



## ZONING CHANGE APPLICATION

<b>FEES FOR ZONING CHANGE APPLICATION REVIEW</b>	APPLICATION FEE:	<input type="checkbox"/> \$600.00	AMOUNT PAID:	
	REVIEW ESCROW:	<input type="checkbox"/> N/A	\$ _____	DATE: _____
			Office Use:	Office Stamp:

<b>PROPERTY INFORMATION</b>	Parcel ID	Map(s) #	80	Lot(s) #	58	Current Zoning District(s):	Farm	
	Property Size SF:		467,530		Requested Zoning District(s):			C4
	Physical Address:	919 Roosevelt Trail / Anglers Road				Watershed:	Chaffin Pond	

<b>PROPERTY OWNER'S INFORMATION</b>	Name:	The Roman Catholic Bishop of Portland	Name of Business:	Our Lady of Perpetual Help
	Phone:	(207) 773-6471	Mailing Address:	919 Roosevelt Trail Windham, ME 04062
	Fax or Cell:			
	Email:			

<b>APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)</b>	Name:	same as above	Name of Business:	
	Phone:		Mailing Address:	
	Fax or Cell:			
	Email:			

<b>APPLICANT'S AGENT INFORMATION</b>	Name:	Meg Robinson	Name of Business:	DC Predevelopment LLC
	Phone:	(216) 926-4241	Mailing Address:	631 Stevens Ave, Ste 203 Portland, ME 04103
	Fax or Cell:			
	Email:	meg.robinson@dcmaine.com		

<b>PROJECT INFORMATION</b>	<p><b>Current Use of the Property (Use extra paper, if necessary):</b></p> <p>The lot shown on Tax Map 80 Lot 58 currently falls within two zoning districts: C1N and Farm. The <b>western</b> portion of the lot abutting Roosevelt Trail is zoned C1N and is developed with a Place of Worship, the Our Lady of Perpetual Help church. The <b>eastern</b> 10.733-acre portion of the Tax Map 80 Lot 58 is zoned Farm and is undeveloped except for a parking lot serving the parishioners of the church. Three paper streets cross the lot: Howard Avenue, Summer Avenue, and Spear Avenue.</p>
	<p><b>Requested Use of the Property (Use extra paper, if necessary):</b></p> <p>A zone change to C4 is only requested for the 10.733-acre portion of Tax Map 80 Lot 58 that currently falls within the Farm District. Within this portion of the lot, 3.741 acres will be retained by The Roman Catholic Bishop of Portland and will continue to be used as a parking lot for the Our Lady of Perpetual Help Church. As part of this Zone Change Application, we are requesting that the permitted uses within the C4 District be revised to include Place of Worship. It is anticipated that Developers Collaborative (DC) Predevelopment LLC will purchase the eastern 6.992-acre portion of the lot that falls within the Farm District for the development of affordable (rent- and income-restricted) multi-family housing with associated parking, utilities, stormwater management infrastructure, and landscaping improvements.</p>

# ZONING CHANGE APPLICATION REQUIREMENTS

## Section 107 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.

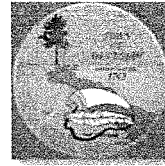
<p><b>The Zone Change Plan document/map:</b></p> <p>A) Plan size: 24" X 36"</p> <p>B) Plan Scale: No greater 1":100'</p> <p>C) Title block: Applicant's name and address</p> <ul style="list-style-type: none"> <li>• Name of the preparer of plans with professional information</li> <li>• Parcel's tax map identification (map and lot) and street address, if available</li> </ul>	<ul style="list-style-type: none"> <li>• Complete application submission deadline: All required submission material must be submitted to the Town of Windham Planning Department three (3) weeks before the desired Planning Board meeting.                             <ul style="list-style-type: none"> <li>- Five copies of the application and plans (The submittal must be in a bound report)</li> <li>- Application Payment and Review Escrow</li> </ul> </li> <li>• A pre-submission meeting with the Town staff is required.</li> <li>• The Planning Board will review the application and will make a recommendation to the Town Council.</li> <li>• Contact information:                             <ul style="list-style-type: none"> <li>Windham Planning Department (207) 894-5960, ext. 2</li> <li>Steve Puleo, Town Planner <a href="mailto:sipuleo@windhammaine.us">sipuleo@windhammaine.us</a></li> <li>Amanda Lessard, Planning Director <a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a></li> </ul> </li> </ul>
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## APPLICANT/PLANNER'S CHECKLIST

Submission Requirements:	Applicant	Staff
A. Application form and fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. The fee shall be placed in escrow with the Town when the application is filed with the Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. An explanation of how rezoning the property in question would support the goals and objectives of the Town of Windham Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. A plan of the lot(s) proposed to be rezoned. This plan may be a Windham Tax Map or Survey conducted by a Maine Licensed Surveyor. At a minimum, the plan must contain the following:		
1. Lot lines of the lot(s) proposed to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Approximate location, width, and purpose of easements or restrictions on the property (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Streets on and adjacent to the lot(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Approximate location of existing buildings, structures, or other improvements to the site (if none, please note).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Major natural features of the site, approximated by the applicant, including wetlands, streams, ponds, floodplains, treelines, and other important natural features (if none, please note)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes an 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.

		Meg Robinson
APPLICANT OR AGENT'S SIGNATURE	DATE	PLEASE TYPE OR PRINT THE NAME

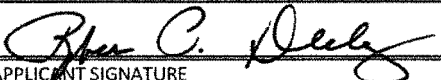


**Town of Windham**

Planning Department:  
8 School Road  
Windham, Maine 04062  
Tel: (207) 894-5960 ext. 2  
Fax: (207) 892-1916 -  
[www.windhammaine.us](http://www.windhammaine.us)

AGENT AUTHORIZATION			
<b>APPLICANT/ OWNER</b>	Name	Roman Catholic Bishop of Portland, corporation sole	
<b>PROPERTY DESCRIPTION</b>	Physical Address	Angler Road 919 Roosevelt Trail, Windham, MEE 04062	Map 80
			Lot p/o Lot 58
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Kevin Bunker, Laura Reading, Meg Robinson	
	Phone	(216) 926-4241	Business Name & Mailing Address Developers Collaborative Developers Collaborative Predevelopment LLC 631 Stevens Ave. Suite 203 Portland, ME 04103
	Fax/Cell		
	Email	meg.robinson@dcmaine.com	

**Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.**

  
APPLICANT SIGNATURE

9/30/23  
DATE

Roman Catholic Bishop of Portland,  
~~Robert C. Deeley~~

*Robert* \_\_\_\_\_  
PLEASE TYPE OR PRINT NAME HERE

\_\_\_\_\_  
CO-APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLEASE TYPE OR PRINT NAME HERE

  
APPLICANT'S AGENT SIGNATURE

10/2/23  
DATE

Meg Robinson

\_\_\_\_\_  
PLEASE TYPE OR PRINT NAME HERE

**AGENT AUTHORIZATION FORM**  
**ZONING AMENDMENT**

September 28, 2023

**PROPERTY DESCRIPTION**

MAP NO. 80 LOT NO. 58 ACREAGE: 10.7 acres (portion (including parking lot) to be retained by the Roman Catholic Bishop of Portland and 6.9 acres to be conveyed to Developers Collaborative Predevelopment LLC)

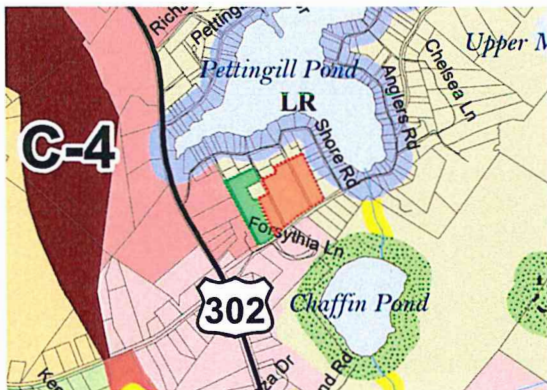
STREET ADDRESS: 919 Roosevelt Trail, Windham, ME 04062

PROPERTY OWNER: The Roman Catholic Bishop of Portland, corporation sole

The undersigned, registered property owners of the above noted property, do hereby authorize

Meg Robinson, of Developers Collaborative Predevelopment, LLC

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this Zoning Change Application and any and all standard and special conditions attached. Application for Zoning Change limited to seeking both: (a) Zone C4 designation for area in orange and green below and (b) amendment of Zone C4 to include "places of worship" as a permitted use:



Property Owner's Address: 919 Roosevelt Trail, Windham, ME 04062

Telephone: 207-773-6471 (Chancery), (207) 892-8288 (church)

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Robert P. Deely

Authorized Signature

Name: Robert P. Deely

Date: Apr. 30, 2023

12850  
(106)

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**Know all Men by these Presents,**

That Ronald A. Glantz and Andrew G. Glantz, both of Windham,  
County of Cumberland and State of Maine

in consideration of One Dollar and Other Valuable Consideration

paid by The Roman Catholic Bishop of Portland, a body politic and  
corporation sole, created and existing under the laws of the State  
of Maine and having its chancery in Portland, County of Cumberland  
and whose mailing address is ~~and State of Maine~~  
510 Ocean Ave., Portland, Maine

the receipt whereof we do hereby acknowledge, do hereby

give, grant, bargain, sell and convey, unto the said  
The Roman Catholic Bishop of Portland, its  
successors ~~heirs~~ and assigns forever,

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

The following numbered lots described on a plan of  
Pettengill Shores, recorded in the Cumberland County Registry of  
Deeds in Plan Book 17, Page 52: lots 23 through 33 inclusive;  
51, 52, 56 through 68 inclusive; 78 through 82 inclusive; and  
88 through 95 inclusive.

Being a portion of the premises conveyed to Ronald A. Glantz  
and Andrew G. Glantz by deed of Viola R. Lowell dated December 6,  
1976 recorded in the Cumberland County Registry of Deeds in Book  
3947, Page 283.

Reference is made to a deed dated May 1, 1979 to be recorded  
herewith from Kathleen H. Ritchie, et al, whereby the grantors in  
said deed released all of their right, title and interest to said  
lots.

Grantee, by acceptance of this deed, hereby assume and  
agree to pay any real estate taxes assessed by the Town of Windham  
on said lots for said tax year commencing April 1, 1979.

The above described lots are located in the Town of Windham,  
County of Cumberland and State of Maine.

To have and to hold the aforegranted and bargained premises  
with all the privileges and appurtenances thereof to the said  
The Roman Catholic Bishop of Portland, its successors

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~~heirs~~ and assigns, to it and ~~their~~ <sup>its</sup> use and behoof forever.

And we do COVENANT with the said Grantee, its ~~heirs~~ <sup>successors</sup>  
and assigns, that we are lawfully seized in fee of the premises  
that they are free of all encumbrances:

that we have good right to sell and convey the same to the said  
Grantee to hold as aforesaid; and that we and our heirs shall  
and will WARRANT and DEFEND the same to the said Grantee, its successors  
~~heirs~~ and assigns forever, against the lawful claims and demands  
of all persons.

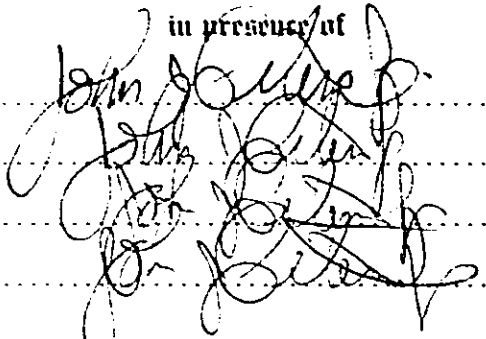
In Witness Whereof, We, the said Ronald A. Glantz and  
Judith A. Glantz, wife of Ronald A. Glantz and Andrew G.  
Glantz and Georgie O. Glantz, wife of Andrew G. Glantz

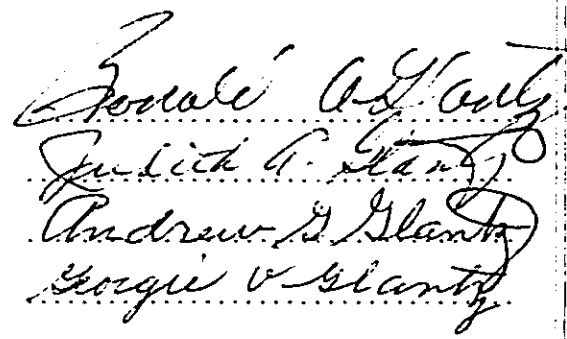
~~XXXX~~

~~WIFE~~

~~of the said~~

joining in this deed as Grantors, and relinquishing and conveying  
all rights by descent and all other rights in the above described  
premises, have hereunto set our hands and seals this twenty-fifth  
day of May in the year of our Lord one thousand nine  
hundred and seventy-nine.

Signed, Sealed and Delivered  
in presence of  




State of Maine,  
Cumberland

ss.

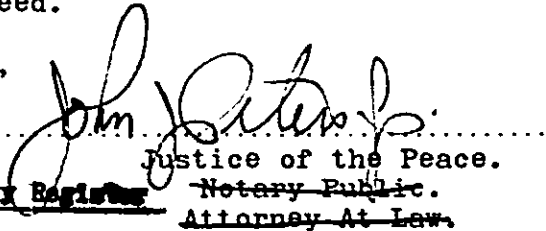
May 25, 1979.

Personally appeared the above named  
Ronald A. Glantz and Andrew G. Glantz  
and acknowledged the above  
instrument to be their free act and deed.

MAY 31 1979

Before me,

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE  
Received at 10 E 29 W A M. and recorded in  
BOOK 4429 PAGE 186

  
Justice of the Peace.  
Notary Public.  
~~Attorney At Law.~~

Leah S. Tibbitts Deputy Registrar

**Know All Men by These Presents,**

**That** Ronald A. Glantz and Andrew G. Glantz, both of Windham,  
County of Cumberland and State of Maine

in consideration of One Dollar and other valuable consideration

paid by The Roman Catholic Bishop of Portland, a body politic and  
corporation sole, created and existing under the laws of the  
State of Maine and having its chancery in Portland, County of  
Cumberland and State of Maine

the receipt whereof we do hereby acknowledge, do hereby ~~release, release,~~  
~~bargain, sell and convey~~ and forever quit-claim unto the said

The Roman Catholic Bishop of Portland, its successors

~~heirs~~ and assigns forever.

Certain real estate situated in Windham, County of Cumberland  
and State of Maine

The following numbered lots described on a plan of Pettengill  
Shores, recorded in the Cumberland County Registry of Deeds in  
Plan Book 17, Page 52; lots 34, 35, 36, 37, 45, 46, 47, 53, 54,  
55, 83, 84, 85, 86, 87, 96 and 97.

Being a portion of the premises conveyed to Ronald A. Glantz  
and Andrew G. Glantz by deed of Viola R. Lowell dated December 6,  
1976 recorded in the Cumberland County Registry of Deeds in Book  
3947, Page 283.

Grantee by acceptance of this deed hereby assume and agree  
to pay any real estate taxes assessed by the Town of Windham on said  
lots for said tax year commencing April 1, 1979.





## Know All Men by these Presents,

That I, Chester T. Calder of Windham, County of Cumberland and State of Maine

in consideration of one dollar and other valuable consideration

paid by The Roman Catholic Bishop of Portland a body politic and corporation sole, having its Chancery in Portland, County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Roman Catholic Bishop of Portland

it's successors ~~Heirs~~ and <sup>it's</sup> Assigns forever,

the following described property: a certain lot or parcel of land situated in the Town of Windham, in said County of Cumberland and State of Maine, and more particularly described as follows: Being Lots numbered two (2), three (3), four (4) and five (5) on Plan of Pettengill Shores, said Plan being recorded in the Cumberland County Registry of Deeds in Plan Book 17 at page 52, excepting from the above so much of these lots as has been taken by condemnation by the State of Maine for highway purposes. Meaning and intending to convey the same property acquired by the Grantor herein by the warranty deed of Grace M. Worth dated April 17, 1965, and recorded in the Registry of Deeds in Book 2928 at Page 52.

Also Two (2) certain lots or parcels of land together with all the rights of way and other easements owned by the Grantor herein, located at Pettengill Shores, Windham, Maine, known as Lot #six (6) and Lot # seven (7) as shown in the revised plan of Pettengill Shores made for Clough and Maxim, of Portland, Maine dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, at page 52. Being the same premises acquired by Arthur W. Philpot of Windham, by quitclaim deed from the Town of Windham, Maine for unpaid taxes for the year 1955, which deed is dated February 20, 1959 and recorded in the Cumberland County Registry of Deeds in Book 2525, at Page 132.

Also eleven (11) lots or parcels of land together with all the rights of way and other easements owned by the Grantor herein, located at Pettengill Shores, Windham, Maine, known as lots 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, and 22, as shown in the revised Plan of Pettengill Shores made for Clough and Maxim of Portland Maine by Nisbet & Griffin, Inc., also of Portland, Maine dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, at Page 52. Being the same premises conveyed to the Grantor herein by the Quit-claim Deed of Viola R. Lowell of Windham said County and State dated October 3, 1968 and to be recorded herewith in said Cumberland County Registry of Deeds.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said Roman Catholic Bishop of Portland, it's successors ~~heirs~~ and <sup>it's</sup> Assigns, to it and their use and behoof forever.

And I do covenant with the said Grantee, it's ~~heirs~~ <sup>successors</sup> and Assigns, that I am lawfully seized in fee, of the premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my Heirs, shall and will Warrant and Defend the same to the said Grantee, The Roman Catholic Bishop of Portland, it's successors ~~heirs~~ and <sup>it's</sup> Assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Chester T. Calder

and Gwen L. Calden wife of the said Chester T. Calder

joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this twelfth day of June in the year of our Lord one thousand nine hundred and sixty-nine

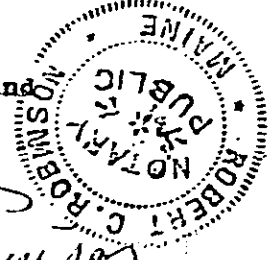
Signed, Sealed and Delivered in presence of *[Signature]* *[Signature]* *[Signature]* *[Signature]*

State of Maine, Cumberland } ss. June 12, 1969

Personally appeared the above named Chester T. Calder and Gwen L. Calden

and acknowledged the above instrument to be their free act and deed.

Before me, *[Signature]* Justice of the Peace Notary Public Register



AUG 18 1969  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 1:34 P.M. and recorded in  
BOOK 3098 PAGE 150 *[Signature]* Register

**Submission Requirement (D): An explanation of how rezoning the property in question would support the goals and objectives of the Town of Windham Comprehensive Plan.**

Tax Map 80 Lot 58 is located within the North Windham Growth Area, along Route 302 (Roosevelt Trail). The property in question is an approximately 10.7-acre portion of the lot, which under Windham's current land use ordinance, lies within the Farm District, the Aquifer Protection Overlay District B, and partially within the Retirement Community + Care Facility Overlay (RCCFO) District. The remaining **western** portion of the lot is currently zoned C1N District and is not included in this Zone Change Application.

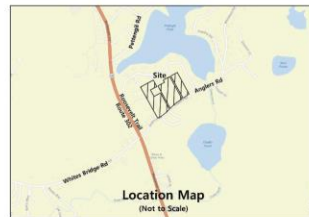
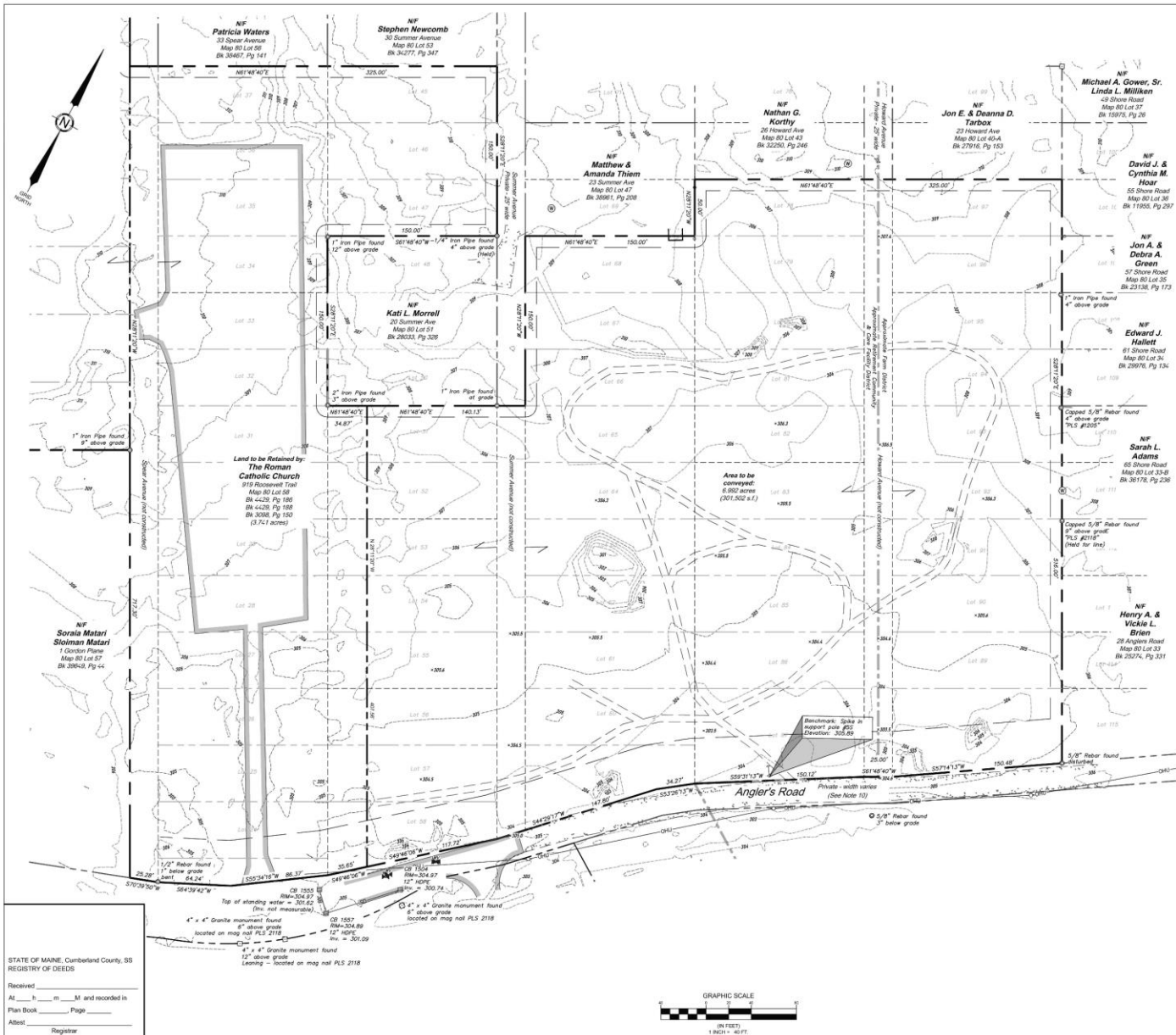
Windham's Farm District restricts net residential density to 60,000 square feet, and multifamily dwellings are permitted only in the conversion of an existing dwelling or accessory building built before 1986. The portion of the property that lies within the RCCFO District permits multifamily dwellings, but only in the form of elderly housing. The RCCFO also permits a net residential density of 5,000 square feet.

Developers Collaborative Predevelopment LLC intends to purchase and develop the eastern 6.9-acre portion of the property in question into rent-restricted multifamily rental housing. All units would be restricted to low- and moderate-income residents. Denser residential developments improve building efficiency, which can make or break the financial feasibility of affordable housing developments in an age of rising construction costs. By rezoning the property to the newly-created C4 District, a net residential density of 5,000 square feet would apply to the full 6.9-acre portion of the property, allowing for up to 55 units of affordable multifamily housing across one or more buildings. In addition, the C4 District allows for a maximum building height of 45 feet, which would enable a smaller building footprint and impervious surface area within the Chaffin Pond watershed. In addition, the C4 minimum front setback is 40 feet compared to the RCCFO District's minimum setback of 100-150 feet, which enhances walkability and access to Anglers Road. Within the RCCFO District, residents of any development would have to be age-restricted to seniors 55 and older. Though it is anticipated that Developers Collaborative's proposed affordable housing development will be age-restricted to seniors, if rezoned to C4, the development could also potentially support low- and moderate-income Windham families and residents of all ages.

Ownership of the 3.8-acre western portion of the site containing a parking lot will be retained by the Roman Catholic Bishop of Portland, the current owner of the full 10.7-acre site. As part of this Zone Change Application, DC Predevelopment LLC and the Roman Catholic Bishop of Portland are requesting that the permitted uses of the C4 zone be revised to include Place of Worship. Place of Worship is a permitted use in Windham's Farm District and Commercial Districts I and III.

The Town of Windham's 2017 Comprehensive Plan Update ("the Plan") defines the Town's land use priorities and goals and outlines strategies to make meaningful progress in the short term. One of the four highest priorities identified by the Plan is to enhance the social and economic activity in North Windham by creating an active mixed-use district along Route 302 where residents live, work, and recreate. The Plan encourages change and development within this "North Windham Growth Area," and endorses "enact[ing] growth area land use regulations to increase density to encourage the development of affordable/workforce housing."

The 6.9-acre portion of the property is an ideal location for the development of new affordable housing in Windham. The property is highly accessible to public transportation, which is important for residents who may have no or limited access to a vehicle. The Lakes Region Explorer provides weekday bus service along Route 302 between Bridgton and Portland, and initial conversations with the bus service suggest they would be willing to establish a new bus stop adjacent to the property. In addition, the property is less than a mile away from North Windham's commercial center, providing residents easy access to two grocery stores, hardware and home improvement stores, a Walmart, a fitness center, several restaurants, and more. Rezoning the property from Farm to C4 aligns with the goals of the North Windham Growth Area as defined in Windham's Comprehensive Plan Update and supports the feasibility of developing high-quality affordable housing in Windham.



**General Notes:**

- The purpose of this plan is to depict the results of a Boundary Re-creation and Existing Conditions Topographic Survey of a portion of the subject parcel as well as to depict a proposed subdivision.
- All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is the Roman Catholic Church by a deed dated May 25, 1979 and recorded in Book 442G, Page 196.
- The subject parcel is shown on the Town of Whitman Tax Map 80 as Lot 58 and is located in the Farm District with a portion of the parcel in the B- Aquifer Protection (APB) District and Retirement Community & Care Facility (RCF).
- Total area of the surveyed portion of the subject parcel is 301.502 ± a for 6.992 acres, more or less.
- Boundary and topographic information shown herein is based on data on the ground survey performed by Terradyn Consultants, LLC.
- Plan References:
  - "Revised Plan of Pasture/ Shores - Clough & Mead" dated May 1927, prepared by Nebel & Griffin, Inc. and recorded in Plan Book 57, Page 52.
  - "Standard Boundary Survey for Our Lady of Perpetual Help Church" dated August 8, 1986, prepared by Lewis & Winters, Inc. and recorded in Plan Book 196, Page 134.
  - "Subdivision Plan of Angler Road Development" with a issue date of June 24, 2019, prepared for Whitman Economic Development Corporation by Main Land Development Consultants, Inc. and recorded in the Book 478, Page 284.
  - "Revised Subdivision Plan of Angler Road Condominium Apartments" dated July 18, 2019, prepared for Angler Road Condominiums, LLC by Main Land Development Consultants, Inc. and recorded in Plan Book 478, Page 304.
- Plan Information as GNS North, Maine State Plane Coordinate System, West Zone 1802 (NAD83). Elevations depicted herein are MGS/MSL based on local temporary GPS observations and supplemented with Lidar Barcode Sounding, collected in 2020 by the State Maine and distributed by the USGS as classified LA2 point cloud. Ground identification information is at 10 foot grid, shown at 1 foot contour.
- Angler's Road is a private road of variable width and the location is based on existing monuments located in the field. See Angler's Road Association Agreement dated July 21, 2021 and recorded in Book 3649, Page 293. Summer Avenue, Spring Avenue and West Terrace were not investigated as a part of this survey. Fee ownership and rights of access were not investigated as a part of this survey.
- Per a Notice Pursuant to 23 MRSA Section 302(2) dated September 20, 2017 and recorded as Book 3432, Page 86, the proposed subdivision was approved by the Planning and Zoning Commission of the Town of Whitman on not previously Varied. A request has been made with the Town to rezone a portion of these streets have been made.
- Per the Town Assessor, the associated portion of these streets are privately owned.
- The subject parcel is located within Zone K, Area of Mineral Potential Hazard, as delineated on the Flood Insurance Rate Map for the Town of Whitman, Cumberland County, Commission Panel Number 2019 3015 B, having an Effective Date of September 2, 1991.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted herein may not necessarily represent all existing utilities. Checks, corrections, and/or designs need to contact Dig Safe Systems, Inc. (800-811) and field verify existing utilities prior to digging or breaking ground.
- An investigation to identify and locate private potable wells was performed on June 8, 2023. It is likely that all wells were not identified and located.

**Legend:**

Existing	Proposed
Revised Property Line (D.W.)	Proposed Property Line
Historic Line (D.W.)	
Deed/Plan Line (D.W.)	
Building Setback Line	
Edge of Pasture	
Edge of Grass	
Major Contour	
Minor Contour	
Spot Elevation	
Chain Link Fence	
Stockade Fence	
Water Line	
Storm Drain	
Overhead Utilities	
Monument (as noted)	
Iron Pipe/Post (as noted)	
Water Gate Valve	
Well	
Catch Basin	
Utility Pole	
Guy Wire	

**Surveyor's Certification**

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A. Title 32, Chapter 141, Dated April 2001).

Except as Follows:

- Survey Report Limited to Notes on the Plan
- No Deed Description to Date

Plan Prepared by: *Nicholas Racioppi*

Nicholas Racioppi PLS # 2621

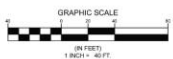
STATE OF MAINE, Cumberland County, SS  
REGISTRY OF DEEDS

Received \_\_\_\_\_

At \_\_\_\_\_ m \_\_\_\_\_ and recorded in  
Plan Book \_\_\_\_\_ Page \_\_\_\_\_

Adopt \_\_\_\_\_

Registrar



ADDRESS	NO.	DATE	REVISION
47 CAMDEN DRIVE, SUITE 301 WINNETT, VT 05490			
PHONE: (207) 768-6111			
WEB SITE: www.terradyncollab.com			
Surveyors (Licensed Land Surveyors) (General Permitting)			

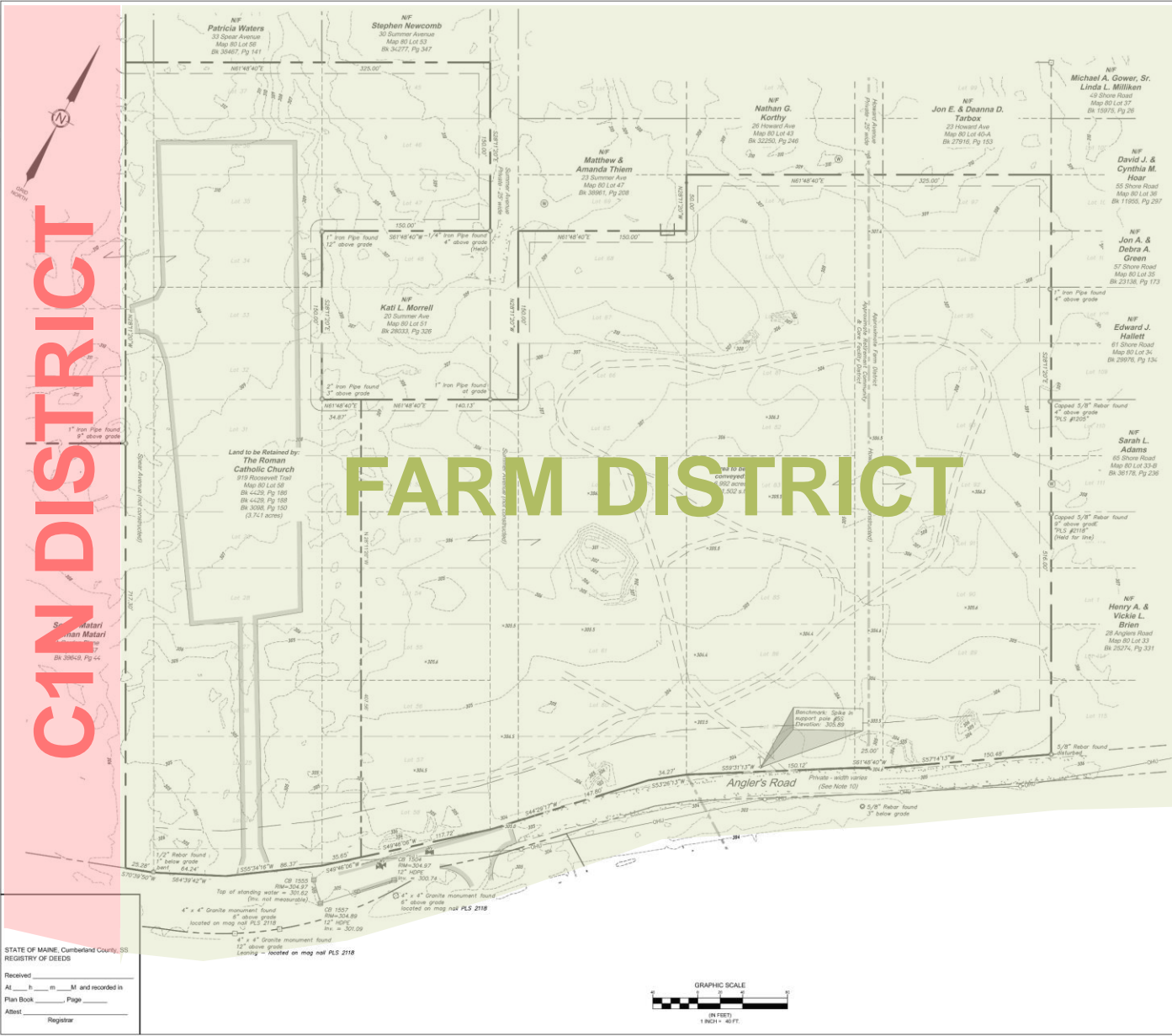
**TERRADYN**  
COLLABORATIVE P.L.L.C.

PROJECT: DEVELOPERS COLLABORATIVE PARCEL  
SITE: 176-110, WINNETT, ME  
BOUNDARY RECREATION & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY  
FOR RECORD OWNER: THE ROMAN CATHOLIC CHURCH  
WINNETT, MAINE 05492

DATE: 03/27/2023  
SCALE: 1" = 40'  
SHEET NO.: 23 OF 178  
SHEET: 1 OF 1



# CURRENT ZONING



### General Notes:

- The purpose of this plan is to report the results of a Boundary, Easement and Existing Conditions Topographic Survey of a portion of the subject parcel as well as to depict a proposed subdivision.
- All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is the Roman Catholic Church by a deed dated May 25, 1979 and recorded in Book 4426, Page 196.
- The subject parcel is shown on the Town of Whitham Tax Map 80 Lot 58 and is located in the Farm District with a portion of the parcel in the B- Aquifer Protection (APB) District and Retirement Community & Care Facility (RCF).
- Total area of the surveyed portion of the subject parcel is 301.552 ± a for 6.992 acres, more or less.
- Boundary and topographic information shown herein is based on a ground survey performed by Terradyn Consultants, LLC.
- Plan References:
  - "Revised Plan of Putneyg Shores - Ough & Meier" dated May 1927, prepared by Hubert & Griffin, Inc. and recorded in Plan Book 51, Page 52.
  - "Standard Boundary Survey for Our Lady of Perpetual Help Church" dated August 8, 1986, prepared by Lewis & Winters, Inc. and recorded in Plan Book 196, Page 134.
  - "Subdivision Plan of Angler Road Development" with a issue date of June 24, 2019, prepared for Whitham Economic Development Corporation by Main Road Development Consultants, Inc. and recorded in Book 4718, Page 284.
  - "Revised Subdivision Plan of Angler Road Condominiums Apartment" dated July 18, 2019, prepared for Angler Road Condominiums, LLC by Main Road Development Consultants, Inc. and recorded in Plan Book 4718, Page 304.
- Plan orientation is GCS North, Maine State Plane Coordinate System, West Zone 1802 (NAD83). Elevations indicated herein are MGSVD, based on local-levelling GPS observations and supplemented with Lidar Barcode Sounding, collected in 2020 by the State Maine and distributed by the USGS as classified LAZ point cloud. Ground elevations interpreted as ± 10 feet above or ± 1 foot under.
- NAD83 Coordinates (2011 D) with 99% confidence interval in meters = ± 0.043
- Angler's Road is a private road of variable width and the location is based on existing monuments located in the field. See Angler's Road Association Agreement dated July 21, 2021 and recorded in Book 3649, Page 293. Summer Avenue, Spear Avenue and Wood Avenue were not investigated as a part of this survey. Fee ownership and rights of access were not investigated as a part of this survey.
- Per a Notice Pursuant to 23 MRSA Section 302(2) dated September 20, 2017 and recorded in Book 3432, Page 86, the engineer and contractor shall advise the Town of Whitham, Maine, of the unpermitted portions of the subject parcel. Such information shall advise the Town of Whitham, Maine, of the unpermitted portions of the parcel not previously surveyed. A request has been made with the Town to research if any portion of these streets have been located.
- Per the Town Assessor, the unrecorded portion of these streets are privately owned.
- The subject parcel is located within Zone K, Area 6 of the Mainland Flood Hazard, as delineated on the Flood Insurance Rate Map for the Town of Whitham, Cumberland County, Commission Panel Number 23019 3215 B, having an Effective Date of September 1, 1981.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted herein may not necessarily represent all existing utilities. Checks, corrections, and/or designs must be made to correct Dig Safe Systems, Inc. (DSI 811) and field verify existing utilities prior to digging or breaking ground.
- An investigation to identify and locate private potable wells was performed on June 8, 2023. It is likely that all wells were not identified and located.

### Legend:

Existing	Proposed
Record Property Line (D.W.)	Proposed Property Line
Acres Line (D.W.)	
Deed/Pat Line (D.W.)	
Building Setback Line	
Edge of Placement	
Edge of Grass	
Major Contour	
Minor Contour	
Spot Elevation	
Chain Link Fence	
Stockade Fence	
Water Line	
Stream Drain	
Obstacle Utilities	
Monument (as noted)	
Iron Pipe/Post (as noted)	
Water Gate Valve	
Well	
Catch Basin	
Utility Pole	
Guy Wire	

### Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A. Title 32, Chapter 141, Deed April 2001).

Except as Follows:

- Survey Report Limited to Notes on the Plan
- No Deed Description to Date

Plan Prepared by: *Nicholas Racioppi*  
Nicholas Racioppi PLS # 2621



NO.	REVISION	DATE

ADDRESS: 41 CAMDEN DRIVE, SUITE 301  
WINNHAM, ME 04496  
PHONE: (207) 766-6111  
FAX: (207) 766-6111  
WEB SITE: www.terradync.com  
Downloaded from: [Link] | Updated: [Date] | Download Permission: [Status]

**TERRADYN**  
CONSULTANTS, LLC

PROJECT: DEVELOPERS COLLABORATIVE PARCEL  
DATE: 05/27/2023  
FOR RECORD OWNER: THE ROMAN CATHOLIC CHURCH  
WINNHAM, MAINE 04496

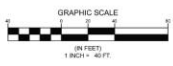
DATE: 05/27/2023  
SCALE: 1" = 40'  
SHEET NO.: 22 OF 178  
SHEET: 1 OF 1

C1NDSDISTRICT

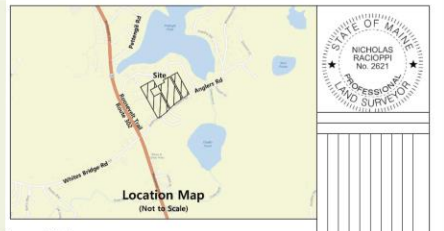
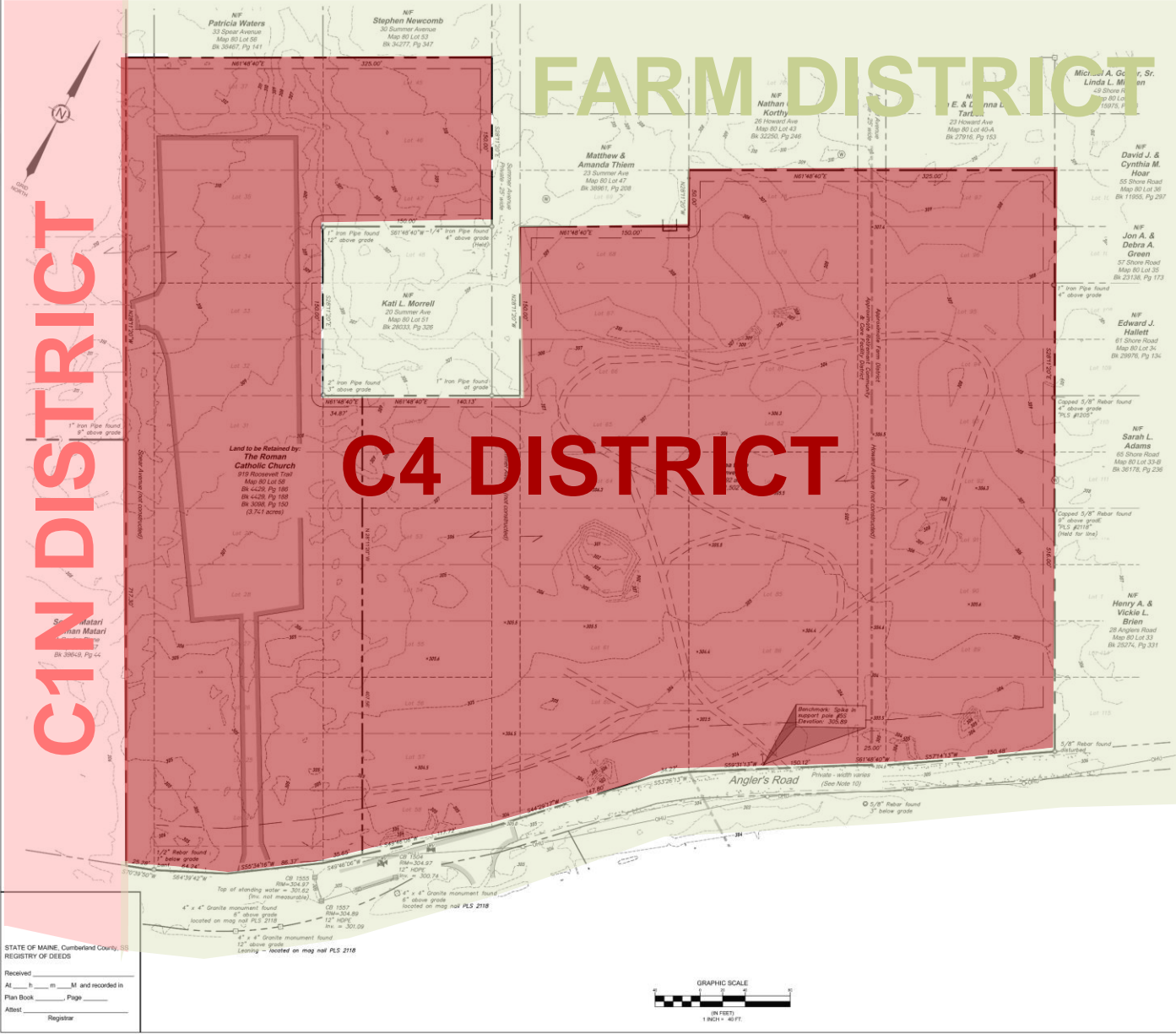
FARM DISTRICT

STATE OF MAINE, Cumberland County, SS  
REGISTRY OF DEEDS

Received \_\_\_\_\_  
At \_\_\_\_\_ m \_\_\_\_\_ and recorded in  
Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
Absent \_\_\_\_\_  
Registrar \_\_\_\_\_

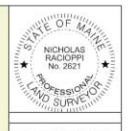


# PROPOSED ZONING CHANGE



**General Notes:**

1. The purpose of this plan is to report the results of a Boundary and Existing Conditions Topographic Survey of a portion of the subject parcel as well as to depict any proposed lot division.
2. All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is the Roman Catholic Church by a deed dated May 25, 1979 and recorded in Book 442B, Page 196.
4. The subject parcel is shown on the Town of Waltham Tax Map 80 as Lot 58 and is located in the Farm District with a portion of the parcel in the B-Air Pollution Protection (APP) District and Retirement Community & Care Facility (RCF).
5. Total area of the surveyed portion of the subject parcel is 301.5254 +/- a for 0.992 acres, more or less.
6. Boundary and topographic information shown herein is based on a for 0.992 acres, more or less.
7. Plan References:
  - A. "Revised Plan of Patented Shores - Ough & Meier" dated May 1927, prepared by Hubert & Griffin, Inc. and recorded in Plan Book 57, Page 52.
  - B. "Standard Boundary Survey for Our Lady of Perpetual Help Church" dated August 8, 1996, prepared by Lewis & Winslow, Inc. and recorded in Plan Book 199, Page 134.
  - C. "Subdivision Plan of Angler Road Development" with a issue date of June 24, 2019, prepared for Waltham Economic Development Corporation by Main Land Development Consultants, Inc. and recorded in Plan Book 478, Page 284.
  - D. "Revised Subdivision Plan of Angler Road Condominiums Apartment" dated July 18, 2019, prepared for Angler Road Condominiums, LLC by Main Land Development Consultants, Inc. and recorded in Plan Book 478, Page 304.
8. Elevation information is based on the Maine State Plane Coordinate System, Third Zone 1802 (NAD83). Elevations depicted herein are MSL (Mean Sea Level) based on spot-reading GPS observations and supplemented with Level Benchmarks Surveyed in 2020 by the State Maine and distributed by the USGS as identified LAZ point data. Ground elevations referenced are in 10 foot grid, shown at 1 foot contour.



ADDRESS	44 CUMBERLAND DRIVE, SUITE 307 WEST CUMBERLAND, ME 04090	NO.	DATE	REVISION	REVISIONS
PHONE	(207) 798-6111	NO.	DATE	REVISION	REVISIONS
WEBSITE	www.maineland.com	NO.	DATE	REVISION	REVISIONS
 TERRADYN CUMBERLAND, ME, U.S.A.					
PROJECT: DEVELOPERS COLLABORATIVE PARCEL CLIENT: NICHOLAS RACIOPPI BOUNDARY, REFINEMENT & EXISTING CONDITIONS TOPOGRAPHIC SURVEY FOR RECORD OWNER: <b>THE ROMAN CATHOLIC CHURCH</b> (Waltham, Maine 04092)					
DATE	03/27/2023	NO.	DATE	REVISION	REVISIONS
SCALE	1" = 40'	NO.	DATE	REVISION	REVISIONS
SHEET	23 OF 178	NO.	DATE	REVISION	REVISIONS
1 OF 1					

STATE OF MAINE, Cumberland County, REGISTRY OF DEEDS

Received \_\_\_\_\_

At \_\_\_\_\_ m \_\_\_\_\_ M and recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

Assnt. \_\_\_\_\_

Registrar \_\_\_\_\_

**Surveyor's Certification**

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Deed April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: 

Nicholas Racioppi PLS # 2621

