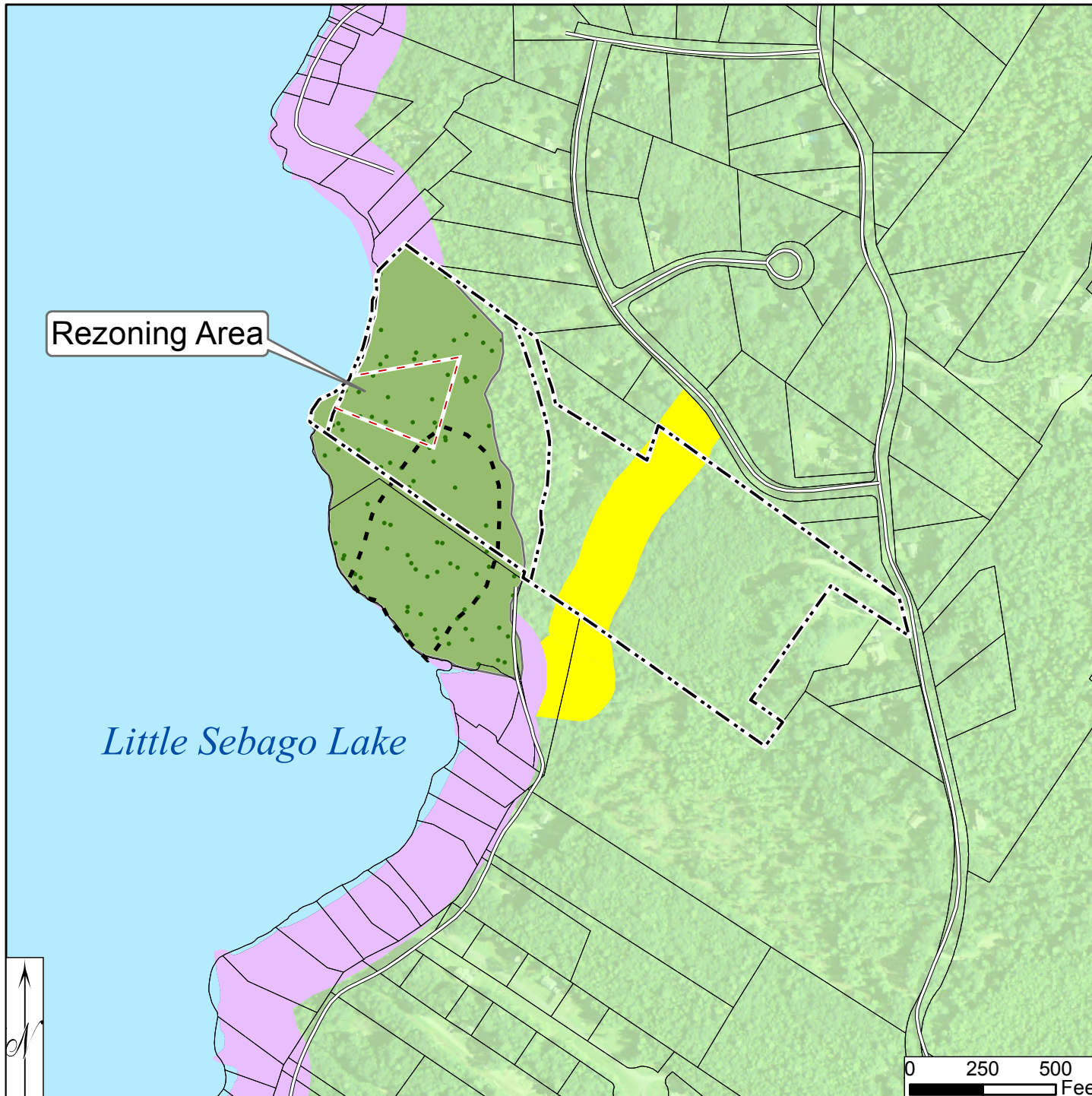
Shane Brey Zoning Map

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Legend

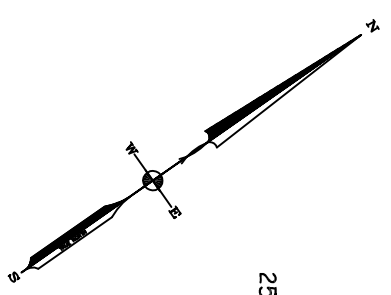
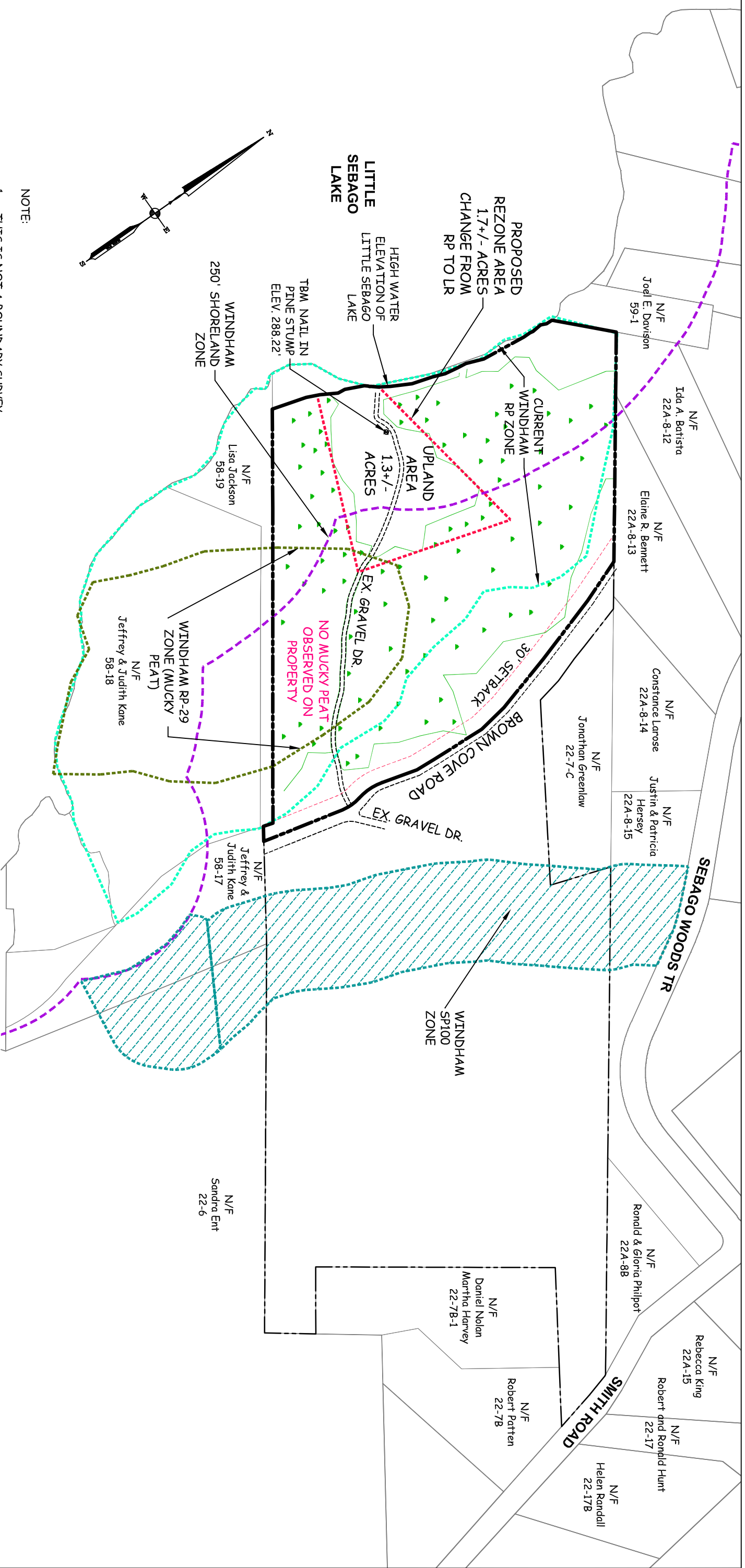
-  OGIS Parcels
 -  Brey Rezoning
 -  Windham Roads
 -  Western and Eastern
 -  Brey Property
- Zone**
-  FR
 -  250 ft shorland zone
 -  Windham SP100 zone
 -  Windham RP Zone
 -  Windham RP-29 Zone
 -  (Mucky Peat)



Rezoning Area

Little Sebago Lake

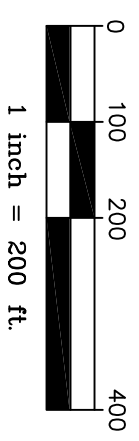
0 250 500
Feet



NOTE:

1. THIS IS NOT A BOUNDARY SURVEY.
2. PROPERTY BOUNDARY IS BASED ON MAINE GIS COVERAGE OF PARCELS FOR TOWN OF WINDHAM.
3. ZONING BOUNDARIES FROM TOWN OF WINDHAM GIS.
4. LOT SIZE 11.5+/- ACRES
5. NO PEATLAND OBSERVED ON PROPERTY. (MDEP DEFINITION OF PEATLAND: "A FRESHWATER WETLAND, TYPICALLY CALLED A BOG OR FEN, DOMINATED BY ERICACEOUS SHRUBS (HEATH FAMILY), SEDGES AND SPHAGNUM MOSS AND USUALLY HAVING A SATURATED WATER REGIME.")
6. WETLAND BOUNDARIES WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES INC ACCORDING TO U.S. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION DATED OCTOBER 2009 (ERDC/EL TR-09-19).

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
01	3/13/2014	ADDED ABUTTERS	DH

SKETCH PLAN

PREPARED FOR:
SHANE BREY
 151 BROWN COVE ROAD
 WINDHAM, ME

PREPARED BY:
JONES ASSOCIATES INC.
 Foresters, Surveyors And
 Environmental Consultants

PLAN DATE: 12/10/2013
 REVISED: 3/13/2014
 FIELD WORK DATE: 10/29/2013
 SCALE: 1"=200'
 PROJ. #: 13-063W1