Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, July 27, 2026 | **6:00 PM** | **Council Chambers**

1. Call To Order

Chair's Opening Remarks

2. Roll Call and Declaration of Quorum

3. PB 26-046

Approval of Minutes - The meeting of July 13, 2026

Attachments: Minutes 7-13-2026 - draft

Public Hearings

After the Planning Board chair opens the public comment period, members of the public may present evidence or statements relevant to the project under consideration. The Planning Board reserves the right to limit testimony to a specific period. Please send written comments by mail or email to PlanningBoard@windhammaine.us.

4. PB 26-045

#26-04 Riding to the Top - Major Site Plan - Final Plan Review - 14 Lilac Drive - Riding to the Top Therapeutic Riding Center
The application is for expansion of the facility to include a new barn, an outdoor riding area, and a tractor shed, and improvements to the existing indoor arena/office building, a new residence, reconfigured paddocks and parking areas and updated utilities and stormwater facilities. Subject properties are identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) in the Upper Presumpscot River and Inkhorn Brook watersheds.

Attachments:
26-04_PB_MEMO_MJR_SP_FNL_RTT_072026
26-04_AC&SR_MJR_FP_RTT_070826
26-04_MJR_SP_FP_RTC_RidingToTheTop_07-10-2026
26-04_MJR_SP_FP_APPL_RidingToTheTop_07-10-2026
26-04_MJR_SP_FP_PLANS_RidingToTheTop_07-10-2026
26-04_MJR_SP_RTT_StormwaterReport_4-2-2026
26-04_MJR_SWDelegatedReviewComments_RidingToTheTop_063026

5. PB 26-047

#26-05 North Windham Public Safety Building - Major Site Plan - Final Plan Review - Franklin Drive - Town of Windham
The application is for a new two-story public safety building with a ±14,330 sq ft footprint and ±27,950 sq ft of gross floor area, containing offices, bunks, and five apparatus bays for the Windham Fire and Police Departments, together with an access drive, 40 parking spaces, utilities, sidewalks, landscaping, and stormwater management improvements. The subject property is a portion of Tax Map: 70; Lot: 14; Zone: Commercial I (C-1), in the Little Sebago Lake watershed. The lot for the project (proposed Lot 1, 220,749 sq ft / 5.07 acres) is to be created by the Third Amended Subdivision Plan of the Windham Mall

Attachments:
26-05_MJR_SP_FP_PB_MEMO_NWPS_072026
26-05_MJR_SP_FP_AC&SR_NWPS_070226
26-05_MJR_SP_FP_PWDEngineering_NWPS_20260713
MJR_SP_FP_ResponseAPPL_NWPS_20260715
26-05_MJR_SP_FP_APPL_NWPS_20260610
26-05_MJR_SP_FP_PLANS_NWPS_20260716

6. PB 26-051

#26-15 - Conditional Use & Amended Major Site Plan - Salty Dog Adventures - 770 Roosevelt Trail, Suite 6 - Salty Dog Adventures, LLC
The application is for a dog daycare and overnight boarding facility (Kennel, Major, per §120-531) within an existing 7,138 sq ft tenant suite in Shaw's Plaza, including interior tenant improvements with soundproofing and a 1,023 sq ft± fenced outdoor play area with landscaping to be located within an existing paved area at the rear of the building. No changes to the building exterior, site access, parking, or utilities are proposed. Subject property is identified as Tax Map: 70; Lot: 1A; Zone: Commercial I (C-1) zoning district, in the Presumpscot River watershed.

Attachments:
26-15_ASP_CU_PB_MEMO_SaltyDog_072026
26-15_ASP_CU_APPL_SaltyDog_071526

7. PB 26-048

#26-13 Chapter 120 Land Use Ordinance Amendments Articles 4 and 9 to update Conservation Subdivision and Zoning Standards
The LUO amendment updates Conservation Subdivision standards in §120-911K by removing single-family-only limitations, clarifying conservation area integration and buffer requirements, revising open space calculations, and allowing limited resource alteration where conservation intent is maintained. Related Article 4 changes correct prior density omissions in the Farm (F) and Farm Residential (FR) districts and require conservation subdivisions for parcels greater than 8 acres and 5 acres, respectively.

Attachments: 26-16_PB_MEMO_OC_LUO_AMD_BlastingOrdinance-SolidWaste_070926
26-16_ORG-RDLN-CLN_LUO_AMD_BlastingOrdinance-SolidWaste_072226

Continuing Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the New Business portion of the meeting, except as requested by the Board. Please send written comments by mail or email to PlanningBoard@windhammaine.us

8. PB 26-049

#26-11 - Amended Subdivision - Twin Meadows Subdivision - Lilac Drive / Land of Nod Road - Riding to the Top
The proposed amendment to the Twin Meadows Subdivision adds a 50-foot right-of-way ("Lilac Drive," 27,251 SF±) with a hammerhead turnaround to provide conforming street frontage for the Riding to the Top parcel at 14 Lilac Drive. The amendment creates no new lots or dwelling units and changes no lot boundary lines. Subject property is identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) zoning district, in the Upper Presumpscot River and Inkhorn Brook watersheds.

Attachments: 26-11_AMSUB_PB_FP_MEMO_TwinMeadows_072026
26-11_AMSUB_APPL_TwinMeadows_06-16-2026
26-11_AMSUB_PLAN_TwinMeadows_07-10-2026

9. PB 26-050

#24-19 - Major Site Plan - Extension Request - Private Warehouse - 120 Tandberg Trail - Ultimate Property Management, LLC
The applicant is requesting a one-year extension of the Major Site Plan approval granted by the Planning Board on August 12, 2024, pursuant to §120-815(A)(2) of the Land Use Ordinance, prior to the lapse of the two-year approval window. No revisions to the approved plan are proposed. The approved project is a 5,050 sq ft Private Warehouse Building on a 2.1-acre property with three existing buildings and paved parking lots. Tax Map: 18; Lot: 39; Zone: Commercial I (C-1) zoning district, in the Mill Pond watershed.

Attachments:
- 24-19_MJR_SP_EXT_PB_MEMO_PrivateWarehouse_072026
- 24-19_MJR_SP_ExtensionRequest
- 24-19_MJR_SP_FP_APPL_LTR_PrivateWarehouse_082324
- 24-19_MJR_SP_ExtensionRequest_Site Plan_120 Tandberg_For Signature

10. PB 26-052

#26-10 - Major Subdivision - Revised Sketch Plan Review - Highland Cliff Estates Subdivision - 180 Highland Cliff Road - Highland Cliff Estates, LLC
The application is proposing a 27-lot conservation subdivision. The existing farmhouse and barn will be retained on a separate 4-acre parcel, while the remaining 46 acres will be developed with 27 single-family house lots and 23.93 acres of proposed open space. The applicant has submitted revised plans dated July 7, 2026 for a follow-up Sketch Plan review. Tax Map: 3; Lot: 49A; Zone: Farm (F) zoning district, in the Presumpscot River watershed.

Attachments:
- 26-10_MJR_SUB_SKP_PLAN_Highland CliffsEstates_07-07-2026
- 26-10_MJR_SUB_SKP_PHASE 1 PLAN_Highland CliffsEstates_7-7-2026
- 26-10_MJR_SUB_SKP_APP_Highland CliffsEstates_07-21-2026
- 26-10_MJR_SUB_SKP2_MEMO_HighlandCliffsEstates_07-22-2026
- 26-10_MJR_SUB_SKP2_PublicCommentWisecup_HighlandCliffsEstates

New Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the New Business portion of the meeting, except as requested by the Board. Please send written comments by mail or email to PlanningBoard@windhammaine.us.

11. PB 26-053 #26-16 LUO Amendment to Article 8 and 9 Creating a Blasting Ordinance and Clarifying Solid Waste Management and Disposal to Align with MeDEP Site Law

The proposed amendments to Chapter 120 of the Land Use Ordinance (LUO) support the Town's Site Law Delegated Review Authority application and address DEP's request for clearer local review standards. The revised amendment package adds blasting review requirements to Article 8, Site Plan Review, and Article 9, Subdivision Review; adds solid waste compliance references to Chapter 192, Solid Waste.

Attachments: 26-16_PB_MEMO_OC_LUO_AMD_BlastingOrdinance-SolidWaste_070926.pdf
26-16_ORG-RDLN-CLN_LUO_AMD_BlastingOrdinance-SolidWaste_072226

12. PB 26-054 #26-17 Amendment to Chapter 185 Shoreland Zoning

The Town is proposing an amendment to Chapter 185 Shoreland Zoning §185-12 Nonconformance, §185-14 Table of Land Uses, and §185-15Q Land Use Standards for Hazard trees, storm-damaged trees, and dead tree removal.

Attachments: 26-17_PB_MEMO_ShorelandZoningAmend_072126.pdf
Shoreland Zoning rev 071626.pdf
SLZPermittingTown.pdf

Other Business

13. Adjournment

Town of Windham

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Cover Sheet

File Number: PB 26-046

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 3.

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Meeting Minutes - Draft

Planning Board

Monday, July 13, 2026 | **6:00 PM** | **Council Chambers**

FINAL AGENDA

1. **Call to Order - These minutes generated by AI and reviewed by Staff.**

2. **Roll Call and Declaration of Quorum**

Chair, Marge Govoni, called the meeting to order. Other members present were: Melissa Young, Evert Krikken, Kathleen Brown, Leo Gerrior, and Emily Legere.

Planning Director, Steve Puleo, was also present with Town Planner, Natalie Thomsen.

3. PB 26-044

Approval of Minutes - The meeting of June 22, 2026

Attachments: Minutes 6-22-2026 - draft

Evert Krikken made a motion to approve the minutes of the June 22, 2026 meeting. Seconded by Leo Gerrior.

Vote: All in favor.

Public Hearing

4. PB 26-041 #25-08 A-Plus Auto Sales & Service - Major Site Plan - Final Plan Review - 1027 Roosevelt Trail - A-Plus Sale & Service, Inc.
The application is for a 32,500 square foot building with associated parking for automobile sales and repair services on a 12.23-acre undeveloped property. Tax Map: 21; Lot: 12; Zone: Commercial I North (C1-N) and Stream Protection (SP) in the Hyde Brook/Sebago Lake watershed. Uses: Retail Sales, Automobile Sales; Automobile Repair Services.

Attachments: 25-08_MJR_SP_FP_PB_MEMO_APlus_070126

25-08_MJR_SP_FP_RESPONSE_APlusAuto_2026-06-29.pdf

25-08_MJR_SP_FP_PLANSET_APlusAuto_2026-06-29.pdf

25-08_MEMO_AC&SR_MJR_SP_FP_APlusAuto_05-14-26.pdf

25-08_MJR_SP_REVISED_
APPL_RESPONSE_APlusAuto_2026-05-04
25-08_MJR_SP_FP_ARCHITECT PLAN_APlusAuto_2026-05-04.pdf

25-08_MJR_SP_FP_LANDSCAPE_
PLAN_APlusAuto_2026-05-04-2026.pdf
DRA_SW_Windham PR_APlus Autobody_2026-06-03.pdf

Andy Morrell from BH2M: Thanks for having us tonight. This hasn't changed a lot since you've seen it, but I'll go through some of the project particulars. 12.23 acre parcel, zoned Commercial 1 North, on Route 302, across from Mineral Springs Road. The applicant currently has numerous facilities along Route 302 and is trying to put them all in one building — all their employees together. They have a very successful, growing business that they would like to cater to here on 302 in Windham. That's the reason we're before you tonight.

The building is going to contain a showroom in the front, service in the middle, and the body shop in the rear. Mike Richmond is the architect. As shown on the site plan, we have 185 parking spaces, of which the front 77 are display parking spaces for vehicles. Public water and natural gas will be extended down 302 to service the building. Subsurface wastewater disposal is in the rear of the site, designed by Mark Hampton. One of the items we've had a lot of discussion on is the entrance to the site. We have aligned it with Mineral Springs Road. We have proposed a 40 foot entrance — two 12 foot lanes out, a right and a left turn, and a 16 foot lane into the site. We designed it in that location to maximize sight distance and maximize safety with the alignment with Mineral Springs.

I do want to point out that the building is stepped down — the front portion of the building is 3.5 feet higher than the rear portions. You can see that on the architectural renderings or the grading plans we've provided. We're doing that for numerous reasons, but mostly to limit the impacts to the wetlands in the middle of the site.

Stormwater is another big item we've worked through on this project. We have two means of stormwater collection — a closed drainage system as well as an open drainage system. All of the stormwater is collected in one of three soil filters strategically placed around the site. As the town knows, this project is subject to a stormwater permit with the DEP; the town has delegated authority for that. We've been working with Steve and staff through those components of the project. At this point it's been reviewed pretty thoroughly, a lot of those comments have been addressed, and everybody's on board with the design as we sit today. We've been working closely with staff over the last couple of months to resolve any outstanding issues. Happy to answer any questions. The applicants are here as well.

Andy Lane: How's it going? My name's Andy Lane, one of the owners. Just to reiterate — our main focus is to take our service center that's now in Casco and our dealership that's on 302 in Windham and combine it, bring it together, and really bring a full automotive center to Windham — all makes and models — and cater to the community at large here. That's our goal. Thank you.

Natalie Thomsen: As the applicant stated, it's a 32,500 square foot building with

associated parking, in the Commercial 1 North zone, Stream Protection district, Hyde Brook and Sebago Lake watershed. Today we're reviewing the final plan.

Some of the staff comments: there was some conversation about the sidewalk — the property will be building its own sidewalk and maintaining its own sidewalk — and the commercial district standards for the zone, which have all been met, or the amount they need has been met. The other thing I should have noted: the sight distance at the entrance was a conversation that was had. It was part of the reason we postponed this project last meeting. It has been reviewed by the Town Engineer, there's been analysis — it wasn't in your packet — but there is enough sight distance going both ways for the project.

Tonight we're going to do application completeness, public hearing, review of waivers and potential conditions of approval, and make a determination to postpone or approve the final plan. You also mentioned earlier that the architectural plans were not included in your packet, so would you like to see those before public comment?

Steve Puleo: The whole space is basically open — there's a small loft area for business to conduct, but by and large the first floor is wide open. Looking at the fenestration, they exceed the fenestration [requirements]. If you go to the next sheet, there are some color renderings that give some good perspective.

Andy Morrell: There are color renderings that give it some good perspective.

Marge Govoin: Can you explain what material we're looking at? Is it brick? Is glass where I think it's glass? What about the siding?

Applicant team: Where it's light blue is all glass. It's a really cool looking building. The siding is all metal siding.

Natalie Thomsen: (continuing staff review) This I forgot to include in your packet, but it was in the memo and in their information: they are requesting a waiver to allow an increase in the post-development peak rate of runoff of less than 0.7 CFS at analysis points AP-1 and AP-2 during the 25 year / 24 hour design storm. The applicant's application formally requests the waiver, stating the increase results from a reduced portion of well-drained Type A soils in the developed subcatchment, with 100% of the proposed impervious area captured, treated, and attenuated through the three underdrained soil filters, and only the fill slopes remaining undetained. The third-party reviewer for the town concurs that the increase will not increase the extent, frequency, or duration of downstream flooding, noting the soil filters' very low output rates and the large marsh system through which flows tributary to AP-1 and AP-2 pass before reaching Sebago Lake.

Evert Krikken: I move the major site plan application for project number 25-08, A Plus Auto Sales and Service, is found complete in regard to the submission requirements based on the application checklist, but the Planning Board retains the right to request more information where review criteria are not fully addressed.

Kathleen Brown: Second.

Marge Govoni: Are there any questions at this point? All those in favor? It is unanimous. We'll open it up now for public comment. If there is anyone here from the public who would like to speak on this, please come to the microphone now, and state your name and address. Seeing nobody, I am going to close public comment.

Evert Krikken: I move to approve the waiver request pursuant to Section 120-812.E.1.a 1. —waiving strict compliance with the flooding standard of section 120-812 E. 1.a, to allow an increase in the post-development peak rate of stormwater runoff of less than 0.7 CFS at AP-1 and AP-2 during the 25 year / 24 hour design storm — the Board finding that the increase is insignificant, that it cannot be avoided by reasonable changes in the project layout, density, or stormwater management design, that it will not unreasonably increase the extent, frequency, or duration of flooding and downstream flow controls and conveyance structures, and that the Board has considered cumulative impacts.

Kathleen Brown: Second.

Marge Govoni: We have a motion and a second. Did you have a question?

Melissa Young: I guess I'm just not understanding what that percent impact is. It says it's negligible, but is that, like, 2% over what they're allowed? I just don't have a reference.

Steve Puleo (Planning Director): Typically when we're talking about insignificant flows, it's a low percent. It's very insignificant — it's not going to contribute to any downstream impact. And that's only one event of the three events they have to control for — the 2, the 10, and the 25 year. Our review engineer that did the stormwater permitting on this felt it was not a problem at all relative to that increase. 0.7 CFS — that's less than a [cubic] foot of flow in a second during those events, which are fairly rare. A 25 year event is more or less one every 30 years or so, and the regulations don't require them to design to higher levels. Like I said, that's pretty insignificant. We don't have any problems with that from an engineering point of view.

Melissa Young: When it says the Board has considered cumulative impacts — I don't want to say I've considered it if I didn't understand what the percent impact was. If you're saying it's less than one percent, that answers my question.

Steve Puleo: The cumulative impacts deal with downstream impacts related to where that flow is going, and that's part of what our engineers look at. It's not necessarily what you are considering. We wouldn't have a recommendation to support this particular waiver from our engineer if they didn't feel there wasn't going to be any downstream impact.

Melissa Young: The way this is worded, it just assumes that the Board fully understands these impacts. And frankly, I am an engineer, but I am not a stormwater/floodwater engineer, so I did not understand — and it's worded a little differently than the way they were worded previously.

Evert Krikken: Given the way the waiver is worded and that it puts words in our mouth, I have some questions for you. What reasonable change in the project layout could you make to comply with the standard?

Andy Morrell: That's a loaded question — let me try to dive into that. Any time you're doing stormwater in hydraulic soil group A, it's very difficult, because the pre-development numbers typically come out very low because of the well-draining soils on the site. It's very common that stormwater is more difficult on well-draining soil sites than on other sites, which is counterintuitive, but that's the way the modeling is set up. One of the hurdles on this project is that a good portion of the site is well-draining soils, which makes it very difficult to get down to those pre-development numbers — which is why we're looking for this waiver at analysis points.
We have three stormwater systems proposed, which allowed us to have a kind of wavy

design of the site — three low spots where we're draining stormwater, taking basically a third of the site to one soil filter, a third to another. The alternative would be to have the entire site somehow get to one stormwater facility, most likely a wet pond in the rear of the site, which would require us to bring the site up more than we have now — more wetland impacts, more fill. In order to attenuate that stormwater to meet those requirements, we would really have to raise the site and get it all to one big wet pond in the back somewhere. That would be the alternative.

Evert Krikken: And how much more expensive or difficult would that be, from a construction point of view?

Andy Morrell: From a construction point of view, substantive — very substantive. If you look at the site, there's a lot of earth moving required. There's quite a bit of grade across the site; the parking lot is relatively flat the way we've proposed it. Having to raise the site to accommodate that would be a substantive change, which is why we're requesting this waiver.

Evert Krikken: So the town engineer is ok with this. Could you comment on how insignificant "insignificant" is, in terms of percentages?

Andy Morrell: I'd be happy to. It's very insignificant. Let me put it this way: stormwater calculations are a series of conservative assumptions piled on top of each other, so that by the time you get to the end result, the water they say you're generating is usually a quarter of that in reality. It's significantly less than what the numbers tell you.

There are also some limitations in the modeling. We've modeled our stormwater facilities, and then once the water leaves our facilities, it flows across the rear of the property, which is undeveloped. We haven't modeled the runoff flowing across that natural land as part of our analysis — certainly as it does that, it's going to attenuate and flow into the ground and make our numbers lower. We've assumed that once it leaves our stormwater facility, it's making it to the analysis point in the rear of the site, which is a stream that horseshoes through our parcel. So there are limitations in the way we've modeled things that make these numbers more skewed than I think they are. In reality, I don't think you're going to see any increase in stormwater as a result of this project.

Another thing to consider: these vegetated soil filters we design to 2.41 inches per hour — 2.41 inches of water should drain through the soil filter per hour. In reality, those are probably ten times that. I think you're going to see a drastic decrease in stormwater as a result of this project.

Evert Krikken: Out of all the properties around yours, which would be most impacted by this insignificant change?

Andy Morrell: There really isn't any. We have two analysis points on our site. One of them flows — if you're standing on 302 — to the property on the left; that analysis point we're almost completely eliminating, reducing all the stormwater running to that abutting lot. The analysis point we're talking about is the stream in the rear. So the small increase in runoff is going to that stream in the rear of the parcel, not directed toward one of the abutting lots.

Kathleen Brown: I have a tangential question. I noticed one of the stormwater facilities almost abuts the wetland. Is there any required setback, or how will you make sure water quality is not impacted?

Andy Morrell: There's no setback requirement from the wetlands. We have proposed that to protect that wetland and not impact it as part of our construction. Certainly during construction we'll be working with the contractor to make sure that wetland is not disturbed. But that stormwater facility is up above the wetland — if you look at the grades, it's quite a bit higher — so I don't anticipate any impacts to that wetland.

Evert Krikken: One last question, on the cumulative impacts. Any of the other properties that essentially drain their stormwater into the stream — did we give waivers to any of them? How would we consider cumulative impacts if we don't look at the things that surround them? What does cumulative impact mean?

Marge Govoni: What we are looking at is the cumulative impact per their application, not the property to the left or the right. If they are contributing anything to that stream, we don't know about it — they've been there a long time. Basically it's what they contribute to that stream from their property, period. I know what you're saying, but is there any way of knowing what is coming from the two abutting properties?

Evert Krikken: I would like to hear from staff what cumulative impact means in the context of a stormwater waiver.

Steve Puleo: The way the language reads — in making the determination to allow the insignificant increase in the peak flow rates, the Planning Board considers cumulative impacts, and I believe that is from the site. We're talking about the project site — insignificant increases in the peak flow rate from the project site. Your determination is: do you feel that this 0.7 CFS is insignificant from the project site, such that it's not going to cause cumulative impacts?

Marge Govoni: I think what they're saying is there is no definition in the ordinance of what "cumulative" means.
Evert Krikken: You can't consider something that is undefined.

Steve Puleo: It's not asking you to define the cumulative impacts of downstream flows. It's asking, do you feel that the insignificant impact of the flow coming from the project site would have cumulative impacts.

Marge Govoni: I think at this point, the request that you need to give them is you would like to see some definition put in the ordinance somewhere of what is involved.

Steve Puleo: When you look at that section — the applicant has demonstrated that the proposed increases will not create an unreasonable extent, frequency, or duration of flooding downstream, flow controls, conveyances, or structures. What our engineer is saying is that this flow is insignificant and is not going to have downstream impacts of flow or conveyance structure impacts, and those are what you need to consider as cumulative impacts relative to what's coming off the site.

Evert Krikken: "The town may consider cumulative impacts due to runoff from other projects when applying this standard" — that talks about this, and it would be helpful for a future waiver to create some more understanding around it, so the engineer in the future gives you those cumulative impacts.

Marge Govoni: Okay, if nobody else has a different question, I'm going to call for a vote on this. All those in favor? [Motion carries.] So now I'll open it to the Board.

Kathleen Brown: I think I may have missed a meeting about this project, so I apologize if

this is old ground — the eight optional standards confirmed by staff. Could somebody elaborate on that a little?

Natalie Thomsen: In the Commercial 1 North district there is a list of standards. Some of them are required, and in addition to the required ones, they have to meet eight additional optional ones. In the staff memo it's listed which ones are required and which optional ones they chose. So they met the standard.

Kathleen: Could you just elaborate on what that means?

Steve Puleo: In the memo you'll see all of the commercial design district standards, and associated with each one, the required ones with explanations, and the optional ones with explanations. The optional criteria — none of the optional standards involve architecture; the required criteria are two, three, four, five, six, seven, eight in the architectural standards alone. Under parking and site considerations there are quite a few optional ones, such as internal traffic flow — the site provides continuous [means] for circulation through the development, eliminating the need for vehicles to turn around in the site, as shown on the revised plan; that optional standard is met and counts toward the eight optional design standards. Another design standard deals with parking and screening — proposed landscaping and existing wooded buffers at parking areas minimize the visibility from Route 302, as shown on the revised landscaping plan. There's also landscaping and lighting — several required ones they provided; they're coordinating the lighting with landscaping and submitted lighting plans, and met those requirements. Needless to say, they've addressed nine optional ones and twelve required ones, leaving only about five they haven't addressed in the total provisions under [Article] A13. So they exceeded what we expected — we asked them for that analysis, they provided it, and we support it.

Kathleen Brown: Thank you.

Marge Govoni: Emily, do you have anything?

Emily Legere: Yes, two questions — and again, I am also new here, so I wasn't here for the original sketch plan and the other plans. I had a question about not having the right-hand turning lane, which sounds like it's required, but someone was okay with it not happening in the letter included in the package. Is there a possibility that number would increase, or an expansion of this site that would cause that number to increase in the future so a turning lane would be needed?

Andy Morrell: The applicant at this time doesn't plan anything else on this parcel, so I can't answer that question — but certainly if the applicant were to do something else on this site, they would have to come back and amend the site plan with you, and that would certainly be a discussion at that time.

Steve Puleo: To give you a little background — this project is more than 50 peak hour trips, so we have a traffic analysis. They've provided a traffic engineer, VHB, that provided an analysis of sight lines, ingress, and egress of the site. Given the location on 302, there is a center turning lane. Having a right slip lane to get into this project would add another movement configuration that may not be the best way to deal with that. Leaving the way people would enter the access drive as it is — there is a breakdown lane that runs along that side — changing that to a slip lane could add some confusion, and our traffic engineer just felt it wasn't necessary; that was more than what would be required. Now, if we were talking about a traffic movement permit, where we get up to 100-plus trips, then we would go through a DOT permitting process and we would assess

that again — at that number, given the number of trips entering from the right-hand side, it may require a slip lane.

Andy Morrell: I don't want to sell myself as a traffic engineer — I'm certainly not — but VHB did the traffic engineering on this, and from discussions with those guys, the warrant that triggers the need for a right turn lane is a relatively small hurdle to meet. This project certainly warrants having that right turn lane per the numbers. But if you look at the number of trips and, more importantly, the level of service — level of service is how well an intersection functions — the level of service to turn into the site as proposed is level of service A, which is the highest level there is. The way we've proposed it is a safe and efficient way. It does trigger the warrant, but both our traffic engineer and the town's traffic engineer felt it wasn't necessary in this case.

Emily Legere: Thank you. A related question — I don't know if anyone knows how many turns are on the road that's across from there. You stated the entrance was designed to be right across from Mineral Springs Road. Intuitively, that seems like it could create a bigger issue.

Steve Puleo: It doesn't. It is a recommendation from the police department and the fire department to put access ways directly across from intersections. When you shift that around, you shift people pulling out and turning, and it takes away the ability to line up the traffic exactly across from one another. So it is a requirement from the police department that these access ways be directly opposite intersections such as Mineral Springs.

Andy Morrell: And when we came forward with the sketch plan, we had our entrance offset from Mineral Springs, and this Board was really in favor of aligning the entrance with Mineral Springs to help with safety.

Marge Govoni: The thing is, this allows everybody to see who's coming out. If you're across on the other side, you can see if there's somebody over there — hopefully somebody's got their directionals on and knows where they're going — rather than if they're offset, where you pay attention to the traffic coming and going on 302 and not necessarily the street that's down or up a little bit.
Emily Legere: My next question — I noticed you say you have bike racks, but I didn't see anywhere how many bike racks you will have, or how many bikes they will accommodate.

Andy Morrell: We have proposed one bike rack as you walk into the front of the building, on the right-hand side. I think it'll be a rack that would hold 5 to 10 bikes, something like that. We haven't specced anything specific for that bike rack, but it's not intended to be for one bike — it's a bike rack for multiple bikes.

Emily Legere: Is there a requirement for how many bike racks they should have?

Natalie Thomsen: I don't think so.

Emily Legere: Then my next question is more about documentation. It states, at least in the note in the agenda for today, that there is no impact on the wetlands, but on your site plan it says there is a wetland impact of 4,000-plus square feet.

Andy Morrell: Yes — we are proposing just under 4,300 square feet of wetland impacts. We are in the process of getting Army Corps of Engineers permitting for those impacts.

Natalie Thomsen: That must have been my mistake — a correction on our side.

Leo Gerrior: I didn't have much on this, and this might be more a question for Steve. I was reading the part where the sidewalks went inborn for maintenance, which made sense. This is the only business in that area that has or will have sidewalks, am I correct? Is there a plan to make that area pedestrian friendly going up there? I know that's not this project.

Steve Puleo: We don't have anything at this time relative to adding pedestrian sidewalks on 302 up in that area. It would be more a function of, as projects happen, they collect sidewalks similar to this idea — we would hope they would do that.

Marge Govoni: We always get nervous on 302 when putting sidewalks right next to the road, especially with a curve occurring there — the sight line on a sidewalk isn't as good. We were interested in that internal one the last time they were here, because people — especially with the cars parked — walk on the sidewalk to look at the cars instead of walking in the parking lot. Nobody wants to walk on 302.

Steve Puleo: To the extent that if it was put in the right of way, it becomes our responsibility; right now it's part of their maintenance responsibility.

Marge Govoini: It's not that we want it to be their responsibility, but when you think of where we're talking about, it would be very unlikely that the town would ever get up there to clean off that sidewalk, get that piece of equipment up there. So I think it's more insurance for their business and for the public safety that they maintain it.

Evert Krikken: I have a question about the plan we've been looking at on the screen, which does not look like the plan I'm looking at in the packet. Is this the correct one — the one that has the body shop on the back?

Andy Morrell: It's the one that has the body shop in the back.

Evert Krikken: Okay. There was a comment, I think in the staff memo, about snow storage. Did you indicate on the plan where the snow storage is going to go?

Andy Morrell: We have. We provided a hatched area on the plan that shows the snow storage — it's on sheet 1 of the plans. There are four separate areas where we've proposed snow storage. There's also a note on sheet 1 that references you to those areas.

Evert Krikken:: Because I also saw you indicate somewhere that there are curbs in some places.

Andy Morrell: I didn't propose any snow storage around any of the curbing. All the snow storage I've proposed is in areas where you can easily push the snow without impacting the curbs.

Evert Krikken: Thanks for putting in the landscape plan, and congratulations on the clever design.

Marge Govoni: I know we did the sidewalk; I vaguely remember, it was a while ago. I'm going with the buffers now, between the properties on both sides, because I know the one on the right is lower, and the one to the left, they're up there a bit — there's a house on the top of that hill there. How much of a buffer is left — when I say buffer, probably the natural trees or bushes that are there — between where your property is and where

the house is?

Andy Morrell: I don't know off the top of my head how far that is distance-wise, but looking at the plan that's up there now, those parking spaces are about 10 feet wide, so I'm going to say from the end of that parking lot to the property to the left is 40 or 50 feet — existing trees.

Marge Govoini: The only question I have for the Board before we get to voting, they are still waiting on the wetlands permit. Is there anything else outstanding on this? As long as that's in the conditions of approval — I think the rest of them are pretty standard, aren't they, Natalie?

Andy Morrell: We submitted our permit to the Army Corp of Engineers, probably a month, month and a half ago.

Natalie Thomsen: Yeah. Do you want it prior to the issuance of a building permit?

Evert Krikken: Prior to any site work. A building permit is too late.

Evert Krikken: I move the major site plan application for project number 25-08, A Plus Auto Sales and Service, identified on Tax Map 21, Lot 12, zoned Commercial 1 North and Stream Protection, and located in the Hyde Brook / Sebago Lake watershed, is to be approved with conditions, with the following findings of fact, conclusions, and conditions of approval.

FINDINGS OF FACT
Jurisdiction: The A-Plus Auto Sales & Service project is classified as a Major Site Plan, which the Planning Board is authorized to review and act on by §120-803A(1) of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant has submitted a copy of a Property Deed between Stanley Sclar and Double A Properties, LLC, dated November 22, 2024, and recorded on November 25, 2024, at the Cumberland County Registry of Deeds in Book 41146 and Page 341. The applicant has provided a clarification letter dated March 21, 2026 describing the ownership and operational structure, which identifies the property owner as AAA Properties LLC (owned by Andrew Coppersmith and Andrew Lane) and the operating tenant as Aplus Truck Sales, Inc.

ARTICLE 4 ZONING DISTRICTS

- *As shown on the Town of Windham Land Use Map approved by the Town Council, date April 9, 2024, Tax Map: 21; Lot: 12, the property is located in the Commercial I North(C-1N) Zoning District, §120-410.1.*
- *The proposed land uses, Retail Sales, Automobile Sales and Automobile Repair Services are permitted uses in the C-1N District, per §120-410.1B.*
- *The lot and proposed building conform to the C-1N dimensional standards of §120-410.1E.*

ARTICLE 5 PERFORMANCE STANDARDS
§120-507 – Automobile Repair Services
- *The sale of gasoline or other petroleum products shall not be allowed as an accessory use.*

§120-511 – Buffer yards

• *C(3)(b) Commercial District buffer along streets (C1-N is not specified): use Buffer Yard G, see exhibit below.*

• *§120-410.1E(4)(a) requires a 20-foot minimum landscaped buffer strip, which is inconsistent with the Article 5 Buffer Yard performance standard. In accordance with §120-104, the district standard is more restrictive and shall control. The revised Landscape Plan (Mainely Outdoor Living) dated 3/12/26 shows an approximately 28-foot vegetated buffer between the street and the property line within the right-of-way, plus an onsite landscaped area along the frontage that includes the sidewalk. Section 120-410.1E(4)(a) specifies a 20-foot minimum landscaped buffer strip for the C-1N District.*

§120- 812 – MAJOR SITE PLAN PERFORMANCE STANDARDS

§120–812A – Utilization of the Site
- *The subject parcel is approximately 12.23 acres in size.*
- *The existing use of the property is an undeveloped woodland.*
- *The applicants are proposing to construct a 32,500 square foot building for automobile sales and repair service.*
- *No wetland impacts are proposed.*
- *No development is proposed in the 100-foot Stream Protection shoreland district adjacent to Hyde Brook.*
- *The site is located in the Hyde Brook/Sebago Lake watershed.*

§120–812B – Vehicular Traffic
(1) The site is located on the northerly side of Roosevelt Trail and all business vehicular traffic will access the site from Route 302. Route 302 is a paved 3-lane state highway (one travel lane in each direction, and a center-turn lane).
(a) The applicant does not expect to impact any road intersections within a half mile of the project.
(b) The applicant has provided a traffic analysis that the existing streets and intersections can be expected to carry traffic (new peak hour trips) generated by the development. The applicant provided, a "traffic study," prepared by a Maine licensed professional engineer, describing the impacts of the proposed project on the capacity, level of service and safety of adjacent streets when the project generates 50 or more trips during either the a.m. or p.m. peak hour, per §120-811B(2)(h).
The development is located in the North Route 302 Road Improvement Impact Fee Collection Area. In accordance with §120-1204D(2), for the final plan review, the applicant has agreed to use the 29 PM peak-hour primary trips shown eastbound in the Figure 4 Trip Assignment passing through the Route 302/Angler's Road/Whites Bridge Road intersection. The resulting North Route 302 Road Improvements Impact Fee is $11,096.85 ($382.65 per primary peak-hour trip), as specified in Condition of Approval #4.
(2) The access shall be designed to have minimum sight distance, according to MDOT and Appendix B Street Design and Construction Standards, to avoid hazardous conflicts with existing turning movements, to avoid traffic congestion, and to prevent queuing of vehicles entering and exiting the site. The proposed site entrance is located on U.S. Route 302 directly opposite Mineral Spring Road and is within the Urban Compact (limits updated September 1, 2025); accordingly, this segment of Route 302 is not classified as a mobility corridor. Per Appendix B, Table 1, the required sight distance for the 50 mph posted speed is 495 feet. A field-based sight distance evaluation conducted on June 17, 2026 by the applicant's traffic engineer (VHB) together with Town Engineer Mark Arienti confirmed that the required 495 feet is met or exceeded in both directions from the proposed driveway (approximately 545 feet to the right), without clearing vegetation on the abutting property. The Town Engineer attended the on-site field review and confirmed that available sight distance is sufficient. A right-turn lane warrant analysis (NCHRP Report

457) found that a westbound right-turn lane is technically warranted at the PM peak but is not operationally necessary given the low projected turning volume (approximately 25 PM peak-hour right turns) and LOS A operation; VHB and the Town Engineer concur that no dedicated right-turn lane is required. The recorded Property Access Permission Letter (CCRD Bk 39598/Pg 199) provides additional clearing capacity on the abutting parcel but is not required to satisfy the 495-foot standard.

(3) The applicant proposes that the site will be accessed by one new 40-foot-wide driveway on Roosevelt Trail which has been aligned with Mineral Spring Road on the opposite side of Route 302.

(a) The construction activity will require an "entrance permit" from the Town's Department of Public Works.

(b) The driveway access must meet a separation requirement of 75 feet.

(4) The applicant has provided turning templates demonstrating that the entrance and parking area can accommodate the expected tractor-trailer delivery vehicles.

§120–812C – Parking and Loading

(1) The applicant has designed a parking layout that accommodates a total of 172 passenger vehicle spaces, and approximately 46 representative spaces for display vehicles for sale. The required amount of ADA parking spaces for the 172 passenger vehicle spaces is 4 and is shown on the final plan.

(d) The applicant meets §120-812C(1)(d) Parking and loading by providing 100% of the parking spaces at 10' x 20' parking space size.

(2) The applicant provided for the final plan review evidence that the proposed number of parking spaces is adequate to meet the parking needs for the proposed use.

§120–812D – Pedestrian Traffic

- *Per §120-410.1F(7), the Planning Board may require the construction of public sidewalks on Roosevelt Trail (Route 302). The applicant is proposing to construct a 5 -foot-wide sidewalk, separated from the road shoulder by a 5- to 7-foot-wide esplanade, along the frontage of the property in lieu of paying a sidewalk impact fee. Following review with the Town Engineer and the Public Works Department, staff and the applicant agreed that the sidewalk should be located on the subject property rather than within the Route 302 right-of-way. Given the location along the northern portion of Route 302, a sidewalk within the right-of-way would place winter clearing responsibility on Public Works; locating the sidewalk on the property places maintenance and winter clearing responsibility on the property owner. Staff supports the proposed sidewalk in this location as meeting the pedestrian traffic standard.*

§120–812E – Stormwater Management

(1) The applicant provided for the final plan review a stormwater management system design for the collection and disposal of all the stormwater that runs off parking areas, roofs, travel ways, and other surfaces.

(f) Major site plans, regardless of size, shall comply with Sections 4C(2) and 4C(3) of the General Standards of the MDEP Chapter 500 Stormwater Management Law. The applicant states that they development will require a Maine DEP Stormwater Permit.

- *The site is located in the Town's Urbanized Area and regulated by the MS4 (Municipal Separate Storm Sewer System). The applicant states that the site disturbance is anticipated to be more than an acre and will be subjected to the annual maintenance and inspection report to the Town required by the Post-Construction Stormwater Ordinance, Chapter 201 Article II, see Condition of Approval #2.*
- *The site is located in the Sebago Lake watershed, a direct watershed of a lake most at risk from new development as designated in DEP Chapter 502, thus in accordance with §120-807F(6), Town's third-party consulting engineer firm will review the final plan to ensure compliance with performance standards contained in § 120-812E, F, H, J, and K.*

The review shall include attendance at any scheduled Planning Board site walk.

- *The applicant has submitted a Stormwater Management Report (October 2025, BH2M) and a Maine DEP Individual Stormwater Permit application processed through the Town's Delegated Review. The design manages and treats stormwater through three Grassed Underdrained Soil Filters (UDSFs) with sediment forebays, providing water-quality treatment of approximately 96% of the impervious area and 82% of the developed area. The Town's third-party consulting engineer (Gorrill Palmer / LJB Engineering) determined in its June 3, 2026 review that the submission meets the General Standard of MDEP Chapter 500. The project does not trigger the Phosphorus or Flooding Standards (less than three acres of new impervious area and less than five acres of developed area), and Sebago Lake, while listed as most at risk, is not classified as severely blooming under Chapter 502.*
- *The applicant has responded to the Town's third-party engineer (LJB Engineering) June 3, 2026 review through the June 29, 2026 comment-response package, including: relocation of stormwater callouts (Sheet 3); correction of the emergency-spillway elevation for GUSF A (Sheet 4); a plan note prohibiting floor drains and vehicle wash bays from discharging to the subsurface wastewater disposal system (Sheet 1, Note #33); the construction schedule/sequence and revised Erosion and Sedimentation Control Plan notes (Sheet 6); and a revised Inspection and Maintenance Manual removing the prior Natural Wonders Daycare reference. Two items are carried forward: (1) written confirmation by the third-party engineer that the June 3, 2026 Basic Standards comments are resolved, addressed in the Conditions of Approval; and (2) the applicant's requested treatment of a slight post-development peak-flow increase at analysis point AP-1 (within 0.7 cfs of the pre-development peak flow for the 25-year, 24-hour storm) under §120-812E(1), which the third-party engineer concurs is acceptable and on which the Planning Board shall make the final determination.*

§120–812F – Erosion Control

(2) The applicant has provided with the final plan an erosion and sedimentation control plan that will meet the minimum standards outlined in the Maine DEP Stormwater Rule Chapter 500 Appendix A – Erosion and Sediment Control, Appendix B – Inspections and Maintenance, Appendix C – Housekeeping. Erosion and Sedimentation Control.

§120–812G – Water Supply Provisions

(1) The new building is proposed to be served for domestic and fire protection (sprinklered) by a Portland Water District (PWD) water main connection from across Roosevelt Trail.

- *The applicant has provided a Portland Water District ability-to-serve letter dated December 4, 2025, confirming the proposed water supply system conforms with PWD design and construction standards and will provide adequate domestic and fire protection.*

§120–812H – Sewage Disposal Provisions

- *The applicant has provided an HHE-200 prepared by a Certified Site Evaluator demonstrating that the proposed subsurface wastewater disposal system is adequate for the proposed use.*

§120–812I – Utilities

- *The applicant has demonstrated that all utility connections (electrical, telephone, and telecommunications) will be installed underground.*

§120–812J – Groundwater Impacts

- *The new building is proposed to be connected to the PWD public water system, and the wastewater disposal system is not anticipating a disposal system with a capacity of 2,000 gallons per day (GPD).*

§120–812K – Water Quality Protection

- *The applicant has demonstrated that storage facilities for fuel and hazardous materials will comply with Maine DEP and State Fire Marshal requirements.*

o *The project is located within the direct watershed of Sebago Lake, a lake most at risk from development; however, the Town's third-party engineer confirmed (June 3, 2026) that the project is exempt from the Phosphorus Standards because it creates less than three acres of new impervious area and less than five acres of developed area, and Sebago Lake is not classified as severely blooming under DEP Chapter 502.*

§120–812L – Hazardous, Special and Radioactive Materials

- *The applicant has specified the anticipated handling, storage, and use of hazardous materials associated with the proposed use.*

§120–812M – Shoreland Relationship

- *A portion of the property is in the Stream Protection (SP) shoreland zoning district, 100 feet from Hyde Brook. No development is proposed in the shoreland zone.*

§120–812N – Technical and Financial Capacity

(1) The applicant has provided evidence of financial capacity, including a letter from Norway Savings Bank dated June 25, 2025, demonstrating adequate financial capacity to complete the project.

(2) The applicant has hired BH2M, for site planning, permitting, and engineering services.

§120–812O – Solid Waste Management

- *The revised Site Plan depicts the dumpster location, concrete pad, and required screening in accordance with §120–554, all permanent solid waste dumpsters shall be installed on an appropriate concrete pad and shall be screened on all sides by fencing or vegetation. Vegetation must screen the dumpster within one growing season from the time it is planted.*

§120–812P – Historical and Archaeological Resources

- *The applicant has provided evidence from the State showing that there are no historic or archaeological resources onsite.*

§120–812Q – Floodplain Management

- *The final plan includes the mapped FEMA 100-year floodplain in relation to Hyde Brook.*

§120–812R – Exterior Lighting

- *A streetlight is located across Route 302 on the north side of the intersection of Mineral Spring Road.*

(1) The applicant has submitted a lighting and photometric plan prepared by Visible Light Inc., including fixture cut sheets demonstrating fully shielded fixtures designed to prevent light trespass onto adjacent properties.

(2) The applicant shall connect all light poles and other exterior light fixtures underground.

§120–812S – Noise

(1) The proposed facility shall not exceed 65 dB between 7:00 AM to 10:00 PM and 55 dB between 10:01 PM to 6:59 AM. For the final plan, the applicant shall meet the required performance standards of the §120-545D Noise standards for a commercial use.

(3) No construction activities are allowed between the hours of 10:00 pm and 6:00 am.

§120–812T – Storage of Materials and Screening (Landscape Plan)

- *The Site Plan submitted June 29, 2026 depicts the dumpster location, concrete pad, and an enclosure screened on all sides by fencing and landscaping in accordance with §120-554. The applicant has also submitted a Landscape Plan and planting schedule (Mainely Outdoor Living) for the frontage and parking areas. Based on those submittals, this standard is met.*

For Final Plan Review the applicant shall provide checklist compliance with the commercial district design standards.

§120–813 Commercial District Design Standards (In addition to meeting all the Design Standard in the C-1N district, the applicants must comply with a minimum of eight (8) other Design Standards.)

On the revised Commercial District Design Standards Checklist, the applicant has identified the following eight (8) optional Design Standards as met in addition to those required in the C-1N District: B(2) Internal Traffic Flow; B(5) Screening, Parking; B(8) Low-Impact Design Stormwater; C(4) Existing Trees Preserved; C(6) Planting Variety; C(7) Planting Suitability; C(8) Mass Plantings; and C(9) Illumination Levels. Staff has confirmed against §120-813 that each of these eight is an optional standard for the C-1N District (i.e., not already required in C-1N); accordingly, the minimum of eight additional Design Standards is satisfied without double-counting required standards.

§120–813A – Architecture/Building

- *Required: §120–813A(1): Building style. The building is not a national franchise prototype and is not stylized to the point where it functions as a form of advertising, consistent with §120-813A(1). The applicant has submitted building elevations and a completed Commercial District Design Standards Checklist with the revised final plan set. Based on those submittals, this required standard is met.*
- *Required: §120–813A(2): Materials. Exterior building materials are identified on the submitted elevations and Commercial District Design Standards Checklist consistent with §120-813A(2). Based on those submittals, this required standard is met.*
- *Required: §120–813A(3): Color. Façade colors are identified on the submitted elevations and are not used as a form of advertising, consistent with §120-813A(3). Based on those submittals, this required standard is met.*
- *Required: §120–813A(4): Roofline. The roofline is depicted on the submitted building elevations consistent with §120-813A(4). Based on those submittals, this required standard is met.*
- *Required: §120–813A(5): Facades. The building's front façade faces Roosevelt Trail, as shown on the submitted elevations and Site Plan, and incorporates fenestration and articulation consistent with §120-813A(5). Based on those submittals, this required standard is met.*
- *Required: §120–813A(6): Building style coordination (multi–building). There is only one building on the site; this section is not applicable.*
- *Required: §120–813A(7): Building entrance shall be clearly defined and highly visible. The primary building entrance is clearly defined and oriented to be highly visible from the parking area and Route 302 frontage, as shown on the submitted elevations and Site Plan. Based on those submittals, this required standard is met.*
- *Required: §120–813A(8): Architectural details. Architectural detailing is depicted on the submitted building elevations consistent with §120-813A(8). Based on those submittals, this required standard is met.*
- *Optional: §120–813A(9): LEED certification.*

§120–813B – Site/Parking

- *Optional: §120–813B(1): Parking Location.*
- *Optional: §120–813B(2): Internal Traffic Flow. The site layout provides continuous*

vehicular circulation throughout the development, eliminating the need for vehicles to turn around within the site, as shown on the revised Site Plan. This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.

- *Optional: §120–813B(3): Interconnected parking lots.*
- *Optional: §120–813B(4): Orientation of Building.*
- *Optional: §120–813B(5): Screening, parking. Proposed landscaping and the existing wooded buffer screen the parking areas and minimize their visibility from Route 302, as shown on the revised Landscape Plan (Mainely Outdoor Living). This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.*
- *Required: §120–813B(6): Screening, Utility, and Service Areas. The dumpster will be placed on a concrete pad and screened on all sides by fencing and landscaping in accordance with §120-554, as shown on the revised Site Plan. Based on those submittals, this required standard is met.*
- *Optional: §120–813B(7): Parking Lot Landscaping.*
- *Optional: §120–813B(8): Low Impact Stormwater. The stormwater management system incorporates Grassed Underdrained Soil Filters providing water-quality treatment for approximately 96% of the proposed impervious area, consistent with low-impact development (LID) principles. This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.*
- *Optional: §120–813B(9): Shared Stormwater Treatment.*

§120–813C – Landscaping/Lighting

- *Required: §120–813C(1): Lighting/Photometric Plan. The applicant has submitted a lighting/photometric plan prepared by Visible Light Inc. with fixture cut sheets and locations. Based on those submittals, this required standard is met; full conformance with the §120-812R exterior-lighting standards is addressed in the Conditions of Approval.*
- *Required: §120–813C(2): Lighting Coordinated with Architecture. The submitted lighting plan (Visible Light Inc.) coordinates fixture style and placement with the building architecture. Based on those submittals, this required standard is met.*
- *Required: §120–813C(3): Lighting Coordinated with Landscaping. The submitted lighting plan coordinates fixture placement with the proposed landscaping to limit conflicts and light spillover. Based on those submittals, this required standard is met.*
- *Optional: §120–813C(4): Existing Trees Preserved. The development has been designed to minimize tree clearing and preserve existing mature trees wherever practicable, maintaining the site's natural character to the greatest extent possible. This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.*
- *Required: §120–813C(5): Snow Storage Areas Designated. Snow storage areas are depicted on the Site Plan (Sheet 1) and addressed in plan note #31, located outside the stormwater management facilities. This standard is met.*
- *Optional: §120–813C(6): Planting variety. The Landscape Plan (Mainely Outdoor Living) includes a diverse selection of trees, shrubs, and perennials/grasses providing visual interest and seasonal variation. This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.*
- *Optional: §120–813C(7): Planting suitability. The Landscape Plan plant materials have been selected for suitability to the site's environmental conditions, intended function, and long-term sustainability. This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.*
- *Optional: §120–813C(8): Mass plantings. The Landscape Plan incorporates a substantial quantity and variety of plantings to enhance the site's appearance, provide screening, and support the overall landscape design, with plant quantities and species shown on the plan. This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.*

• *Optional: §120–813C(9): Illumination levels. Site lighting (Visible Light Inc.) is designed to provide adequate illumination for safe vehicular and pedestrian circulation while minimizing spillover onto adjacent properties and rights-of-way. This optional standard is met and counts toward the eight (8) additional Design Standards required under §120-813.*

§120–813D – Bicycle/Pedestrian

• *Required: §120–813D(1): Continuous internal walkways. Continuous internal walkways connecting the building entrance with the parking areas and the Route 302 frontage are shown on the revised Site Plan. Based on those submittals, this required standard is met.*

• *Required: §120–813D(2): Links to community. The five-foot sidewalk within the Route 302 right-of-way along the frontage links the site to the existing and planned pedestrian network, as shown on the revised Site Plan. Based on those submittals, this required standard is met; whether the sidewalk is constructed or an impact-fee contribution is made is subject to the Public Works determination noted under §120-812D and the Conditions of Approval.*

• *Optional: §120–813D(3): Outdoor activity.*

• *Optional: §120–813D(4): Sidewalks and planted esplanades. A five-foot sidewalk separated from the road shoulder by a five-to-seven-foot planted esplanade is shown along the Route 302 frontage on the revised Site Plan. Based on those submittals, this standard is met.*

• *Required: § 120-813D(5)): Crosswalks for sidewalks. A crosswalk has been added at the access drive, as shown on the revised Site Plan (Sheet 1). Based on those submittals, this required standard is met.*

• *Required: §120–813D(6): Bicycle parking and racks. A bicycle rack has been added to the plan (Sheet 1), as shown on the revised Site Plan. Based on those submittals, this required standard is met.*

CONCLUSIONS

1. The plan for development reflects the natural capacities of the site to support development.

2. Buildings, lots, and support facilities will be clustered in those portions of the site that have the most suitable conditions for development.

3. Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and sand and gravel aquifers will be maintained and protected to the maximum extent.

4. The proposed site plan has sufficient water available for the reasonably foreseeable needs of the site plan.

5. The proposed site plan will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

6. The proposed use and layout will be of such a nature that it will make vehicular or pedestrian traffic no more hazardous than is normal for the area involved.

7. The proposed site plan will provide adequate sewage waste disposal.

8. The proposed site plan conforms to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.

9. The developer has the adequate financial capacity to meet the standards of this section.

10. The proposed site plan will not alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

11. The proposed site plan will provide for adequate stormwater management.

12. The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it will not interfere with or discourage the

appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.
13. On-site landscaping does provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.
14. All freshwater wetlands within the proposed site plan have been identified on the plan.
15. Any river, stream, or brook within or abutting the site plan have been identified on any maps submitted as part of the application.
16. The long-term cumulative effects of the proposed site plan will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed site plan.
17. For any proposed site plan that crosses municipal boundaries, the proposed site plan will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the site plan is located.
18. The timber on the parcel (s) with the proposed site plan has not been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14.

CONDITIONS OF APPPROVAL
1. Approval is dependent upon and limited to the proposals and plans contained in the application dated June 30, 2025, as amended January 15, 2026, May 4, 2026, June 1, 2026, June 29, 2026 and July 13, 2026 supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-815 of the Land Use Ordinance.
2. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 201 Article II. Any person owning, operating, leasing or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1st of each year.
3. In accordance with §120-815C(1)(b) of the Land Use Ordinance, the Construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.
4. The development is subject to the following Article 12 Impact Fees, to be paid with the issuance of new building permits for the use: North Route 302 Road Improvements Impact Fee of $11,096.85 ($382.65 per primary peak hour trip through Route 302/Anglers Rd/Whites Bridge Intersection); Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, Section 120-1201C.

Kathleen Brown: Second.

Marge Govoini: We have a motion and a second. Any other comments? All those in favor? It is approved.

New Business

5. PB 26-042 #26-09 North Windham Car Wash - Major Site Plan - Sketch Plan Review - 750 Roosevelt Trail - GR Development, LLC
The application is for a ±5,968 square foot car wash building with internal

vehicle queuing and 22 parking spaces with vacuum stations on an approximately 4.2-acre site. The existing restaurant and retail building on the site are proposed for demolition. Subject property is identified as Tax Map: 67; Lots: 37, 38, 40, 42, and 43A; Zone: Commercial 1 (C-1) in the Presumpscot River watershed

Attachments: 26-09_PB_MEMO_MJR_SP_SKP_Windham_Carwash_070226

26_09_MJR_SUB_PRLM_AC&SR_MEMO_Windham_Carwash_061726.pdf
26-09_MJR_SP_SKP_APP_Windham Carwash_5-11-26.pdf

26-09_MJR_SP_SKP_PLANS_Windham Carwash_5-11-26.pdf

WASHVILLE CAR WASH WINDHAM SEWER ABS.pdf

Doug Reynolds, from LJB Engineering: Good evening. With me tonight is Frank Doherty from GR Development / Washville, as well as Lauren Bay from my office.

As mentioned, the site is located within the commercial district. The two buildings being removed are the existing Pop's restaurant and what was the card shop. On the proposed site plan — a little difficult to see — we're showing the building fronting 302. We have an access drive in between the proposed building and the existing TD Bank. The access drive goes all the way through to the back drive on the Shaw's access road. Cars can enter at either location and enter the queue for the car wash, up to the pay stations, then go into the car wash tunnel. From the tunnel they can come out and just leave, or stop at the free vacuums.

We're here in front of you for the sketch plan. The plan shown here is prior to our survey — we've received the survey since — so it may not look exactly like this the next time we come through. We know we're going to be adding some parking for the employees as you go into the tunnel.

Utilities: There's existing water along 302. The water district just put in the sewer to the back, and we're proposing to connect to that. We've had discussions with staff relative to the ability to serve the sewer, sending that out to the rear of the site. On the existing site there's a lot of pavement — in the area we're developing, we're actually reducing the amount of pavement — and we'll be addressing the stormwater appropriately through the delegated review capacity of the town and the peer review. We've benefited from meeting with staff to determine what we're going to need to do.

Hours of operation are proposed to be 7 a.m. to 7 p.m. Monday through Saturday, and 8 to 5 on Sunday. Nothing will be turned on after hours — people can't use the free vacuums after hours or anything like that.

We're here to show you what we're thinking, and look for any feedback at this point. We're looking forward to repopulating this somewhat empty, vacant lot that's been there for a while. Any questions, I'll be happy to answer.

Natalie Thomsen: He went over the description of the property. They're proposing a drive-through car wash, vacuum stations, and parking. There are buildings on the site that will be demolished. It is five lots — Tax Map 67, Lots 37, 38, 40, 42, and 43A — in the Commercial 1 zone, Presumpscot River watershed. There's no direct use for "car wash" in the ordinance, so the uses are service business, retail sales, and drive-through facility. It went through DRT.

Tonight's considerations will include a site walk, public hearing, the DOT traffic movement permit, and the review of the sketch plan. The sketch plan review is informal and will not result in any formal approval or disapproval by the Planning Board; the outcomes of the review shall be the identification by the Board of the issues and constraints to be addressed in the final site plan review application.

Access: As he mentioned, they're proposing a right-in, right-out on Route 302 and a drive to the Shaw's Plaza road in the back. The access drive does meet the street standards, but it was identified that it would need a street name due to E-911. The traffic movement permit is required. They'll have to do a queuing analysis to make sure there will be no stacking onto Route 302 or Route 35, taking into account any cut-through traffic they might anticipate.

There was a staff comment that identified shade trees on the property — if they were to be removed, we would probably want to see them replaced, because they're some of the only shade trees in that area. Public water and sewer are on the property. For stormwater, the town has delegated review, and we'll look at the existing 1980s detention basin. The parcels are to be merged into a single parcel — is that correct?

Frank Doherty (Washville Car Wash): For the record, my name is Frank Doherty with Washville Car Wash. We are planning on consolidating the majority of the parcels. Areas outside of our immediate development will be identified for future development for some other use. They may be sold off, may get developed, may stay vacant — time will tell — but it's not part of our application.

Natalie Thomsen: The project will have to meet the commercial design standards, so we'll need a building rendering and a prototype evaluation. No waivers are being brought up at this point, and there are no motions made of any sort.

Marge Govoini: I don't want to do a public hearing until after we've done a site walk, and I'm not going to be too quick about scheduling a site walk right now, only because of the statement that this could change — we would not be looking at what is being proposed. If this is pretty close, though —

Frank Doherty: To be fair — will our proposed location of the building change on the site, and the orientation, from what you see here? No. Will it be as unique a building as currently shown on that plan? It will not be. Basically, we've taken our typical building and added an appendage to comply with and respect zoning — they have to be within 20 feet of the right of way, and my pavement has to have a certain setback as well, and I have a car wash, so those are in conflict. We think we'll have something that looks less unique than what you see in the application, but it will be in the same general location and have the same access and parking proposal as you see on the current plan.

Marge Govoini: So if we had a site walk, you would be able to pin all corners of the building, the parking lot, where the parking is going to be, where that road is going through?

Frank Doherty: Absolutely.

Kathleen Brown: I guess I'm just curious about the expectations we have for review of the land that will be reserved for something or nothing. How do the ordinances apply to all that land? Will we be looking at buffers for the entire property?

Steve Puleo: Buffers have to meet Section 511 criteria. When we're talking about

commercial against commercial, we have no buffer. If it was residential and commercial, there could possibly be some buffering, depending upon your review. Anything that's vacant that could possibly be mixed use for potential residential in the future — that property would have a choice on whether or not they want to buffer themselves from the commercial use, similar to what you see across the access drive at the Shaw's Plaza drive with the Windham Village apartments; they chose not to buffer themselves from the commercial use. If it was the other way around — if the commercial use was already established — buffering could be possible. So given that, along the Shaw's drive you could possibly require buffering from those residential uses there. But within the site itself, if they wanted to bring residential next to the commercial, they'd have a choice of buffering themselves; it wouldn't be the other way around, because the commercial already exists. If the Planning Board felt they needed a bigger buffer yard along the access drive — the Shaw's Plaza drive — that would be your discretion.

Kathleen Brown: Okay, thank you, that's helpful. I was also thinking about the pavement along the vacant access way into the property. I don't see any parking or anything proposed for that particular pavement. Would that be subject to review, or would that just be sitting as vacant land?

Steve Puleo: It would just be sitting as vacant land, until such time as they decide to either parcel it out — create a parcel they want to sell or convey out — or merge them all together into one big parcel. That's up to the applicant, because they're the property owner.

Frank Doherty: Our development might be to remove some or all of that pavement, regardless of what our long-term plans are. We just don't know yet. But any time you can remove impervious area, that's not a bad thing.

Emily Legere: Just a question — you mentioned that cars would travel through the tunnel and then they would have the option to exit. Is that onto 302?

Doug Reynolds: They've got to go through that parking lot and then out to the exit drive, so they have a choice to go either way. There would be no direct access from the tunnel out to 302.

Emily Legere: Can you clarify — similar to the different setbacks, but with trees — how that would work if they were to remove some of those trees and then plant them elsewhere? When you divide that land, do those trees have to be taken into consideration again?

Steve Puleo: Which trees are you talking about — the shade trees in the middle? Whether or not the applicant designs around them, the point of that statement was that instead of having just buffer trees planted as a requirement, we would be looking to put in shade trees throughout the parking and drive areas to replicate what these shade trees are doing now. That would be something that would be part of the approval you make, and if there was a change to that, we would take it into consideration — it could be a substantive change. In other words, if you wanted to condition the approval so that the landscaping plan would stay in effect and could not be altered unless it came back to the Planning Board for review, that would be one way to help reestablish those trees to shade the asphalt. As Mr. Doherty indicated, he's averse to just impervious hanging around doing nothing, which is a good thing — if he wants to take that pavement out, or even provide some planting aisles in the asphalt just to cool it down, that would be helpful for his stormwater permit and helpful for us all. If they came back for an amendment to the site, or actually created a separate parcel and wanted to convey it out and something

else was developed, all those things would be attached to that decision on the whole site. Any kind of changes, we make a determination whether or not it's substantive. If you put a condition on, such as what I just mentioned, then that would permit staff to make a minor change to the landscaping, which tends to happen depending on availability and where they can plant things — we try to at least go in kind, if not more, with what was part of the approval.

Leo Gerrior: I saw the note about requiring a DOT study for the queuing of cars so they don't roll out onto 302. Looking at your plan, I see what you're doing with the access drive. If people start to queue down that access drive, is it wide enough for people to actually get around, or does it create a jam-up? Because your staff said people might use it as a cut-through street, and I didn't see a measurement on there.

Doug Reynolds: It will be at least 24 feet.

Steve Puleo: The design standard would be a commercial thoroughfare that you'd see in Appendix B — at a minimum it's going to be 24 feet, and that's typically a drive-aisle-sized road or a major private road standard. It could theoretically be wider; it could also have sidewalks. They haven't fully drafted this out for us to make any kind of consideration on that access drive. What you're looking at is part of our site plan criteria — they have to meet our road standards under 911.M, which relates to Appendix B, which shows the different types of roads you have to consider in C1 — you only have three: a commercial road, a residential thoroughfare, and a curb standard. Each of them has a different right-of-way width, pavement width, and requirements for sidewalks. All of these would have to be assessed by the applicant, and if they don't meet the standard in toto, then they're looking at requesting a waiver. Similar to Turning Leaf Heights, when we talked about what happens to Turning Leaf Drive when it goes from a one-way to a two-way — it has to meet a certain standard, and if it doesn't, the Board has to issue a waiver.

Sidewalks: The sidewalks relative to 302 — they're going to be responsible for contributing to a sidewalk impact fee along 302, because that section doesn't have a sidewalk right now. They're either going to install one that meets our standard — which we don't want them to do, because we have North Windham Moves, and we would like to take the impact fee and apply it to meeting the DOT standard when they install that sidewalk on 302 — or, relative to what happens along the front edge of 35, it could be either an impact fee or maybe even requiring the applicant to install the sidewalk.

Leo Gerrior: For obviousness — when we look at the map you have up right now, the lots you're looking at potentially bisecting off in the future are basically going to be the big guy to the right and the little guy to the left?

Frank Doherty: Yeah — the guy on the right, all pavement; the little guy on the left is the white building, the former plumbing supply / heating oil building from decades ago.
Melissa Young: It's probably in here, but maybe you can help me. Since this is a unique collection of zoning requirements — the drive-through facility, the service business, and the retail sales — I see the outlines for the performance standards for the drive-through facility, but I was trying to understand how the other components are captured.

Natalie Thomsen: They are allowed uses in the zone. I don't believe there are specific performance standards for them — let me double check. Not everything has a specific performance standard, but some uses do. Those two other uses don't have specific performance standards; a drive-through does.

Steve Puleo: The drive-through would have to meet Article 5's standard — it's under 5.4, and it's pretty basic: a drive-through facility, sharing a lot as part of the other principal uses, that is allowed as either a permitted or conditional use in the applicable zoning district, and the drive-through facility would be designed to have sufficient stacking capacity and queuing of vehicles [without backing up] on any public street.
I did want to circle back on the DOT — the DOT isn't going to be looking at queuing standards for this particular use; we are, in town. The traffic movement permit they're required to obtain from DOT is because they're exceeding 100 PM peak hour trip ends. They're going to go through what's called the scoping process — there are seven sections of the scoping meeting — in which all interested stakeholders will meet and have a pre-application scoping meeting and talk about the things we're concerned about on the staff side. There'll be the fire department, the police department, me, our traffic engineer representing us, plus DOT's Region 1 traffic engineer, and we all sit around and talk about what's important — how that through road is going to affect the use of the site, and whether the stacking of cars would actually impede that road. But I don't believe DOT is going to be issuing a queuing permit as they do with other types of uses, like an Aroma Joe's or Dunkin' Donuts, where they say you've got to have a minimum of X number of cars in a stack before we'll permit this use. I'm not aware of any car wash that has a queuing permit associated with their TMP, and I've been doing this for a couple of years. On the municipal side, we will ensure that traffic flows through this site safely and that there is sufficient queuing for the cars they expect.

Melissa Young: Something for consideration, because it's a very awful intersection as it is even today: the left-hand turn into the facility. I know the sketch plan is currently showing right-in/right-out, but just because people are told not to do it doesn't mean they can't do it. That would be a really awful situation for someone coming northbound who really, really wants their car washed. People make choices, but it's a concern of increasing the traffic issues there.

Steve Puleo: Just to reemphasize — this area is going to be blocked off when North Windham Moves is completed. The only access for people to take a left in this general area is going to be the light at Shaw's Plaza and 302. Other than that, it's going to have a raised median, with maybe plantings in it, to fill up that left center turning lane that allows for a lot of crazy activity there — that's going to be gone. Certainly their permit, as they're probably approaching DOT with, will be this right-in, right-out only movement. And what you're going to find is probably a pretty obnoxious curb — what we call a pork chop curb island — in the middle. People, of course, are going to do what they can do, but I would imagine that's one heck of a left at peak hour — they'd have to cross three lanes: the turning lane, the two travel lanes, and then find a way into that entrance.

Evert Krikken: So there's no way for the applicant to work around the maximum building setback requirement? Can they go to the ZBA?

Steve Puleo: No, it cannot — the only reason it would go to the ZBA for a variance would be an issue not self-created. They're creating it.

Evert Krikken: I appreciate that. So I think this is one of those cases where our ordinance is going to create a less-than-ideal building design, where it would be much nicer if that front part was trees instead of a building. So whoever can do something about it — I'll make an appeal to the Town Council — whoever can change that for this project would be, I think, well advised to basically allow the building to be set back and allow something nicer to be done on the front. Because this is just like when we didn't have those multifamily standards and somebody built that really long, ugly building. We don't need more of that. I'll make that statement.

And then I have one other thing — when do the block standards come into play? I think this is the first time since I've been here that we're looking at these. Could you please make sure that in whatever the next submission is, that is very clearly explained? It's a little hard to parse in Section 410 — it talks about a maximum allowed perimeter and some other things, and then you use a ratio. I think we're going to need some help to work through that as a Planning Board to make sure we understand how it applies. And I've heard several times the term "access drive" for what is being proposed here. Is this in fact an access drive, or is it a street?

Steve Puleo: Technically it's an access drive, based on it being a site plan, but it will have to meet a street standard — the commercial street standard in C1.

Evert Krikken: Then, of the buildings we're looking at right now, which are the ones that are going to be torn down? The Pop's, the restaurant?

Frank Doherty: With our current proposal, the only thing that will go away is Pop's — the restaurant and the associated buildings attached to it. The white barn to the left may stay, may go away; we're not sure yet.

Evert Krikken: Will you create any additional connectivity for the current TD [Bank] lot?

Frank Doherty: We're looking at that. I think from a curb cut consolidation perspective — long-term planning — it would be helpful to have that connected to, for lack of a better word, our connector street, as we're calling it. That's part of our planning with the next phase; we want to see how we can accomplish that.

Marge Govoni: All right, I have a few. One is — I've heard multiple times about the impact on sewer, for all of the apartment buildings, et cetera, that we're putting in — being able to handle it. You're going to put a lot more water into that sewer than any of the apartment buildings or developments we've put together. So I'm definitely concerned about getting a letter from them saying this is not going to have an impact on that treatment plant, because I know there's a lot of consideration about that treatment plant becoming not enough at some point in time, and a lot of places we've already approved have not been built yet, so they're not putting anything into it. I just want to make sure that capacity is there, because this is a lot to go in there.

Steve Puleo: Remember that they'll be required to have an allocation letter from the water district.

Marge Govoni: I know that — I'm just reiterating it, because I hear it all the time. Every time we approve something it's, "you're going to fill that sewer up before it's even built."

The other thing is that access road that goes from 302 to the Shaw's driveway — that piece of property back there is not a public road. I would assume you're going to need some letter of permission from whoever owns it to be able to use it for access and egress. The other concern I have — I want to see something from somebody: we now have Shaw's Plaza that comes out there, your people would be adding to it, and the housing development behind it is also adding onto there. That's a lot of traffic on a street that is always in terrible, terrible shape — I know because we all use it to go into the stores there. So I need to see that somebody has responsibility for that street — the upkeep and maintenance — because it's full of potholes with the amount of traffic it's got now, not counting the additional that's going to go on there. And I don't know how we even figure out a traffic study between the housing project that's behind there and this — that is not that far from the light on the corner, and I know nobody's going to want to put a

light there because they're putting one down at Manchester Drive. So I'm concerned about that. I don't have an answer for it, but I do want to know what's going on with that road.

And your access street that goes right through — if we approve this and it goes through, I would like to see a gate on both ends that gets closed at the end of the business day, because everybody's going to use it. I'm not saying everybody's an unsavory character, but I don't think you want people on your property. It's an easy access place to go, a place for kids to hang out — they can all meet there in their cars. It'll take the place of Walmart's parking lot.

Steve Puleo: A couple of things to refine a little bit what you say, Chair. One — the traffic movement permit, in and of itself, will address all levels of service on the intersections, either through a mitigation process or some determination through that permitting, the TMP. The second thing — they don't have rights, the way I see it, to relocate the exit from their property onto the Shaw's drive the way they have proposed without getting authorization from Bridge 33 to do that, because it is a private drive, and the right of way and everything associated with it is private. So they would need to negotiate an agreement with Bridge 33 about access, relocation, curb cut, things of that nature — possibly even a sidewalk, I'm not sure. That certainly would be one of the things they would need to provide at their final, when they come back to us — whether they have the rights to do what they want to do. Probably associated with that, Bridge 33 would have them enter into some kind of maintenance agreement, relative to plowing and such, and it might have to be co-joined with Windham Village Apartments, because Village Apartments has that requirement under Bridge 33 to maintain and plow the pavement and sidewalks they're putting in with that development. And eventually we're going to repave— the trench fills you see right now; that's the sewer installation we did when we were putting in the conveyance line for the sewer. I'd have to look into exactly what the agreement is.

Marge Govoni: Can you make sure — there's a pothole right at the very entrance.

Steve Puleo: We should probably be taking care of that sooner rather than later. The intent of the repavement you see is the connection of the sewer line that goes through the village to the pump station and back out. Relative to this project — they already have two stubs for the sewer that already [front] their property; that was already factored into the development of this sewer collection. The sewer in and of itself is definitely something we're looking at very closely with PWD and our engineers, and we'll be working with them very closely through that process. At this time we feel that there is capacity in the sewer for this project and others, and we're looking to expand that capacity in different ways. When we come back at final, all of these questions will be answered clearly.

Steve Puleo: One last thing, about gating that access drive — that's going to be something we need to work with the fire department on, because they don't like gates. They want free access to buildings if there's an emergency — if something catches on fire and they have to get there and run through a gate with that very expensive fire truck. Marge Govoni: Do you understand what I'm talking about? Part of that request is to protect your own property. I know they're not functioning at night, but things happen. So it's something for you to think about ahead of time.

Frank Doherty: With regard to sewer capacity, a couple of things — we'll make this part of our application. I've had probably now three conversations with the sewer authorities here in town, and there is capacity available. And there are a couple of reasons for that: the process you're all aware of is ongoing, but secondly, we recycle 60% of our water. It's

not my father's car wash, which just sprays the stuff and it all goes down the sewer. We operate 28 of these facilities throughout New England, so we have a process, and we do a lot of recycling. That, coupled with the available capacity, makes us comfortable making the investment to proceed with this project. But I do concur with your concern — we want a nice, firm letter.

Marge Govoni: The other thing is, because of where that site is — you're going to use the middle of it, basically, and it leaves a lot of open area. If it was grass, it's not bad, but to look and see just a lot of pavement… I'm hoping there's going to be some kind of landscaping, even if it's at the edge of it. I know it's land you want to use later, so you don't want to put much on it, but we don't want it to look like just a big, vast, open hot-top lot. There have to be some plantings somewhere in there — some small trees, something — so it just doesn't look like vast hot-top land.

Frank Doherty: What we would typically do is remove the pavement — because again, that's a good thing — and then put in erosion control, some winter rye, something that makes it not look like a golf course but makes it stable, and something that makes it inconvenient for people to hang out.

Evert Krikken: Is this a typical layout that you would use, or did you custom-design the traffic pattern to the dimensions you had to work with?

Frank Doherty: It is a bit atypical for us. We typically would have a building that is parallel to the road, and vacuums and circulation between the road and the building, with a fire lane in the back. Because of the geometry available to us and the zoning requirements — the proximity of the building to the road, coupled with TD Bank North and the gas station — we were squeezed in laterally in how much room we have. We ended up with this layout. As I look at it from an operational perspective, I think it's going to work quite well, with more than sufficient stacking.

Evert Krikken: The reason I'm asking — thinking about the land you're setting aside for future development, the two lots on the left of what you're doing right now — if you split those into multiple things, they would require curb cuts on Route 35 very close to the light, which is not ideal unless you work with some kind of internal access drive. And the relocation of the access onto, let's call it the Shaw's Road, for lack of a better name — is there anything you can do to squish it and move it over toward 35, so you could have the building right on 35, essentially lengthwise? And how many cars do you process per time period in the tunnel? Do you really need that much in terms of the approach? You have four lanes — that's a lot of car capacity.

Frank Doherty: It's like anything in life — you need it when you need it, and otherwise you don't. We think it's an appropriate amount of storage for what this market can bear, particularly in the spring, given our experience with our facilities in Maine. If there was more room between TD Bank North and the gas station, I think there'd be an opportunity for a conversation — we just don't have enough elbow room there, unfortunately. And honestly, with regard to the development of the other properties — we think it makes sense, but in the end, if the future site plan application doesn't meet the review standards, then it's not going to happen, and that's okay. That's life. Our purpose is not to develop those other lots; our business plan is to develop a properly functioning car wash.

Marge Govoni: Did you give any thought to putting it parallel to 35, running it that way?

Frank Doherty: Operationally, that would not be advantageous — pretty much because

you're off the main road. It's less main than the main.

Evert Krikken: Out of curiosity, how many cars per hour does this process in the tunnel?

Frank Doherty: Maximum, we probably have 125. That might be a little high — we're looking at really 90 seconds per wash, and then probably 3.5 minutes per car for those that want to vacuum; some come in and vacuum and not wash the car, some hang out longer. I wish it was more of a science than an art, but it's experience that gives us the guidelines.

Marge Govoni: If those cars are stacked as they come through — do you ever drive through one and get concerned about the car behind you? They're close.

Frank Doherty: We have 3 to 5 full-time employees, and part of them have their hand on the trigger just in case they see that, or people get nervous — we space them out, make them comfortable. It's not self-service; it's full-service with full-time attendants.

Steve Puleo: I just want to remind people — the public is watching — when we have site walks, we send out abutter notifications, and that's for property owners within 500 feet of the site, one week in advance at least of the site walk. That's the requirement, because we're having three or more Board members meeting at one time. So we might talk about a site walk here, but if you don't get a notice in the mail 7 days in advance when you were expecting it, then obviously we haven't scheduled a site walk. That's our process for scheduling site walks.

6. PB 26-043 25-12 Legacy Village Retirement Community - Major Subdivision & Site Plan - Sketch Plan Review - Webb Road - Robie Holdings, LLC

The application is to divide a 21.43-acre vacant parcel into two lots. Lot 1 (15.31 acres) is proposed to be developed as Legacy Village Retirement Community, a 30-unit detached dwelling retirement condominium served by a new private access drive (Legacy Drive, approximately 1,100 feet), a public 8-inch water main extension along Webb Road, and a shared on-site engineered wastewater disposal system. Subject property is identified as Tax Map: 6; Lot: 33-F; Zone: Farm (F) and Retirement Community Care Facility Overlay (RCCFO) in the Black Brook/Presumpscot River watershed.

Attachments: 25-12_WebbRd_PB_MEMO_MJR_SUB_SP_SKP_071326

25-09_MJR_SUB_PRLM_AC&SR_MEMO_WebbRd_062526.pdf

25-12_MJR_SUB_SP_PRLM_APP_WebbRdRetirement_LegacyVill_05-19-202619-2026.pdf

25-12_MJR_SUB_SP_PRLM_PLAN_WebbRdRetirement_LegacyVill_05-19-2026.pdf

Dustin Roma: Good evening — Dustin Roma with DM Roma Consulting Engineers, representing Roby Holdings for this project. To give the Board a quick overview of where we've been. We first brought this project to the Planning Board about 15 months ago as an initial sketch plan. At the time, the project consisted of a loop road configuration, with a proposed roadway very similar to the alignment shown on this current plan, but it continued along and then looped back down and connected back into Webb Road, southerly of this entrance we're showing now. We had a site walk in, I believe, July of '25,

where we walked that road alignment, looked at some of the building sites, stormwater areas, the place where the septic was going to go — we walked the whole upper area and then looked at the sight distance at both of the proposed roadway entrance locations. Following that meeting, we went back and started working on the detailed engineering of that project, and came into quite a few grade challenges to make that roadway alignment work to connect back into Webb Road. We worked with staff on some of those, talked about different options, and in the end we were really not ending up with good suitable building sites that would work with that road alignment. So we started looking at alternatives. We briefly came back to the Planning Board and discussed, at a sketch plan level, doing an initial smaller project on the lower portion of the site, which would have been a small — I believe 4-lot — clustered subdivision in the area where we're now proposing the single country estate lot. We had a very quick conversation with the Planning Board about that and decided not to pursue it any further.

Since then, working with staff and looking at the ordinances in place, helped form and shape the project into this proposal in front of you now. We've got 30 individual detached dwelling units on the retirement community parcel, on just over 1,000 feet of access driveway. We're still doing the approximately 1,000 feet of water main extension down Webb Road to bring the water main to the entrance of this access drive; we'll be installing a hydrant at the end of that main extension. Then we've got two water services going into the project: one will provide domestic water service to the dwelling units, and the second will be a dedicated fire line service, which would install another fire hydrant about halfway down the roadway where we've got the common shared parking lot area. We had a staff meeting, and the fire department reviewed that proposal and felt that level of fire protection was appropriate for the scale of development.

We also discussed the proposed country subdivision lot we're creating on the south portion of the site, and our requested waiver to have that one individual lot remain on private water service — an on-site well — with the understanding that the dwelling built on that lot would be located within 1,000 feet of the hydrant being installed at the water main extension. Really the only provision being considered with that waiver request is whether that single home needs to have a water service — drinking Portland Water District water — as opposed to having a well. In this circumstance, the septic system for this development is located all the way to the west of the property; we're really not introducing any new wastewater or other contaminants that might cause any concern with the density of development at this scale. The fire department supported the waiver request for the modified water main extension. So that's something hopefully we can discuss tonight. In a similar context, we requested a waiver for the presentation of a hydrogeologic analysis. That is due to the one sole septic system being built for the multifamily development including advanced treatment units, which reduce the nitrate concentrations to the safe drinking water standard before the water enters the field. So there would not be a need to study that one leach field or predict that 10 milligram-per-liter nitrate plume, because it's already contained within the leach field itself. Really the only other septic system being built on this project is the one for the single-family house, and it's on a large 6-acre lot — the property downgradient of it is just a very wide CMP transmission/distribution corridor — so really nothing around there that would potentially be harmed by any sort of septic system placement. We went through that justification, and I believe we have staff support for that waiver request in the memo, but again, we'd like to get your feedback on that at the sketch plan phase tonight. We have submitted our engineered septic system application to the state for review and approval through the Department of Health and Human Services.

As part of this application, you'll note the detail level in the plans, as well as some of the comments in the memo, are elevated fairly close to a preliminary plan stage. But due to

the fact that it has been so long since we've been in front of you, we felt it was appropriate to come back first as a sketch plan, as opposed to trying to work through all the preliminary plan components at this time. We have been continuing to go through those — the town's engineering consultant has reviewed the stormwater system design and provided very few comments, which we're going to be addressing in a resubmission. We're happy to see that we're essentially through the stormwater delegated review as far as that engineering consultant is concerned, so the next plan we submit we feel will completely meet the standards they're reviewing under.

There's some commentary in the memo regarding the vehicle traffic generated by the project. There are two criteria that would trigger the need to perform a traffic analysis — the number of parking spaces or the amount of traffic generated. In this case, just due to the fact that we're providing two parking spaces for each of these units, plus additional parking spaces, we have enough parking spaces that we do enter that threshold of what would require a traffic study. I did not specifically request a waiver from a traffic analysis in this sketch plan application, but I think it would be good to have that conversation tonight — whether the Planning Board would like to see us do more analysis than what we've submitted with this application, which dealt with sight distance and trip generation; really, that was the limit of what we looked at, the safety parameters. The only intersections nearby would be the unsignalized intersection at Webb Road and 202 — 202 is obviously the through route, Webb Road is a stop-sign condition — and, much further away in the opposite direction, where Montgomery and Webb Road intersect with Chute Road. We didn't identify any further analysis that felt like it would need a level-of-service type study or traffic counts for the amount of traffic generated by a project of this size. But if the Board feels differently, we should probably talk about that tonight, just to make sure we're complete when we come back to you — we can certainly do that study if the Board feels it needs that information.
Other than that, I won't get into all the details of the design itself — we're at a sketch plan stage, so we're not looking for decisions from the Board tonight, more guidance. We'll certainly work through the comments presented in the memo so the resubmission of plans addresses those. If there's anything you saw in the memo that you wanted to talk about tonight or provide additional guidance on, I would love to hear those comments — and certainly your opinions on the likelihood of those waivers being granted, so we can have confidence moving into the next stage. With that, I'll turn it back over to you and answer any questions.

Natalie Thomsen: It's in the Farm zone and the Retirement Community Care Facility overlay. It has been to you before in a couple of different settings; it's back today as a sketch plan because it has substantially changed. Tonight we'll look at the revised sketch plan, discuss the waivers, determine the public hearing, and then determine whether an additional site walk is warranted or not. Again, sketch plans are for informational purposes only — no approvals or denials.

The revised project you saw before was a 53-unit conservation subdivision design on the lot. Now you're seeing a 30-unit detached retirement community condominium on Lot 1, and a second country subdivision lot for future single-family use. The plans show a 50-foot vegetated perimeter buffer and a 75-foot structure setback around the retirement community. As the applicant stated, they're looking to extend water along Webb Road to Legacy Drive, and they're asking for a waiver to put a private well on Lot 2 to serve just a single-family home. They're putting in a shared wastewater system and asking for a waiver on the hydrogeological assessment. They're proposing underground utilities. There are three underdrained stormwater filter basins treating over 98% of the impervious area, and they're going through the delegated review process with the town.

I noted some of the development review team comments: there was a comment about maybe extending Legacy Drive an additional 10 to 15 feet beyond the hammerhead for snow storage or emergency vehicle access; a street light at the Legacy/Webb Road intersection; a no-parking sign at the hammerhead. They'll need to demonstrate compliance with the multifamily development open space standards, and there might have been a conversation at a past meeting, for one of the other designs, about a shared gathering amenity for the retirement community. The buffer strip standards along Webb Road adjacent to the common parking and the mailbox area. There are some questions about whether these are going to be full basements or slab-on-grade foundations — that's something the applicant will address in their preliminary application. Identify the springs at the rear of the property on the plans and demonstrate that disturbance near them will be avoided. Show on the plans where the dwelling is on Reed Road, because it's right next to the property. For stormwater, the third-party delegated review — they've already received their comments and will respond to them. And they'll need to get permits from Public Works for the street opening.
For waiver requests: they have asked for a waiver on the hydrogeological assessment — that is a waiver actually granted by the Director of Planning, and it is anticipated to be granted at the preliminary stage when it's appropriate. The public water connection requirement is a Planning Board determination for that second lot and single-family home. At the DRT meeting it was discussed, and the Deputy Fire Chief was in support of the single-family home having a well system, under the condition that if any additional dwellings or development were to happen on Lot 2, it would have to come back to the Planning Board for a plan amendment and reevaluation of the main extension.

You don't act on waivers at this point. We'll determine tonight about a public hearing, whether you want another site walk, and then conditions of approval — the standard ones, wanting to see the homeowners' association documentation, and the last one is about Lot 2, making sure that if anything additional is to be developed there in the future, they have to come back to the Planning Board.

Steve Puleo: I just want to add a couple of things regarding DRT. As I was looking through our RCCFO standards regarding basements — those are only applicable in the C1, C2, and C3 districts. This is in the Farm district. The way I read this, a basement is not an option for these dwelling units in the Farm district.

Marge Govoni: What do you mean, it's not an option — they have to have it, or they can't?

Steve Puleo: A full basement is not permitted in the Farm district under the RCCFO — it's only allowed in the Commercial 1, Commercial 2, and Commercial 3 districts. "Standards applicable where the underlying zoning district is C1, C2, C3: … dwelling units approved under the overlay district shall be permitted to have a basement or a first floor story…" — in those three districts only.

Marge Govoni: So they can't have a full basement?

Steve Puleo: That's what the ordinance says, yes. It's only allowed in the three districts I mentioned. I didn't write the ordinance — I'm just reporting out.

Steve Puleo: We'll work through that. It's Section 120-420, Section 3.E.3 — standards applicable where the underlying zoning districts are the Commercial 1, 2, and 3 districts. It's section B.

Dustin Roma: Okay, we'll straighten that up. Thank you — I appreciate that.

Marge Govoni: We probably should do a site walk, only because it has changed.

Dustin Roma: It's pretty open. Really, up until the shared common parking lot area, it's all a field. And then the tree line starts right where that shared parking area is, and then it basically follows the ridge line.

Marge Govoni: So we can do this before a meeting — it doesn't have to be this [next] meeting, but before a meeting. And of course we won't have public comment until after we do the site walk, usually.

Dustin Roma: Do you want me to mark out every building?

Marge Govoni: Most certainly. Emily, do you have anything?

Emily Legere: I don't have any questions about this one.

Leo Gerrior: One — I don't know if you had it, Natalie, in your notes, and I just want some clarification. There was a note from the review team about the common space, and whether that standard would apply here — I don't know the standard, so I'm asking the broad question. Maybe this is a Steve question: does it apply, should we be considering it, what is it?

Natalie Thomsen: The multifamily standards apply to this project, and one of the requirements is an open space or community recreational requirement. So they will have to address that in their final application. Right now the plan doesn't have it, but they're going to have to put it in. How they choose to do that is up to them. What was brought up at the DRT meeting — and it sounds like maybe it was a comment from a previous meeting — was maybe a shared rec building of some sort, but the applicant ultimately gets to decide, with conversations with the Planning Board.

Melissa Young: There was a question raised about the likelihood of approving a waiver for the traffic study. In the notes from staff, it says field verification of the stated sight distances by the Town Engineer remains outstanding and shall be completed during preliminary plan review. I'd be hesitant to make any comment until we get a staff opinion on what they feel is appropriate for this review. That's my take.

Dustin Roma: I just don't want to be incomplete when we come back next time, if the feeling is you want more information.

Kathleen Brown: What are the provisions for trash?

Dustin Roma: This would be individual curbside — they'd be part of the trash collection system. All these units have garages, and they'll have individual totes, just like a single-family residential neighborhood would. And then we provide an easement — basically an agreement with the town — that would allow the trash trucks to come down Legacy Drive and pick them up in front of the units.

Kathleen Brown: And lighting along the street?

Dustin Roma: We're going to propose lighting at the entrance — that was the request. We've got a mailbox and a pull-off area right at the entrance. That'll be a structure — a building; we're actually going to have some utilities in there as well for the water system that are required to be installed above ground in a heated building. We're going to

incorporate the mailbox into that as well. We'll install some lighting — either a pole-mounted light, or we might even be able to install one on the building there, but it would have to be one that shines down; we're going to investigate those options. We'll be able to pull power right off that building, which will be heated anyway, to do a light right at the entrance. Other than that, the closeness of all these buildings provides good light out front, just from porch lights and lights over the garages. Any additional pole-mounted lighting through there would just be an added cost in the neighborhood that they'd prefer not to have.

Kathleen Brown: The last thing I'll mention — we talked about this at the last meeting, and maybe that's why Natalie brought it up again. The retirement community overlay district seems, from my reading, pretty vague about what makes it a retirement community. I'm just hoping that as you come up with an open space plan or recreational facilities, you keep in mind that this is in the retirement overlay district, and perhaps we should plan for that type of resident.

Evert Krikken: The entrance to the new drive — is that across from an existing driveway?

Dustin Roma: I believe so — there's a single-family driveway in proximity to that. It might be a little bit up the hill, but it's fairly close.

Evert Krikken: I know public safety wants lights at all of these new access drives, but I think a lot of the neighbors would appreciate not having additional lighting and maintaining the darkness — dark skies are a big deal. So I think we should look at that as you come forward with plans, and hopefully get some public input on that.

For the waiver for traffic study — if you are going to request a waiver, please include what it would cost to do the additional studying that needs to be done. Very often this is a Section 900 waiver, so technically the hardship requirement doesn't apply, but we often hear things like "it's economically infeasible," "it's expensive," and without numbers it's really hard to assess whether that's true or not. There's a big difference if it's a couple thousand versus, say, $50,000 in extra traffic study cost. If it's a marginal amount, then address it as much as you can, and then we don't have to waive.

Dustin Roma: The way I try to look at these things — and I try not to do it with the dollar figure in mind — is: is there information that would be beneficial for the Board to have so that you can make an informed decision? From my experience doing these projects — is there a problem we're trying to identify a solution to? That's the reason you do a study, to make sure things are okay. In this case, looking at the amount of traffic here, I could not identify something that the study would try to answer. The information we provided would basically be what would be contained in the study — it would just come on a traffic engineer's letterhead.

Evert Krikken: That's fair enough. And this is a more general comment — you also have a waiver for the extension of the water main, where you use the term "cost prohibitive." We would need to know the cost of the additional 600 feet in order to make an educated decision on that.
But I actually have a question about that. Remind me — any of the times you were here before, did you propose individual lots?

Dustin Roma: When we had the clustered subdivision proposal — which was basically designing a 4-lot clustered subdivision on the lower lot, the Lot 2 area, and saying we were going to come back later and do what we're now proposing for Lot 1 — those did have individual lots on the clustered portion. In that circumstance, what the fire

department said was: if this is the endgame, let's bring the water down — we've got multiple homes down here.

Evert Krikken: Here's the reason I'm asking. The fire department gets to decide whatever they want. But I'm reading 911.B.1, which is what you're requesting the waiver from, and it says a subdivision shall connect to a public water system if the closest water main is within a distance equal to 100 feet multiplied by the number of lots in the subdivision. Not the number of dwellings — the number of lots. You've got 2 lots here; that's 200 feet. The main is, what, 1,000 feet away —

Dustin Roma: The building is 1,000 feet; it'd be 1,600 to the main.

Evert Krikken: Right. So my point being — the fire chief wants you to bring the water main down to the subdivision, that's fine, we're not going to argue with him about that. But I don't think you need a waiver to 911.B.1 for that second [lot], because there are only 2 lots.

Steve Puleo: I agree with you, Mr. Krikken. The way the fire chief stated it at the development review team meeting was that he is perfectly fine if that country subdivision lot has a single-family house only and they can provide water from the site. But if it's going to be multiple dwellings, then he wants that residential density to be met — which would be 13 units if it was just the Farm district. Thirteen dwelling units — that would be 100 times 13, which would be 1,300 feet, which would bring that line down. So what I'm proposing to do is have a condition of approval that would say: if that country subdivision lot is divided into multiple dwelling units, then a water line needs to be extended down to provide fire protection for those multiple lots. Not on a single-family lot — just if there are multiple.

Evert Krikken: It will come back in front of us anyway, right?

Steve Puleo: Yeah. So anyway, you don't need a waiver.

Evert Krikken: Right. That's good — makes it easier.

Marge Govoni: On that same topic — I have to ask this: why do we have Lot 2 in front of us? There's a single-family house that's going to go on there; they're going to go get a permit to build on a lot. Why is it part of this?

Steve Puleo: Theoretically, this approval would make three conveyances out, and he's meeting the country subdivision requirements for those three lots. There was a portion of the land along Reed Road that was conveyed out prior to the site walk we had when we were talking about the 54 units, or 58 units, or whatever it was. This configuration took the remaining land and divided it again — one for the retirement community, and the last is for that single family. So technically, this is a 3-lot country subdivision. That's why it's here — because of the conveyances.
Marge Govoni: I have a question, though. This property looks like it has 60 feet of frontage on Reed Road, is that correct?

Dustin Roma: Yeah, there's a narrow strip. I thought I read 60 feet — it's 50 or 60 or something.

Marge Govoni: Are there any plans for there? That's part of Lot 1, right?

Dustin Roma: That's part of Lot 1, and we never really contemplated doing any design

that would go down Reed Road. If you remember from the site [walk], Reed Road is a very rural gravel road. Sending any traffic from our subdivision down Reed Road — even though it's a town road, it's not something we wanted to introduce more traffic onto. So we just stayed away from it.

Marge Govoni: The other thing — and we had a conversation earlier about the retirement communities — when you have the condo agreements for retirement communities, there is, I think, a stipulation: retirement communities are 55-plus?

Dustin Roma: Housing for older persons — it's established under U.S. Code 42, Section 3601. Under HUD rules, older persons are 55-plus.

Marge Govoni : So that would be in the condo regulations, right? That if somebody was to sell their unit, they would have to sell it to somebody that was 55-plus?

Dustin Roma: Yeah, there's a compliance requirement for the condo as a whole, and every unit owner has to also comply. And the town ordinance talks about annual reporting and such — I don't know if it happens or not, but it's a requirement; the code office gets an annual report.

Marge Govoni: The other — are you putting a sidewalk in there? Because they are older people.

Dustin Roma: Yeah, we put the sidewalk on the south side of the road, so it's opposite that little parking lot area and wouldn't be interrupted by the parking lot. It's a continuous sidewalk from one end of the project all the way back to Webb Road. We did talk in the development team meeting — just because it was brought up under the previous plan — about potentially doing a sidewalk down a portion of Webb Road. During the plan where we had started the engineering of the loop road, we had contemplated a path that went off the side of the road and came back in. But the amount of drainage that comes down that road — there's a paved ditch down through there, and I think we all saw it on the site walk — we'd need to leave that intact for any sidewalk. Originally we had designed something that was a marginal sidewalk — it wasn't great, it was fairly steep, but it potentially could have worked and would have connected the upper road to the lower road. Since we've eliminated the lower road, there's really nothing that people would be walking to, so we're not proposing that sidewalk anymore.

Marge Govoni: Now, the other thing — and I know I've had a concern about a street light there. I think it's important to have a street light there, but some people have put in a low-volume [light] — I think Vintage Drive has one at the end; it's more like a wrought iron, traditional pole light, so they're lower. Because it's really dark — I have a street light on a pole at my crossing and a lot of times I have to look for my street. And it's pretty dark along there too. So if you could consider something that's low-voltage or something lower.

Dustin Roma: And we definitely want to have one at the mailbox area too, because people will walk down to get their mail in the wintertime and it's pitch black at 4:30. We definitely want lighting at least attached to the building there that lights up that whole mailbox area. If you drive by, you'll see this lighted area at the entrance — it'll be kind of a beacon to tell you you're entering. That's how we left it with staff too — if there's a specific town policy, whatever it requires, we'll do, but our preference would be some illumination there, maybe not a big pole-mounted light, but something right on that building that lights that area up and casts some additional lighting around it, so somebody's not driving down the road in the pitch black missing the entrance.

Marge Govoni: And I'm not sure how they do the snow removal?

Dustin Roma: It's all privately managed, just like a residential neighborhood — they plow the roads and it's privately done. Because it's a 55-plus community, they generally want the plow contractor to also do snow blowing and shoveling walkways — a more comprehensive service. Your typical private road.

Melissa Young: Speaking of the road — can you drag to the end of the road? In either the memo or your proposal, it talks about extending the end of the road 10 to 15 feet [beyond] the hammerhead turnaround. The garbage truck conversation got me thinking — I don't know how you're getting a garbage truck to turn around at the end of the street. I see that hammerhead, and I understand there are more houses to the left of it that they have to pick up trash from, and I'm assuming that's probably where snow removal would go — and hammerheads, I think you're supposed to be keeping those for the emergency vehicles. So can you consider extending that to allow for a proper turnaround?

Dustin Roma: It was just a comment at the DRT meeting. My understanding of the comment was that at the very last unit, there's just not a lot of space off the end, so if we could give another 10 or 15 feet continuing the end of the road, then when they do plow, they can push right off the end of the pavement, well beyond that driveway, so that person doesn't have difficulty coming out. In regards to the trash — I think it would be a situation where they would probably cluster the trash cans, so maybe the last couple of units would just drag them down to the next house and leave them there.

Melissa Young: Remember these are elderly persons — we don't want to make assumptions. And consider the strategy, because at some point that trash truck has to turn around anyway, and because everything's automated now, they can't pick up on both sides. I live on Gunpowder Mill Road, and we've got two homes that are beyond the hammerhead, and those homeowners don't love it, but they leave their trash [at the hammerhead], and the truck backs up and goes back out.

Dustin Roma: The 10 to 15 feet made a lot of sense to me, just because of that last unit.

Evert Krikken: I just remembered — the six parking spaces they have are pretty close to the property line of, I think, the Nelsons. It doesn't look like there's a lot of current vegetation right there between the two properties, so I can imagine when people come in there when it's darker, lights on, it shines right into the property — especially along that corner. The more strict you're going to be about a good buffering plan, the better.

Dustin Roma: We do have some plantings there — some evergreen trees — just because those headlights are going to be coming straight into that structure on the adjacent lot. It's like a barn/garage.

Evert Krikken: Maybe a little bit more planting. And when we do the site walk, can you pin those two parking lot corners, so we have a better idea how far away it is?

Dustin Roma: Sure.

Marge Govoni: Anybody else? We're good. All right, very good — thank you.

7. PB 26-040

#26-13 Chapter 120 Land Use Ordinance Amendments Articles 4 and 9 to update Conservation Subdivision and Zoning Standards

The LUO amendment updates Conservation Subdivision standards in §120-911K by removing single-family-only limitations, clarifying conservation area integration and buffer requirements, revising open space calculations, and allowing limited resource alteration where conservation intent is maintained. Related Article 4 changes correct prior density omissions in the Farm (F) and Farm Residential (FR) districts and require conservation subdivisions for parcels greater than 8 acres and 5 acres, respectively.

Attachments: 26-13_PB_Memo_AMD_Art4&9ConservationSubdivision_(sjp063026).pdf
26-13_ORG-RDLN-C_LUO_AMD_Art4&9ConservationSubdivision_(sjp063026).pdf

Steve Puleo: These are land use amendments for the conservation subdivision that help us get more in line with the concerns the Planning Board has faced regarding the open space calculations and things of that nature, as well as cleaning up some of the issues we didn't fully implement regarding LD 2003 three years ago, which eliminated single-family housing zoning as an exclusion. We're cleaning that up by removing that particular statement, clarifying the conservation area and buffer requirements. We want to be more specific on the buffer requirements that allow for certain uses in the buffer zone area — especially the buffer from the public road into the subdivision, that first 100 feet, which in some cases is used for stormwater purposes. We want to make sure the applicant is reestablishing the buffer that's taken away by using some kind of facility in that open space. Then the open space standards — changing how we define primary and secondary conservation areas. Also correcting some omissions in the Farm Residential [district] relative to density — increasing some of the densities for country subdivisions. Also establishing a minimum area that would require a conservation subdivision, allowing developers to not have to meet the conservation subdivision [standards] for smaller parcels. And finally, changing some definitions — which wasn't part of this workshop discussion, as I talked with the attorney subsequent to providing this information to you, regarding some of his concerns about the amendments.

The purpose — I emphasize the amendments are not intended to stop residential growth, but to guide growth and development to the most suitable portions of the parcel, protecting the portions of the site that have conservation values. The amendments support preserving the rural character, agricultural land, natural resources and habitat, and connecting open spaces within the parcel and adjacent parcels. It also makes the review process more predictable by setting clear standards for the applicant and clear decision points for the Planning Board.

Before the Article 4 updates — we'll have Article 3 updates, which is what the attorney and I discussed. He found it difficult to understand what a country subdivision was, and the difference between a country subdivision and a conservation subdivision. The suggestion is that we add "country subdivision" as a defined term in Article 3, which we don't have — we have conservation, but not country subdivision. It's buried within 120-911.K — Section 7 actually gives us performance standards for a country subdivision, but it's very buried in there.

In Article 4, in the district standards — the dimensional standards under Section E — we are changing our country subdivision density standard from 250,000 square feet per unit to 200,000 square feet. It's a little better for us math-wise: 250 goes about halfway between 5 and 6 acres; 200,000 is pretty much a straight 5-acre parcel. We're also

adding a section in the district standards where conservation subdivisions in the Farm district will start at 8 or more acres — so somebody can choose to do a traditional subdivision, not a country subdivision but a regular subdivision, for lots of less than 8 acres in size, with an 80,000 square foot minimum lot size and 200 feet of road frontage. Similarly, we're adjusting the Farm Residential district country subdivision densities to 200,000 square feet, to be consistent with Farm, and [requiring] Farm Residential conservation subdivisions for lots that are 5 acres or more. It doesn't prohibit anybody from doing a conservation subdivision, but for those smaller — say a 4.99 acre — parcels… We bumped up against this a little when we were looking at the Webber subdivision not too long ago; some of the new Planning Board members were part of that sketch plan review. That was a very small one, somewhere right around 8 acres, and it was just on the edge of being a reasonable conservation subdivision. And possibly — we're still looking at the [question] Mr. Krikken brought up relative to the road right of way and the utility right of way that covers that parcel — if you deduct that utility right of way from the parcel itself, it would be sub-8 acres in the Farm district, where they could come in with a traditional [subdivision] — maybe not 5 lots because of the cluster situation, but maybe 3 or 4 lots of 80,000 square foot minimum lot size. Bigger parcels, but applied to a small overall land area. That's what we're trying to get at with a minimum standard for conservation subdivisions of 8 acres for Farm and 5 acres for Farm Residential.

The core updates for 911.K: again, we remove the single-family term — that makes exclusionary zoning illegal here in the State of Maine — so we can allow up to duplexes in conservation subdivisions, if the density works out and the minimum lot size is appropriately adjusted for the two units on that property. It also gives clarification regarding the primary and secondary conservation areas. We want to provide clear delineation between the primary and secondary conservation areas as part of the open space design — have applicants work on protecting those natural resources and the open space, not incorporating them as part of the lots, but separating them from the lots, to be more consistent with the purpose of having the open space as part of the conservation subdivision.

Moreover, under that proposal, we're suggesting we reduce the setback from the primary conservation area by 25% — from 100 feet down to 75 feet — allowing the developer to not have to set their buildings so far back from that primary conservation area. Seventy-five feet is consistent with the state standard of 75 feet from the upland edge of a wetland, the area that doesn't need any kind of permit issued under NRPA — we're suggesting that becomes a no-impact zone. If you remember the Frost Lane subdivision, where there was a lot of primary conservation [area] and the applicant was making requests to reduce their setbacks from primary conservation areas from around 75 to 71 or so feet — you remember that site walk — they were trying to become more in line with [the resource]. We would also suggest we reduce the secondary conservation area setback of 50 feet by 25%, down to 37.5 feet — 12.5 feet less than the 50 feet — again allowing the developer a little more flexibility.

In those cases, we've defined in this ordinance a little more understanding of what the secondary resources are. Those aren't the wetlands that are contiguous or adjacent to a stream — those are primary wetlands. Secondary wetlands might be fragmented, separated from other wetland complexes — little holes here and there that don't add a lot of significance by protecting them. We get more significance protecting the larger wetlands and stream complexes than these isolated little wetlands that might be a couple hundred feet here and there. Now, if somebody is building on a lot that has a wetland defined in our studies as a secondary resource, and they want to build within 37.5 feet of the upland edge of that wetland, that would require the applicant to also provide us a NRPA — Natural Resources Protection Act — permit, which would allow development

between 25 feet and 75 feet of the upland edge under the state statute. But we would hold firm at 37.5. This will help us eliminate some of the misalignments when people put their homes on these lots — the setbacks from the resources are sometimes difficult to pick up when they go through the building permit process, and that's one of the reasons we talk about having the applicant pin these resources in the field as a condition of approval, to make sure they're protecting these resources.

The buffer yard changes under 511 clean up some of the vague language on the buffer standards. Buildings remain subject to setbacks from the existing public and private streets on the external perimeter of the conservation subdivision — that's still maintained. But the intent is to preserve the rural roadside characteristics and reduce visual impacts, and require the applicant to replant the remaining areas of those 100-foot setbacks if they're used for other things like stormwater BMPs. So it wouldn't just be removal of the trees to put in the stormwater feature — which is permitted in the setback along the road — they would also have to rebuffer that area to reduce the visual impact of the development, as the intent of the ordinance outlines. We want to clarify the wetland treatment in the primary and secondary conservation areas, and the alteration would be very specific for improvements including stormwater management, crossings, utilities, necessary water access structures — if it's in a shoreland zoning district, or there's a river or a stream, we would allow people to put a trail in to go down and have some open recreational areas. Before the alteration takes place, we want the applicant to provide better design of the conservation areas — to fit with the topography, minimizing the impact, and using acceptable best management practices for stormwater treatment.

On the open space calculations: the amendment now excludes the acreage of the public and private rights of way — the road itself — from the open space calculation, reducing the double count we're facing: not only doing the net residential density and taking the road right of way out of there, reducing the amount of residential units that can be built, but also double-counting that space in the required open space. As you recall, that tends to be a waiver requested by applicants. To eliminate that waiver request and reduce the right-of-way counting, we're suggesting we remove that language. And on the deductions — what we're saying is that at least 50% of the parcel has to be open space in the Farm district. As we've learned over the years, when developers meet the standards correctly under the current calculation, sometimes close to 60% of the entire parcel remains in open space. This will reduce it down to no less than 50% of the entire parcel under Farm, no less than 45% under Farm Residential — and in other zoning districts where you have a choice — Limited Residential, Medium Residential, and Village Residential — you have an option as well; in those districts at least 40% of the overall site will remain open. These percentages are intended to keep the strongest open space expectations for the rural districts while still allowing conservation subdivision design in other districts — we're hoping to get other districts to apply this.

Limited alteration of the resources goes back to the types of things allowed within the open space — crossings, culverts, utilities, docks, boat ramps, other structures needing direct access to water bodies. The Board's findings will safeguard the design, minimize the impacts, incorporate best management practices, and continue to serve the conservation subdivision purposes. All proposed stream crossings would use smart stream crossing principles — it wouldn't just be a culvert; we want to maintain the best stream crossing principles we can.

And finally — we're doing the amendment under 1207, miscellaneous provisions; these zoning amendments have to be consistent with our comprehensive plan. I'm proposing we have a public hearing July 27th — this is just a workshop to introduce you to these amendments — and then hopefully we can have Council action scheduled for August

11th. I included a potential motion that will have to be modified to include the Article 3 definitions. With that, I'll take any questions that I can bring back to our attorney to tighten the language.

Marge Govoni: What is "limited resource alteration"?

Steve Puleo: The limited resource alteration would be looking at the design that would take place in the open space — things like stormwater management facilities, road crossings of the open space, culverts, utilities.

Marge Govoni: What do they get to do that's different than what they do now?

Steve Puleo: The design will have to meet the purpose and intent of the conservation subdivision. If there are resources there we're trying to protect, and they need to alter them for stormwater management purposes, we're going to want to make sure they're minimizing, to the greatest extent they can, any of those changes to the resources.

Marge Govoni: So this is something that basically would have been done before that project comes to us?

Steve Puleo: We would certainly be working with them to minimize it.

Emily Legere: I have concerns about why we're changing the setbacks from 100 to 75 feet. My concern being — the more of these that I read, it seems like we have a lot of watersheds that are at risk. Do we have an idea of what that impact is — how many sites this would potentially expand for use?
Steve Puleo: The thought behind reducing it from 100 to 75 feet is to mirror what the state's requirements are under NRPA. We go beyond that and to that extent it pushes these designs to the point where — like what we've seen with, say, Frost Lane — they're asking the Planning Board, because it's just a general requirement, to reduce that 100 feet. At 75 feet, we would hold firm at 75 feet and not allow them to have that waiver — that general setback they're asking the Planning Board to provide relief from so they can place their housing. It would be very specific: 75 feet. Frost Lane asked for 100- and 50-foot setbacks, so it would still not be enough.

Steve Puleo: In some cases it would shift things around a little to allow them to have only 75 feet on some lots, and that would give them a little more room to work with — but that's all the room they would have to work with. It wouldn't be this general setback as approved by the Planning Board. It would be prescriptive.

Emily Legere: And why did we have tighter restrictions to begin with?

Steve Puleo: It's not really a tighter restriction — it's a general setback, and I'm not sure why they chose 100 feet instead of 75. It seems to me it would be more consistent to use the state standards, 75 feet, and be working in the same language as the DEP in how they review these types of impacts to the resources — instead of something that's sort of flexible where the Planning Board has to consider a concession. This way, here's 75 feet, that's all you've got to work with — more rigorous, prescriptive language that holds the applicant to that number, instead of having them come in with "we'll have 72 over here, 50 feet over here."

Marge Govoni: So it's non-waiverable?

Steve Puleo: It's not a waiver, no — it would be a prescriptive thing.

Kathleen Brown: Is that true for the building envelopes too? Because the word "generally" is still in that section, if I'm reading it correctly — "location of building sites." That whole section seems sort of vague to me: "potential building sites shall tentatively be located taking into consideration…" and then it says the envelope shall be "generally" located at least 75 feet. That whole section feels like it could be a little tighter.

Steve Puleo: I agree — I'm making that tighter.

Melissa Young: If we're dropping a hard line on the wetlands, are we dropping a hard line on the open space — the 50%, whatever the percentages you put up there?

Steve Puleo: It would be no less than 50%.

Melissa Young: I'm saying No waivers. Since it's dropped about 10%.

Steve Puleo: Yeah, you wouldn't have to consider a waiver.

Emily Leger: How do document when waivers aren't allowed?

Evert Krikken: Waivers are allowed. Steve is not saying it's an unwaivable part of the ordinance.

Melissa Young: He did say that to the wetland. They can't have a waiver, period. But are waivers allowed?
Steve is now saying it's a non-waiverable part of the ordinance. My ask is, are we going the same way with the open space, since we just dropped it about 10%?

Evert Krikken: We would need to make that explicit.

Melissa Young: We took away the biggest complaint, so I think we need to put that waiver to bed.

Emily Legere: The worry is it keeps creeping — we've already backed it up, and then people will want to ask for more.

Leo Gerrior: Is the open space change the same reasoning, because it puts it in line with the State?

Melissa Young: There was a constant back-and-forth about the double count of the access ways and how it unfairly penalized the owners — they couldn't maximize their density because it conflicted. So now we've eliminated that concern. It sounds like the intent is to eliminate that complaint. So my hope is that we no longer need the ability to waive that requirement.

Leo Gerrior: I would agree with that. I'll make sure we have language in there.

Steve Puleo: I'll make sure we add language in there.

Emily Legere: Is it possible to see some examples of these calculations, and how they now align with the original estimated number of buildings or structures that could be added to sites? Because before, they didn't align — and that was the problem. Someone that likes math would like to see that these actually do align, and that we don't continue with issues after making a change. Will we get a workshop on this?

Marge Govoini: This is the workshop. We'll get it back again once it's massaged, and there's a public hearing — that's when the public gets to talk, and we also get to discuss it. And then it goes to the Council.

Evert Krikken: Just for consideration between now and when we talk about it at the public hearing — correct me if I'm wrong, but right now, any subdivision in the Farm district has to be a conservation subdivision?

Steve Puleo: That's correct.

Evert Krikken: And any subdivision in the Farm Residential district has to be either conservation or country. So under the proposal, if I've got an 8-acre lot in the Farm district, I can decide — assuming I have enough road frontage — to build a standard subdivision with 4 lots, because the minimum lot size is 80,000 square feet. And I can wipe out essentially everything that is there, maybe except for the buffer. I need no conservation area whatsoever — I can clear-cut everything, put in an access drive, 4 lots. That's it, right?

Steve Puleo: There's supposed to be a minimum amount of clearing for any kind of development that occurs — someone coming in and taking 8 acres and clearing it is not something we'd [expect to] see, and the remaining trees have to remain in place for at least 5 years before they can start cutting trees down. The purpose of having a regular subdivision with very large lots is that there's a lot of space between the buildings — 200 feet of road frontage minimum and almost 2 acres, 1.8 acres. In essence you're keeping open space, and you're probably going to have fewer homes than would go on a conservation subdivision where you're able to cluster them.

Evert Krikken: Two, it's 4.8 versus 6.4. But you're sacrificing 50% of open space — that's a big sacrifice. I would take a look at that again — the 8 and the 5 — and just see whether that is the right thing to do for the purposes of a conservation subdivision in the Farm zone and the Farm Residential zone, where we want to maintain as much undeveloped land as possible. That's a comment I would make. And by the way, kudos on simplifying the open space calculation. That's going to make everybody so happy — because it was a beast, and I think everybody struggled with it.
It just seems odd to remove a restriction — make it more permissive. Yes, you would build fewer buildings, but you could potentially develop more land area within the subdivision and take away a lot more of the natural beauty that exists.

Steve Puleo: We'll see if we can address your concern.

Marge Govoni: Is there anything Steve has shown that anybody needs further explanation on? We'll get to take another stab at this later.

Other Business

8. Adjournment

Evert Krikken made a motion to adjourn.

Seconded by Emily Legere

Vote: All in favor.

Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-045

Agenda Date: 7/27/2026 **Version:** 2 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 4.

#26-04 Riding to the Top - Major Site Plan - Final Plan Review - 14 Lilac Drive - Riding to the Top Therapeutic Riding Center
The application is for expansion of the facility to include a new barn, an outdoor riding area, and a tractor shed, and improvements to the existing indoor arena/office building, a new residence, reconfigured paddocks and parking areas and updated utilities and stormwater facilities. Subject properties are identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) in the Upper Presumpscot River and Inkhorn Brook watersheds.

TOWN OF WINDHAM MAINE

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

PLANNING BOARD MEMO • MAJOR SITE PLAN • FINAL PLAN REVIEW

DATE: July 27, 2026

TO: Windham Planning Board
FROM: Natalie Thomsen, Town Planner
Cc: Steve Puleo, Planning Director
Andy Johnston, PE, Verdantas LLC
Sarah Bronson, Riding to the Top Therapeutic Riding Center

RE: #26-04 Riding to the Top - Major Site Plan - Final Plan Review – 14 Lilac Drive – Riding to the Top Therapeutic Riding Center
Planning Board Meeting: July 27, 2026

Overview

The application is for expansion of the existing therapeutic riding facility on an approximately 52-acre property at 14 Lilac Drive. The project includes a new barn, a new outdoor covered riding arena, a new tractor/bedding shed, an intern/tiny house, improvements to the existing indoor arena/office building, reconfigured paddocks and parking areas, a relocated propane tank enclosure and well house, and new utilities and stormwater management facilities. Subject property is identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) zoning district, in the Upper Presumpscot River watershed (runoff drains to a wetland tributary to Small Brook, then Inkhorn Brook). Use: Riding Stable.

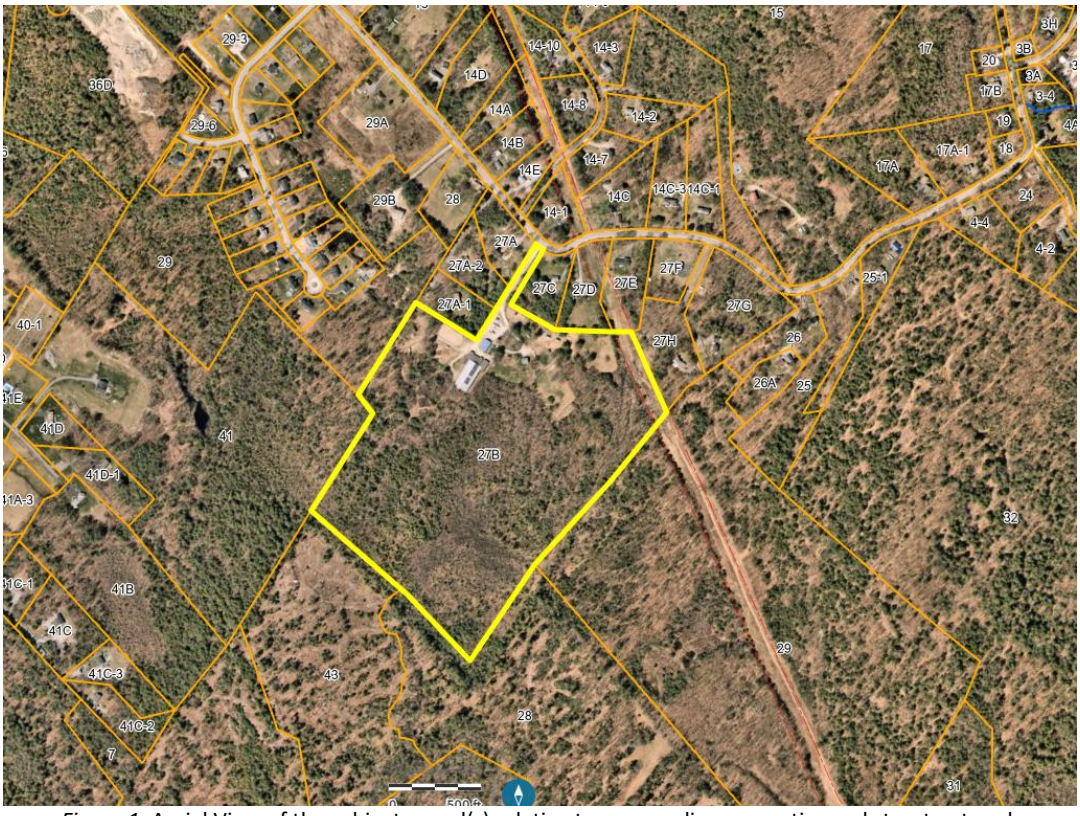


Figure 1: Aerial View of the subject parcel(s) relative to surrounding properties and street network

A Development Review Team meeting was held on April 21, 2026, and the Planning Board reviewed the sketch plan on April 23, 2026. The final plan application was received on June 16, 2026; staff review comments were issued on June 24, 2026 and were discussed with the applicant team on June 30, 2026. A revised staff review and completeness memo was issued on July 8, 2026, and the applicant's response to staff comments, with revised plans and application narrative, was received on July 10, 2026. The responses are reflected in the memo below.

SITE PLAN REVIEW

PLEASE NOTE: The staff memo is a reference guidance document, and suggested topics for board discussion are listed; ~~the strikethrough text is items for the final review;~~ ***bold and italic text represent unaddressed existing and/or new staff comments***; or plain underlined text are items that have been addressed by the applicant; and *italic text is for information or previously reviewed and/or approved items*.

Staff Comments:

1. Complete Application: *The July 10, 2026 submission and responses address the outstanding completeness items; staff recommends the application be found complete.*

   MOTION: [I move] the major site plan application for project #26-04 Riding to the Top is found complete in regard to the submission requirements based on the application checklist, but the Planning Board retains the right to request more information where review criteria are not fully addressed.

2. Waivers:

   Waiver of Submission Requirements: The Planning Director, or designee, may waive any of the submission requirements of §120-811 based upon a written request by the applicant. Such a request shall be submitted at the time of the preapplication conference for minor developments or as part of the sketch plan application for major developments. A waiver of any submission requirement may be granted only if the Planning Director, or designee, finds that the information is not required to determine compliance with the standards and criteria of the Land Use Ordinance.

   None requested.

   Waiver of the Site Plan Performance Standards. The Planning Board may waive the requirements of §120-812 if it finds that extraordinary and unnecessary hardship, not self-imposed, may result from strict compliance with the site plan review standards. In all cases, waivers shall not be deemed a right of the applicant, but rather shall be granted at the discretion of the Planning Board. The applicant shall submit a list of the requested waiver(s) in writing. For each waiver requested, the applicant shall submit answers to each criterion in §120-808B(2).

   a) §120-812I: Underground utilities

This is a request to waive the Land Use Ordinance (LUO)'s requirement that utilities be installed underground. The applicant is requesting to leave the four existing utility poles and approximately 500 feet of overhead electric service that extends from Land of Nod Road into the site to the existing pole-mounted transformer; all new utilities will be installed underground from that point. The hardship is the cost of placing the existing primary service underground, estimated at more than $60,000 for trenching, conduit installation, and reconstruction of the driveway, which is disproportionate to any benefit and would divert limited project funds from the facility and program improvements.

Staff supports the waiver request because the overhead service is existing and limited to the entrance drive corridor, all new utilities serving the development will be installed underground, and the cost of placing the existing service underground, estimated at more than $60,000, is disproportionate to any corresponding public benefit.

MOTION: [I move] to approve the waiver request of §120-812I, Utilities, to retain the four existing utility poles and approximately 500 feet of existing overhead electric service extending from Land of Nod Road to the existing pole-mounted transformer, with all new utilities serving the development to be installed underground, for the #26-04 Riding to the Top Major Site Plan.

b) §120-555C(8)(a): Private road construction standards

This is a request to waive the private road construction standards of Appendix B, Table 3 (gravel subbase and base depths) for the existing 22-foot-wide Lilac Drive, which has served the facility for approximately 30 years without issue. The waiver is limited to the construction standards; the dimensional standards for a private road are met, and no reconstruction of the existing drive is proposed. The hardship is the cost of reconstructing the existing drive to the private road standards, estimated at approximately $300 per linear foot, or roughly $120,000, with no tangible benefit to the site.

Staff supports the waiver request because Lilac Drive is an existing 22-foot-wide gravel drive that has adequately served the facility for approximately 30 years, the dimensional standards for a private road are met, the Fire Department is able to access the site as designed, and reconstruction of the drive to the Appendix B, Table 3 construction standards, estimated at roughly $120,000, would provide no corresponding benefit to public health, safety, or welfare.

MOTION: [I move] to approve the waiver request of the private road construction standards of §120-555C(8)(a) (Appendix B, Table 3) to retain the existing 22-foot-wide gravel surface of Lilac Drive in its existing condition, for the #26-04 Riding to the Top Major Site Plan.

c) §120-555C(8)(f)[2][f]: Driveways at the turnaround side branch

This is a request to allow driveway connections at the ends of the turnaround side branches of the internal drive. The hardship is that the site layout does not allow the driveways to be relocated away from the turnaround side branches; the connections allow fire apparatus to

circulate the site through the drive aisles without turning around, and the Fire Department has reviewed the plans and has no objection to the proposed layout.

Staff supports the waiver request because the driveway connections at the ends of the turnaround side branches reflect the practicality of the site design and allow fire apparatus to circulate the site through the drive aisles without turning around; the Fire Department has reviewed the layout and has no objection.

MOTION: [I move] to approve the waiver request of §120-555C(8)(f)[2][f] to allow driveway connections at the ends of the turnaround side branches of the internal drive, for the #26-04 Riding to the Top Major Site Plan.

d) §120-555C(8)(f)[2][g]: Turnaround side branch location
This is a request to allow the turnaround (hammerhead) side branch on the left side of the drive. The hardship is that the site layout does not provide room for the turnaround on the right side of the drive; the left-side hammerhead fits the site design and supports the Fire Department's circulation of the site.

Staff supports the waiver request because the site layout does not provide room for a turnaround on the right side of the drive, and the left-side hammerhead fits the site design and supports the Fire Department's circulation of the site as designed.

MOTION: [I move] to approve the waiver request of §120-555C(8)(f)[2][g] to allow the turnaround (hammerhead) side branch on the left side of the internal drive, for the #26-04 Riding to the Top Major Site Plan.

3. Public Hearing: The public hearing was held on July 27, 2026

4. Site Walk: A site walk was held on June 1, 2026

Windham Planning Board,

MOTION: [I move] the major plan application for the #26-04 Riding to the Top project at 14 Lilac Drive and identified on Tax Map: 7; Lot: 27B; Zone: Farm (F) is to be (**approved with conditions/denied)** with the following Findings of Fact, Conclusions, and Conditions of Approval.

FINDINGS OF FACT
Jurisdiction: The Riding to the Top project is classified as a Major Site Plan, which the Planning Board is authorized to review and act on by §120–805A(2)(a) of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant has submitted a copy of a Warranty Deed from Jerry W. Toomey to Riding to the Top, dated April 28, 1998, and recorded on April 28, 1998 at the Cumberland County Registry of Deeds in Book 13771 and Page 208. The 3rd Amended Final Plan of the Twin Meadows Subdivision, prepared by Survey, Inc. and dated June 2026, establishes a 50-foot

private easement ("Lilac Drive") providing frontage and legal access from Land of Nod Road. ***The amended subdivision plan is scheduled for Planning Board action ahead of this application; the finalized, stamped plan with the Town's standard subdivision conditions of approval and a partial-plan note, and its recording at the Cumberland County Registry of Deeds, remain outstanding.***

ARTICLE 3 DEFINITIONS

Riding Stable: "Any land or structure designed, intended or used for the keeping of horses or ponies for hire, either with or without instruction in riding."

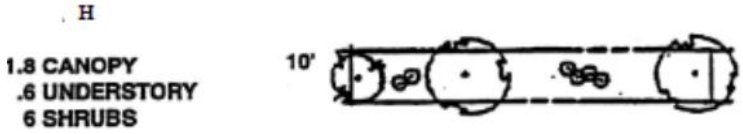
ARTICLE 4 ZONING DISTRICTS

- As shown on the Town of Windham Land Use Map approved by the Town Council, date January 27, 2026, Tax Map 7; Lot: 27B is located in the F District.
- The proposed land use, Riding Stable, is permitted use in the F District §120-406B.
- Per §120-406E the 52.4-acre lot exceeds the 80,000 square foot minimum lot size. At sketch review, the lot did not appear to meet the 200-foot minimum frontage, with only 30 feet of frontage on Land of Nod Road. The amended Twin Meadows Subdivision plan provides 289.0 feet of frontage along the Lilac Drive right-of-way, exceeding the 200-foot minimum, so the lot no longer relies on nonconforming-lot or backlot status under §120-533. The proposed buildings comply with the 40-foot minimum front setback (105.65 feet provided) and the 10-foot rear and side yard setbacks; the proposed 30-foot building height and 1.75% building coverage are below the 35-foot and 25% maximums. ***Approval and recording of the amended subdivision plan remain pending.***
- The intern/tiny house (14' x 28' per Sheet C-101) is a dwelling unit; together with the existing caretaker's residence, the two dwelling units on the 1,039,043 SF net residential area equate to 519,521 SF per dwelling unit, which complies with the 60,000 SF per dwelling unit net residential density of the Farm District (see bulk table, Sheet C-101). The building footprint dimensions are shown on Sheet C-101; the July 10, 2026 response identifies the unit as a one-bedroom dwelling, and its 180 GPD wastewater flow is included in the 698 GPD design flow of the new subsurface disposal system.
- Per §120-406F(8) and (9) a minimum buffer is required along the along the street and for nonresidential uses (see Article 5 §120-511 performance standards below for more details).

ARTICLE 5 PERFORMANCE STANDARDS

§120-511 – Buffer yards

C(2)(a) Other commercial uses in the F Zoning District shall use Buffer Yard H along the boundary abutting a residential use, see exhibit below. The Landscape and Lighting Plan (L-100) retains the existing tree buffer along the westerly parking area boundary, which exceeds the Type H buffer requirements.



C(3)(f) Buffers along street. Farm District with public street frontage use Buffer Yard D, E, or F or the front setback increased to 100 feet. The proposed development is over 350 feet from Land of Nod Road.

§120- 812 – MAJOR SITE PLAN PERFORMANCE STANDARDS

§120–812A – Utilization of the Site

- The subject parcel is approximately 52.07 acres in size, developed with a single family dwelling permitted in 1992 and a riding arena and offices permitted in 2004 as an agriculture use.
- The existing conditions plan shows wetlands, streams and a non-significant vernal pool identified by Sebago Technics, Inc in 2024. Only the portion of the property with existing and proposed development was included in the wetland survey. The Grading and Drainage Plan (C-102) identifies 3,670 SF of wetland fill plus 320 SF at the expanded crossing (approximately 3,990 SF total), below the 4,300 SF threshold for the Minor Alteration of Freshwater Wetlands exemption under 38 M.R.S. §480-Q(17); no MDEP wetland permit is required. ***A U.S. Army Corps of Engineers Section 404 determination or authorization remains outstanding; an application for USACE authorization has been prepared by the applicant, and*** the required approval is included as a condition of approval in accordance with §120-807F(1).

§120–812B – Vehicular Traffic

(1) The site is located on the southerly side of Land of Nod Road and utilizes Lilac Drive for access to the public street.

(a) The riding stable is a low traffic generator; the applicant estimates a maximum of approximately 110 weekday trips and 15 to 20 peak-hour trips. Intersections on arterial streets within a half mile of the entrance functioning at level of service D or better prior to the development continue to function at a minimum of level of service D after development.

(b) The application narrative provides a trip generation estimate demonstrating the existing streets and intersections are expected to carry the traffic generated by the development. A "traffic study" prepared by a Maine licensed professional engineer is required only when the project generates 50 or more trips during either the a.m. or p.m. peak hour; the estimated 15 to 20 peak-hour trips are below that threshold, so no traffic study is required, per §120-811B(2)(h).

(2) The access shall be designed to have minimum sight distance, according to MDOT and Appendix B Street Design and Construction Standards to avoid hazardous conflicts with existing turning movements, to avoid traffic congestion, and to prevent queuing of vehicles entering and exiting the site. No new entrance or driveway is proposed; the existing Lilac Drive entrance onto Land of Nod Road remains in its current configuration. Sight distances at the Lilac Drive / Land of Nod Road intersection are shown on the revised Site Plan: 400 feet looking west and 155 feet looking east.

(3) The site is proposed to be accessed through Lilac Drive to Land of Nod Road. The amended subdivision plan and the Site Layout and Materials Plan (C-101) show the full

extent of Lilac Drive, within a 50-foot private easement, to its intersection with Land of Nod Road.

(a) Private entrances/exits shall be located in accordance with Table 2 in Appendix B Street Design and Construction Standards. This requirement may be reduced if the shape of the site does not allow conformance with this standard.

(b) Private accessways in or out of a development shall be separated by a minimum of 75 feet where possible.

(c) Accessways shall be aligned with accessways on the opposite side of a public street to the greatest extent possible.

(4) The site shall be designed to allow internal vehicular circulation for the safe movement of passenger, service, and emergency vehicles through the site. The driveway geometry is designed to accommodate passenger, delivery, and emergency vehicles through the site; the Fire Department has reviewed the layout with no objection.

§120–812C – Parking and Loading

(1) The applicant has designated a parking area on the site plan. The number of parking spaces and any required ADA spaces shall be quantified and labeled. A parking summary table has been added to Sheet C-101: 37 regular spaces, 4 ADA spaces, and 22 reinforced-turf overflow spaces, all 10 feet by 20 feet, for a total of 63 spaces.

(b) All parking spaces, access drives, and impervious surfaces are to be located at least five feet from any side or rear lot line.

(d) All parking stalls proposed meet the 90 degree parking requirement to be a minimum stall width of at least nine feet zero inches and a stall depth of at least 18 feet zero inch. The proposed 10-foot by 20-foot stalls exceed the minimum dimensions, and the project narrative has been revised to match the plan.

(2) The applicant states that the proposed number of parking spaces is adequate to provide parking and will meet the parking needs of the use. ***The 22-space overflow parking area is shown as reinforced turf. The manufacturer's product specification (cut sheet) for the reinforced-turf system, confirmed the surface will support the anticipated vehicle loads.***

§120–812D – Pedestrian Traffic

- The applicant proposes a riding stable development, in which pedestrian traffic within or adjacent will very rarely occur, the proposal does not include walkways or sidewalks along the internal driveways. A bituminous sidewalk and ADA parking/drop-off area are provided at the main building entry, and the relocated parking area separates vehicular traffic from horse and pedestrian traffic on the east side of the facility.

§120–812E – Stormwater Management

(1) The applicant has provided a stormwater management system design (Stormwater Report, April 2, 2026, revised June 2026) collecting and treating runoff from parking areas, roofs, and travel ways through three bioretention basins and roof drip-edge filters. Post-development peak runoff rates do not exceed pre-development rates for the 2-, 10-, 25-, and 100-year storms.

(f) Major site plans, regardless of size, shall comply with Sections 4C(2) and 4C(3) of the General Standards of the DEP Chapter 500 Stormwater Management Law.

- The amount of new impervious area and total disturbed area exceeds the Stormwater Law thresholds; however, the Town of Windham has been determined to have stormwater review capacity, and the project is exempt from State permitting under 38 M.R.S. §420-D(7)(C). Stormwater review is completed by the Town through its peer review engineer as part of compliance with §120-812E(1)(f) and MDEP Chapter 500, separate from the Planning Board's site plan action.

- LJB Engineering completed its delegated review of the preliminary stormwater application on June 30, 2026. LJB's comments under the Basic, General, and Flooding Standards — including subsurface investigations at the three bioretention cells, drawdown-time tabulations, the full HydroCAD model report, the underdrain cap/orifice detail, plant species and the light pole within BR-2, storm drain callouts near BR-3, and bioretention elevation details — remain outstanding. The applicant's consolidated stormwater response, including the §120-812E(1)(b) demonstration of downstream channel capacity for the 25-year storm, is expected with the resubmission. The June 30, 2026 review memo was transmitted to the applicant on July 20, 2026; see Conditions of Approval.

§120–812F – Erosion Control

(2) The applicant shall have provided for the final plan review an erosion and sedimentation control plan that will meet the minimum standards outlined in the Maine DEP Stormwater Rule Chapter 500 Appendix A – Erosion and Sediment Control, Appendix B – Inspections and Maintenance, Appendix C – Housekeeping. Erosion and Sedimentation Control.

- A Maine Construction General Permit for erosion controls for land disturbances over 1 acre is required prior to the start of construction.

§120–812G – Water Supply Provisions

(1) The building is proposed to be served by a private well. Public water is not available in the public street adjacent to the property. Two on-site wells, with yields of 12 GPM and 47 GPM (equating to 17,280 and 67,680 GPD), provide more than adequate supply for the estimated 938 GPD average daily demand.

- At the Development Review Team meeting, the Deputy Fire Chief noted that sprinkler systems are not required for the proposed new buildings per Chapter 70 and recommended that the applicant consider a fire cistern as an additional water source for the accessory buildings. The existing arena/office building is fully sprinklered with 5,000 gallons of on-site water storage. The applicant does not propose a cistern at this time and will investigate future funding sources; staff and the Fire Department concur that the cistern is a recommendation, not a requirement.

§120–812H – Sewage Disposal Provisions

- The existing 375 GPD subsurface wastewater disposal system serving the facility will be abandoned and replaced with a new system designed by a Certified Site Evaluator for the

estimated 698 GPD flow; the HHE-200 form is included in Section 10 of the application. The existing caretaker's residence system remains unchanged.

§120–812I – Utilities

- All new utility services (electrical, telephone, and telecommunications) are installed underground from the existing service points. The applicant requests a waiver of §120-812I to retain the existing overhead electric service (see Waivers above).
- The Utility Plan (C-101B) and the Grading and Drainage Plan (C-102) have been provided. *The note on C-101B regarding confirmation of the existing 2" water line location by test pit is a construction-phase note; no further submission is required.*

§120–812J – Groundwater Impacts

- The proposed wastewater disposal system, designed for 698 GPD, is below the 2,000 gallons per day (GPD) threshold; no hydrogeologic assessment is required.

§120–812K – Water Quality Protection

(1) A manure storage area is shown on the site plan. The applicant shall provide evidence that the use shall not adversely impact with the quality or of groundwater available to abutting properties. The applicant has partnered with Garbage to Gardens for regular manure removal and has an EQIP application pending with USDA NRCS for completion of a Comprehensive Nutrient Management Plan; construction of any NRCS-funded manure storage structure in accordance with NRCS specifications is included as a condition of approval.

(3) The site is in the Inkhorn Brook watershed and is not in a direct watershed of lakes most at risk from new development or in an urban impaired stream watershed as identified by the Maine Department of Environmental Protection.

§120–812L – Hazardous, Special and Radioactive Materials

(1) The proposed development does not anticipate handling, storing, or using any materials identified by the federal or state as hazardous, special, or radioactive.

(2) The proposed above ground propane tanks are located at least 75 feet from any lot line.

§120–812M – Shoreland Relationship

- The sites are not located in the Shoreland Zone.

§120–812N – Technical and Financial Capacity

(1) The applicant has provided Riding to the Top Therapeutic Riding Center's Secretary of State Certificate of Good Standing status. The project is funded through contributions to Riding to the Top. The applicant has provided a Preliminary Engineer's Opinion of Probable Construction Cost, dated June 1, 2026, totaling $796,421.78 for the site improvements, together with redacted bank statements demonstrating financial capacity.

(2) The applicant has Verdantas for site design and engineering and permitting, Stephen Blatt Architects for building design, Survey Inc for survey and Sebago Technics for wetland and natural resources services for the expansion of the riding stable facility.

§120–812O – Solid Waste Management

- A dumpster pad is shown on the east side of the main arena building (C-101). RTT contracts with Scott's Waste Removal, a licensed private hauler, for trash removal and utilizes the Town's containers for weekly curbside recycling; Garbage to Gardens provides regular manure removal. A dumpster pad and enclosure detail (chain-link fence with privacy slats on a level pad) is provided on Sheet C-303.

§120–812P – Historical and Archaeological Resources

- The Maine Historic Preservation Commission (MHPC #0232-26, letter dated March 9, 2026) determined the proposed undertaking will have no effect upon historic properties (architectural or archaeological). Review letters from MDIFW and the Maine Natural Areas Program are also included in the application, identifying no known significant wildlife habitats or rare botanical features within the project area.

§120–812Q – Floodplain Management

- The sites are not located in the mapped FEMA 100–year floodplain hazard area.

§120–812R – Exterior Lighting

(1) The applicant has provided a Landscape and Lighting Plan (L-100) with five full-cutoff 50W LED fixtures on 14-foot poles at the parking areas and building-mounted lights at building entries; fixture cut sheets and a photometric plan are included in the application.

(2) The applicant shall connect all light poles and other exterior light fixtures underground. The applicant has submitted a waiver request to retain the existing overhead electric service.

§120–812S – Noise

(1) The proposed Riding Stable use shall not exceed 65 dB between 7:00 AM to 10:00 PM and 55 dB between 10:01 PM to 6:59 AM. For the final plan, the applicant shall meet the required performance standards of the §120-545D Noise standards for a commercial use.

(3) No construction activities are allowed between the hours of 10:00 PM and 6:00 AM. The applicant's July 10, 2026 response confirms compliance with the §120-812S sound-pressure standards and acknowledges that no construction activity will occur between 10:00 PM and 6:00 AM.

§120–812T – Storage of Materials

- Material storage occurs at the rear of the barn, and the manure storage and vegetation refuse areas are located away from direct exposure to the abutting residential properties; no additional screening of these agricultural storage areas is required. Any NRCS-funded

manure storage structure shall meet the building setbacks and be designed and constructed in accordance with NRCS specifications (see Conditions of Approval).

CONCLUSIONS

1. The plan for development **reflects** the natural capacities of the site to support development.
2. Buildings, lots, and support facilities **will** be clustered in those portions of the site that have the most suitable conditions for development.
3. Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and, sand and gravel aquifers **will** be maintained and protected to the maximum extent.
4. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
5. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
6. The proposed use and layout **will not** be of such a nature that it will make vehicular or pedestrian traffic more hazardous than is normal for the area involved.
7. The proposed site plan **will** provide adequate sewage waste disposal.
8. The proposed site plan **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
9. The developer **has** the adequate financial capacity to meet the standards of this section.
10. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
11. The proposed site plan **will** provide for adequate stormwater management.
12. The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it **will not** interfere with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.
13. On–site landscaping **does** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.
14. All freshwater wetlands within the proposed subdivision **have** been identified on the plan.
15. Any river, stream, or brook within or abutting the subdivision **has** been identified on any maps submitted as part of the application.

CONDITIONS OF APPROVAL (REQUIRED)

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated March 24, 2026 as amended July 27, 2026 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with or §120-815 of the Land Use Ordinance.

2. In accordance with §120-815C(1)(b) of the Land Use Ordinance, the Construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If

construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.

3. The development is subject to the following Article 12 Impact Fees, to be paid with the issuance of new building permits for the residential dwelling unit: Recreation Impact Fee; Open Space Impact Fee; Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, Section 120-1201C.

4. In accordance with Chapter 120 of the Land Use Ordinance, prior to the start of any land use activity within or affecting wetlands, the applicant shall provide the Planning Director or their designee with the U.S. Army Corps of Engineers Section 404 authorization.

5. Any manure storage structure constructed with USDA NRCS funding or under the Comprehensive Nutrient Management Plan shall meet the building setback requirements of the Farm (F) District and shall be designed and constructed in accordance with NRCS specifications.

6. The project may be constructed in phases. Prior to the start of each phase, the applicant shall post a performance guarantee and construction observation fees in an amount established by the Town Engineer for the improvements within that phase; construction of the improvements covered by each phase shall be completed within two years of the date the corresponding performance guarantee is accepted by the Town Manager. The applicant shall schedule a pre-construction meeting with Town staff prior to the start of construction and shall provide a detailed construction schedule identifying the sequence and timing of the phased improvements at that meeting..

7. Prior to the pre-construction meeting, the applicant must provide the recorded second amendment to the Twin Meadows subdivision at the Cumberland County Registry of Deeds (CCRD) to the Planning Director or their designee

8. Prior to the start of any land use activity, the applicant shall address all outstanding comments of the Town's peer review engineer to the Town's satisfaction; the project is exempt from State permitting under the Stormwater Law pursuant to 38 M.R.S. §420-D(7)(C), as the Town of Windham has been determined to have stormwater review capacity. Any resulting changes to the approved plans not covered under §120-815F (minor changes) may require review and approval by the Planning Board as an amendment to the approved site plan.

TOWN OF WINDHAM MAINE

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

APPLICATION COMPLETENESS & STAFF REVIEW COMMENTS MEMO

DATE: July 8, 2026 (revised per June 30, 2026 staff/applicant meeting)

TO: Andrew Johnston, P.E., Verdantas LLC; Agent
Sarah Bronson, Riding to the Top Therapeutic Riding Center; Applicant

FROM: Natalie Thomsen, Town Planner
Cc: Steve Puleo, Planning Director
Windham Planning Board

RE: #26-04 – Major Site Plan – Riding to the Top Therapeutic Riding Center – 14 Lilac Drive – Final Plan Review

Scheduled for Planning Board meeting**: July 27, 2026**

Thank you for submitting your final plan application on June 16, 2026. The application is incomplete. Staff has reviewed the application and found several outstanding items listed below that need your attention before the Planning Board final plan review. Your application is tentatively scheduled for review on July 27, 2026. The Planning Board meeting is an "in-person meeting" at the Town Council Chambers in the Town Hall located at 8 School Road. The meeting begins at 6:00 PM, and your attendance is required.

Project Information:

Riding to the Top Therapeutic Riding Center, represented by Verdantas LLC, proposes the expansion of its existing therapeutic riding facility on an approximately 52-acre property at 14 Lilac Drive. The project includes a new barn, a new outdoor covered riding arena, a new tractor/bedding shed, an intern/tiny house, improvements to the existing indoor arena/office building, reconfigured paddocks and parking areas, a relocated propane tank enclosure and well house, and new utilities and stormwater management facilities. Subject property is identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) zoning district, in the Upper Presumpscot River watershed (runoff drains to a wetland tributary to Small Brook, then Inkhorn Brook).

Staff Review Comments

The memo will be updated as staff comments are provided.

Planning Department:

- **Dwelling unit – intern/tiny house (Building 6) (§120-406).** The Site Layout and Materials Plan (C-101) identifies Building 6 as an “Intern/Tiny House,” and the bulk table includes a net residential density calculation, indicating a dwelling unit is proposed. A floor plan is not required; please note on the plan the approximate square footage of the building as shown (e.g., the concrete pad/footprint dimensions) and the number of bedrooms. Please also identify how the unit will be served in that general location, including: the wastewater design flow for the unit and whether it is included in the design flow of the proposed subsurface disposal system, the water and utility connections serving the building, and the access/drive serving it.

Please note that as a residential dwelling unit, Building 6 is subject to the following Article 12 Impact Fees, to be paid with the issuance of the building permit for the unit: Recreation Impact Fee, Open Space Impact Fee, Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, §120-1201C.

- **U.S. Army Corps of Engineers – wetland impacts (§120-812A).** The Grading and Drainage Plan (C-102) identifies wetland fill of 3,670 SF plus 320 SF at the expanded crossing (approximately 3,990 SF total). While the narrative states the impact is below the 4,300 SF threshold and qualifies for the Minor Alteration exemption under 38 M.R.S. §480-Q(17) so that no individual MDEP permit is required, the narrative also acknowledges that a U.S. Army Corps of Engineers Section 404 permit may be required. Please provide the USACE determination or authorization (e.g., the applicable Nationwide Permit or written confirmation that no federal permit is required). If not available before the meeting, this will be recommended as a condition of approval under §120-807F(1).
- **Reinforced-turf overflow parking – product specification required (§120-812C).** The 22-space event/overflow parking area is shown as "reinforced turf." Please provide the manufacturer's product specification (cut sheet) for the specific reinforced-turf system proposed, and confirm that the surface is designed to support the anticipated loads, including emergency-vehicle access. A general label of "reinforced turf" on the plan is not sufficient; staff requires the actual product specification for the record.
- **Parking stall dimensions (§120-812C).** There is a discrepancy in the parking stall dimensions. The project narrative states all stalls are 9′ × 18′ with a 24′ aisle, while the Site Layout and Materials Plan (C-101) legend labels the staff/visitor and overflow stalls as 10′ × 20′. Please reconcile the stall dimensions between the narrative and the plan. The number of standard spaces and ADA/van-accessible spaces should also be clearly quantified and labeled on the plan.
- **Dumpster enclosure screening (§120-812T).** A dumpster pad is shown on the Site Layout and Materials Plan (C-101), but screening details are not included. Please provide the dumpster enclosure detail showing the required fencing or landscaping screening and a level paved or graveled surface. Screening of the manure storage, material storage, and vegetation refuse areas is not required; these areas are located away from public view with very limited exposure to the abutting residential properties. If a manure storage receptacle is constructed through NRCS funding, a condition of approval will require that it be located and constructed in accordance with the NRCS program requirements.
- **Noise standards – acknowledgment (§120-812S).** The application does not include a noise narrative. Given the abutting residential use to the north, please provide a statement acknowledging and confirming compliance with the §120-812S sound-pressure standards, and specifically acknowledge that no construction activities are permitted between the hours of 10:00 PM and 6:00 AM on a site abutting a residential use.
- **Construction schedule – phasing plan (§120-815C(2)).** The narrative states the project will be phased based on funding availability, with construction commencing in summer 2026 and completion targeted for September 2028. A detailed construction schedule is not required at this time; please provide a general construction sequence describing the anticipated phasing framework and how funding availability may affect the order of the work. Please acknowledge that, per §120-815C(2), all improvements covered by the site plan approval must be completed within two years of the date the performance guarantee is accepted by the Town Manager, with extensions at the Town Manager's discretion. If the project is constructed in phases, a condition of approval will provide for the Town Engineer to establish performance guarantees for each phase,

with the two-year completion period running from each posting; a detailed construction schedule can be confirmed at the required pre-construction meeting once a contractor is on board.

Additional items for completeness:

- **Waiver – minor road/private road standards (§120-555).** Please restate the waiver request as a general waiver of the private road construction standards of §120-555 (Appendix B, Table 3 and diagram) for the existing Lilac Drive, and add the cost implications of reconstructing the existing road to meet those standards to the justification, with responses to each criterion in §120-808B(2). The waiver request from §120-812I (overhead/underground utilities) should be restated to identify the specific number of existing utility poles to be retained before the riser pole and underground connection, rather than lengths and distances. The turnaround-location and driveway-connection waivers may be combined into a single request, supported by the practicality of the site design and the Fire Department's ability to circulate the site as designed.
- **Frontage, access easement, and amended subdivision plan (§120-406E / §120-533).** The preliminary amended subdivision plan prepared by Survey, Inc. has been received and is being reviewed under companion application #26-11, which is scheduled ahead of this application on the July 27, 2026 agenda. Prior to endorsement of the amended subdivision plan, please provide the finalized plan bearing the surveyor's signed stamp, a general note identifying it as a partial (fragmented) plan of the Twin Meadows Subdivision depicting the easement approved to create frontage along Lilac Drive, and the Town's standard subdivision conditions of approval on the plan (staff will provide the standard conditions). Recording of the approved plan will be addressed through the conditions of approval under #26-11.
- **Sight distance and full extent of Lilac Drive (§120-812B).** Please show the available sight distances at the Lilac Drive / Land of Nod Road intersection (per MDOT standards), and show the full extent of Lilac Drive to its intersection with Land of Nod Road, including the traveled-way width and easement dimensions.

As staff review comments related to compliance with any applicable review criteria become available, I will send them to you ASAP. We will need your response by July 13, 2026 or earlier to be included in the Planning Board agenda. Thank you for your attention to these matters. Provide one copy of your response to staff comments with all revised application materials and one (1) plan set. Email an electronic copy of your response letter, supporting documentation, and plan set. Please feel free to call me with any questions or concerns.

Natalie E. Thomsen
Town Planner
nethomsen@windhammaine.us |
Office: 207-894-5960 x6121 Fax: 207-892-1916

Cragmor Consulting, LLC
PO Box 313
South Freeport, Maine 04078
Tel: 207-449-6616

July 10th, 2026

Natalie Thomsen, Town Planner
Town of Windham
8 School Road
Windham, Maine 04062

RE: Response to Staff Review Comments – Riding to the Top Major Site Plan

Dear Natalie,
We received comments from your office dated July 8th, 2026, regarding the review of the subject application submission, and have provided the following response to your comments. The original comments are shown in italic text with responses following thereafter.

Planning Department:

1. *Dwelling unit – intern/tiny house (Building 6) (§120-406). The Site Layout and Materials Plan (C-101) identifies Building 6 as an "Intern/Tiny House," and the bulk table includes a net residential density calculation, indicating a dwelling unit is proposed. A floor plan is not required; please note on the plan the approximate square footage of the building as shown (e.g., the concrete pad/footprint dimensions) and the number of bedrooms. Please also identify how the unit will be served in that general location, including: the wastewater design flow for the unit and whether it is included in the design flow of the proposed subsurface disposal system, the water and utility connections serving the building, and the access/drive serving it. Please note that as a residential dwelling unit, Building 6 is subject to the following Article 12 Impact Fees, to be paid with the issuance of the building permit for the unit: Recreation Impact Fee, Open Space Impact Fee, Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, §120-1201C.*

Response: Dimensions of the Intern/Tiny House have been added on the Site Plan. This is a one-bedroom dwelling unit. Water and wastewater services are shown on the utility plan. The water demand and sewer flows for this unit are included in the tables included in Section 10 of the application packet under Residence. Parking for the unit will be provided in the adjacent parking lot, with access along the driveway serving that facility. The applicant acknowledges the referenced fees that will be applied at the time of the building permit application.

2. *U.S. Army Corps of Engineers – wetland impacts (§120-812A). The Grading and Drainage Plan (C-102) identifies wetland fill of 3,670 SF plus 320 SF at the expanded crossing (approximately 3,990 SF total). While the narrative states the impact is below the 4,300 SF threshold and qualifies for the Minor Alteration exemption under 38 M.R.S. §480-Q(17) so that no individual MDEP permit is required, the narrative also acknowledges that a U.S. Army Corps of Engineers Section 404 permit may be required. Please provide the USACE determination or authorization (e.g., the applicable Nationwide Permit or written confirmation that no federal*

Cragmor

Cragmor Consulting, LLC
PO Box 313
South Freeport, Maine 04078
Tel: 207-449-6616

permit is required). If not available before the meeting, this will be recommended as a condition of approval under §120-807F(1).

Response: An application for USACE approval has been prepared for this project. The schedule for review and approval is not known at this time. We recommend this be included as a condition of approval.

3. *Reinforced-turf overflow parking – product specification required (§120-812C). The 22-space event/overflow parking area is shown as "reinforced turf." Please provide the manufacturer's product specification (cut sheet) for the specific reinforced-turf system proposed, and confirm that the surface is designed to support the anticipated loads, including emergency-vehicle access. A general label of "reinforced turf" on the plan is not sufficient; staff requires the actual product specification for the record.*

Response: A detail of the reinforced turf section is shown on Sheet C-301 of the updated drawings included with this submission. A product cut sheet is also included with this submission. This area is designed for vehicle parking. Emergency vehicle access throughout the site is provided on the driveways.

4. *Parking stall dimensions (§120-812C). There is a discrepancy in the parking stall dimensions. The project narrative states all stalls are 9' × 18' with a 24' aisle, while the Site Layout and Materials Plan (C-101) legend labels the staff/visitor and overflow stalls as 10' × 20'. Please reconcile the stall dimensions between the narrative and the plan. The number of standard spaces and ADA/van-accessible spaces should also be clearly quantified and labeled on the plan.*

Response: The project narrative has been revised to reflect the dimensions of the parking stalls, as shown on the Site Plan. These will be 10'x20'. A table summarizing the parking spaces has been added on the Site Plan.

5. *Dumpster enclosure screening (§120-812T). A dumpster pad is shown on the Site Layout and Materials Plan (C-101), but screening details are not included. Please provide the dumpster enclosure detail showing the required fencing or landscaping screening and a level paved or graveled surface. Screening of the manure storage, material storage, and vegetation refuse areas is not required; these areas are located away from public view with very limited exposure to the abutting residential properties. If a manure storage receptacle is constructed through NRCS funding, a condition of approval will require that it be located and constructed in accordance with the NRCS program requirements.*

Response: A detail of the dumpster pad and enclosure is included on the Sheet C-303 of the revised drawings included with this submission.

6. *Noise standards – acknowledgment (§120-812S). The application does not include a noise narrative. Given the abutting residential use to the north, please provide a statement acknowledging and confirming compliance with the §120-812S sound-pressure standards, and specifically acknowledge that no construction activities are permitted between the hours of 10:00 PM and 6:00 AM on a site abutting a residential use.*

Response: The current and proposed use of the site will comply with the noise and pressure standards in Section §120-812S of the ordinance. This is a therapeutic riding stables and there are no proposed activities that would produce a significant sources of regular, frequent or intermittent noise that exceed

Cragmor Consulting, LLC
PO Box 313
South Freeport, Maine 04078
Tel: 207-449-6616

the values stated in this section. The applicant acknowledges that no construction activity will be permitted on the site between the hours of 10:00pm and 06:00am.

7. *Construction schedule – phasing plan (§120-815C(2)). The narrative states the project will be phased based on funding availability, with construction commencing in summer 2026 and completion targeted for September 2028. A detailed construction schedule is not required at this time; please provide a general construction sequence describing the anticipated phasing framework and how funding availability may affect the order of the work. Please acknowledge that, per §120-815C(2), all improvements covered by the site plan approval must be completed within two years of the date the performance guarantee is accepted by the Town Manager, with extensions at the Town Manager's discretion. If the project is constructed in phases, a condition of approval will provide for the Town Engineer to establish performance guarantees for each phase, with the two-year completion period running from each posting; a detailed construction schedule can be confirmed at the required pre-construction meeting once a contractor is on board.*

Response:
In general, we anticipate that the project may proceed in three general phases of sitework:

- Phase I would include site work for the parking area, septic, water lines, pump house, and the area of the new outdoor arena and the storage/shop addition on the east side of the existing arena
- Phase II would be for the barn and adjacent areas
- Phase III would be the additions to the main building

The phasing and schedule for the work will be dependent on available funds and may also be determined after input from Contractors on how to achieve the project aims in the most efficient and cost-effective manner, avoiding costly re-work and maximizing the use of on-site materials. We anticipate that once we have all the required approvals in place, and a Contractor on board, a more refined schedule for phasing of the improvements will be developed. This will be presented prior to the first pre-construction meeting, along with a detailed cost estimate for the first phase of work.

Additional items for completeness:

8. *Waiver – minor road/private road standards (§120-555). Please restate the waiver request as a general waiver of the private road construction standards of §120-555 (Appendix B, Table 3 and diagram) for the existing Lilac Drive, and add the cost implications of reconstructing the existing road to meet those standards to the justification, with responses to each criterion in §120-808B(2). The waiver request from §120-812I (overhead/underground utilities) should be restated to identify the specific number of existing utility poles to be retained before the riser pole and underground connection, rather than lengths and distances. The turnaround-location and driveway-connection waivers may be combined into a single request, supported by the practicality of the site design and the Fire Department's ability to circulate the site as designed.*

Response:
The waver request forms have been revised and replaced in the narrative., as requested.

9. *Frontage, access easement, and amended subdivision plan (§120-406E / §120-533). The preliminary amended subdivision plan prepared by Survey, Inc. has been received and is being reviewed under companion*

Cragmor Consulting, LLC
PO Box 313
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application #26-11, which is scheduled ahead of this application on the July 27, 2026 agenda. Prior to endorsement of the amended subdivision plan, please provide the finalized plan bearing the surveyor's signed stamp, a general note identifying it as a partial (fragmented) plan of the Twin Meadows Subdivision depicting the easement approved to create frontage along Lilac Drive, and the Town's standard subdivision conditions of approval on the plan (staff will provide the standard conditions). Recording of the approved plan will be addressed through the conditions of approval under #26-11.

Response: A revised Amended Subdivision Plan is included with this submission. The revised plan includes the surveyor's signed stamp, a general note identifying it as a partial (fragmented) plan of the Twin Meadows Subdivision depicting the easement approved to create frontage along Lilac Drive, and the Town's standard subdivision conditions of approval.

10. *Sight distance and full extent of Lilac Drive (§120-812B). Please show the available sight distances at the Lilac Drive / Land of Nod Road intersection (per MDOT standards), and show the full extent of Lilac Drive to its intersection with Land of Nod Road, including the traveled-way width and easement dimensions.*

Response:
Sight distances at the intersection of Land of Nod Road and the full extent of Lilac Drive are shown on the revised Site Plan included with this submission.

We trust that these responses adequately address the comments above, but please do not hesitate to contact us if you have any further questions, or require any additional information to process this application.

Regards,



Cragmor Consulting, LLC
Andrew D Johnston, PE, CEng MCIWEM
Principal

RIDING TO THE TOP

TOWN OF WINDHAM
MAJOR SITE PLAN REVIEW APPLICATION

Original Issue: June 2026
Revision 1 – July 2026

PREPARED FOR:
RIDING TO THE TOP THERAPEUTIC RIDING CENTER
14 LILAC DRIVE
WINDHAM, ME 04062

PREPARED BY:
VERDANTAS, LLC
541 US ROUTE ONE, SUITE 21
FREEPORT, ME 04032

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SECTION 12 DETAIL SHEETS OF PROPOSED LIGHT FIXTURES

SECTION 13 LISTING OF PROPOSED TREES OR SHRUBS USED FOR LANDSCAPING

SECTION 14 ESITMATE OF PEAK HOUR AND DAILY TRAFFIC GENERATION

SECTION 15 DESCRIPTION OF IMPORTANT NATURAL FEATURES

SECTION 16 STOMRWATER CALCULATIONS

SECTION 17 PUBLIC WATER OR SEWERAGE CAPACITY LETTERS

SECTION 18 EVIDENCE OF FINANACIAL CAPACITY

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

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW	**APPLICATION FEE:** (No Bldg.) (W/Bldg.: $25/1,000 SF up to 5,000 SF) **REVIEW ESCROW: (GFA)** 2,000 SF - 5,000 SF = $2,000 5,000 SF - 15,000 SF = $3,000 15,000 SF - 35,000 SF = $4,000 Over 35,000 SF = $5,000 No Building = $2,000	☐ $1,000.00 ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____	**TOTAL AMOUNT PAID:** $_____ DATE: _____ *Office Use:*				
☐ **Amended Site Plan – (Each Revision)**	**AMENDED APPLICATION FEE:** **AMENDED REVIEW ESCROW:**	☐ $350.00 ☐ $250.00				*Office Stamp:*	

PROPERTY DESCRIPTION	**Parcel Information:**	**Map(s):**	7	**Lot(s):**	27B	**Zoning District(s):**	FARM	**Size of the Parcel in SF:**	52 ACRES
	Total Disturbance. >1Ac	☑ **Y**	☐ **N**	**Estimated. Building SF:**		**IF NO BUILDING; Estimated SF of Total Development:**			
	Physical Address:	14 LILAC DRIVE				**Watershed:**	UPPER PRESUMPSCOT RIVER		
PROPERTY OWNER'S INFORMATION	**Name:**	SARAH BRONSON				**Name of the Business:**	RIDING TO THE TOP		
	Phone:	207-892-2813				**Mailing Address:**	14 LILAC DRIVE, WINDHAM, ME 04062		
	Fax or Cell:								
	Email:	SBRONSON@RIDINGTOTHETOP.ORG							
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**					**Name of Business:**			
	Phone					**Mailing Address:**			
	Fax or Cell								
	Email:								
APPLICANT'S AGENT INFORMATION	**Name:**	ANDREW JOHNSTON				**Name of Business:**	CRAGMOR CONSULTING		
	Phone:	207-449-6616				**Mailing Address:**	PO BOX 313 S. FREEPORT, ME 04078-0313		
	Fax or Cell:								
	Email:	AJ@CRAGMOR.COM							

PROJECT INFORMATION

Existing Land Use ***(Use extra paper, if necessary)*****:**
PLEASE SEE NARRATIVE ATTACHED TO THIS APPLICATION

Provide a narrative description of the Proposed Project ***(Use extra paper, if necessary)*****:**
PLEASE SEE NARRATIVE ATTACHED TO THIS APPLICATION

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):
PLEASE SEE NARRATIVE ATTACHED TO THIS APPLICATION

MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

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 waiver of a submission requirement is granted, and one (1) complete plan set.

The Major Plan document/map:

A) Plan size: 24" X 36"
B) Plan Scale: No greater 1":100'
C) Title block: Applicant's name, project name, and address

- Name of the 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 (21-days) before the desired Planning Board meeting.
  - Five copies of the application and plans
  - Application Payment and Review Escrow
- A 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 MAJOR SITE PLAN REVIEW

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING 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 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is 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.

Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	**Applicant**	**Staff**	**Plan Requirements – Existing Conditions (Continued):**	**Applicant**	**Staff**
A. Completed Major Site Plan Application form	☑	☐	vii. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district	☑	☐
B. Evidence of Payment of application & escrow fees	☑	☐	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	☑	☐
C. Written information – submitted in a **bounded and tabbed** report			ix. Existing topography of the site at 2-foot contour intervals.	☑	☐
1. A narrative describing the proposed use or activity.	☑	☐	x. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	☑	☐
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	☐	☐	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	☑	☐
3. Names and addresses of all abutting property owners	☑	☐	xii. Location, dimensions, and ground floor elevation of all existing buildings.	☑	☐
4. Documentation demonstrating right, title, or interest in the property	☑	☐	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	☑	☐
5. Copies of existing proposed covenants or deed restrictions.	☐	☐	xiv. Location of intersecting roads or driveways within 200 feet of the site.	☑	☐
6. Copies of existing or proposed easements on the property.	☑	☐	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	☑	☐	a. Open drainage courses	☑	☐
8. Evidence of applicant's technical capability to carry out the project.	☑	☐	b. Wetlands	☑	☐
			c. Stone walls	☑	☐
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	☑	☐	d. Graveyards	☑	☐

Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	☑	☐	e. Fences	☑	☐
			f. Stands of trees or treeline, and	☑	☐
			g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.	☑	☐
11. Provisions for handling all solid wastes, including hazardous and special wastes.	☑	☐	xvi. Direction of existing surface water drainage across the site	☑	☐
12. Detail sheets of proposed light fixtures.	☑	☐	xvii. Location, front view, dimensions, & lighting of exsiting signs.	☑	☐
13. Listing of proposed trees or shrubs to be used for landscaping	☑	☐			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	☑	☐	xviii. Location & dimensions of existing easements that encumber or benefit the site.	☑	☐
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and	☑	☐	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	☑	☐
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following.			**E. Plan Requirements - Proposed Development Activity**		
			i. Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	☑	☐
a. stormwater calculations.	☑	☐	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	☑	☐
b. erosion and sedimentation control measures.	☑	☐	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	☑	☐
c. water quality and/or phosphorous export management provisions.	☑	☐	iv. Location and proposed screening of any on-site collection or storage facilities	☑	☐
17. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	☐	☐	v. Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	☑	☐
18. Financial Capacity			vi. Proposed landscaping and buffering	☑	☐
i. Estimated costs of development and itemize estimated major expenses.	☑	☐	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	☑	☐
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	☑	☐
a. Letter of commitment to fund	☐	☐	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	☑	☐
b. Self-financing	☑	☐	x. Location of all utilities, including fire protection systems	☑	☐
1. Annual corporate report	☐	☐	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	☑	☐
2. Bank Statement	☑	☐	**2. Major Final Site Plan Requirements as Exhibits to the Application**		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	☑	☐
1. Cash equity commitment of 20% of the total cost of development	☐	☐	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	☐	☐	1. The existing and proposed method of handling stormwater runoff	☑	☐

Continued from Column #1. (Page 3)		
3. Letter from institution indicating intent to finance.	☐	☐
iii. If a registered corporation a Certificate of Good Standing from:		
- Secretary of State, or	☑	☐
- the statement signed by a corporate officer	☐	☐
19. Technical Capacity (address both).		
i. Prior experience relating to developments in the Town.	☑	☐
ii. Personnel resumes or documents showing experience and qualification of development designers	☑	☐
D. Plan Requirements – Existing Conditions		
i. Location Map adequate to locate project within the municipality	☑	☐
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	☑	☐
a. Approximate location of all property lines and acreage of the parcel(s).	☑	☐
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	☑	☐
c. Location and designations of any public spaces.	☑	☐
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	☑	☐
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	☑	☐
iv. Location of all required building setbacks, yards, and buffers.	☑	☐
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	☑	☐
vi. Tax map and lot number of the parcel(s) on which the project is located	☑	☐

Continued from Column #2. (Page 3)		
2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	☑	☐
3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	☑	☐
4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	☑	☐
5. Methods of minimizing erosion and controlling sedimentation during and after construction.	☑	☐
c. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	☐	☐
d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	☐	☐
e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	☑	☐
f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	☑	☐
g. Digital transfer of any site plan data to the town (GIS format)	☑	☐
h. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board)	☐	☐
PDF\Electronic Submission.	☐	☐

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.*

APPLICANT OR AGENT'S SIGNATURE | DATE | PLEASE TYPE OR PRINT 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

AGENT AUTHORIZATION

APPLICANT/ OWNER	**Name**	Riding to the Top			
PROPERTY DESCRIPTION	**Physical Address**	14 Lilac Drive, Windham, ME 04062		**Map**	7
				Lot	27B
APPLICANT'S AGENT INFORMATION	**Name**	Andy Johnston, PE			
	Phone	(207) 449-6616	**Business Name & Mailing Address**	PO BOX 313 S. FREEPORT, ME 04078-0313	
	Fax/Cell				
	Email	AJ@CRAGMOR.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 _____ DATE _____

PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE _____ DATE _____

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE _____ DATE _____

PLEASE TYPE OR PRINT NAME HERE

SECTION 1

PROJECT NARRATIVE

INTRODUCTION

Riding to the Top Therapeutic Riding Center in Windham, Maine is proposing expansion of the existing facilities at their 52-acre property to better serve its community and enhance program capacity. Building on the organization's recently completed Master Plan, the project will advance the design and permitting of several major site improvements essential to improve services at the facility. Verdantas LLC, serving as the site/civil engineering consultant, in conjunction with Carroll Associates, the landscape architect and Stephen Blatt Architects, the project Architect will lead the technical development of the site improvements.

The Master Plan identified a series of upgrades and new structures needed to support program delivery, including a new barn, an outdoor riding arena, a tractor shed, improvements and expansion of the existing indoor area/office building, a new residence for staff/interns, reconfigured paddocks, reconfigured parking areas and access circulation, updated utility infrastructure and stormwater management best management practices. This project moves those concepts into detailed site/civil design and through the required local and state permitting processes. Overall, the project represents a critical step toward expanding Riding to the Top's facilities and improving its ability to deliver therapeutic riding services to the region.

The overall project will involve approximately 2.79 acres of land disturbance and the creation of roughly 0.99 acres of new impervious area. Total impervious area at the site will total 2.66 acres and includes existing and proposed impervious areas. The project will result in a total of approximately 7.35 acres of developed area at the site. Stormwater management for the proposed improvements will focus on maintaining existing drainage patterns while providing appropriate water-quality treatment for new impervious and landscaped areas. As part of the master plan implementation, the project will include the construction of three new bioretention basins and roof drip edge filters along portions of buildings to treat and manage runoff from new structures and site features. The proposed stormwater BMPs meet applicable Basic and General Standards and it is shown that the project will not increase peak runoff rates or adversely impact downstream receiving waters.

BACKGROUNDAND PROJECT AIMS AND OBJECTIVES

Riding To The Top Therapeutic Riding Center (RTT) was founded in 1993 as a non-profit dedicated to serving children and adults with disabilities through equine-assisted services. In our 33 years, RTT has grown to be recognized not only locally, but regionally and nationally, as a leader in the equine-assisted services industry. We are a PATH Intl. (Professional Association of Therapeutic Horsemanship) Premier Accredited Center, having held this distinction since 2000. Presently, we are Maine's only PATH Intl. Premier Accredited Center solely dedicated to serving children and adults with disabilities.

The organization has been located in Windham since 1998, when we purchased our property at 14 Lilac Dr., which had been operated as a Boarding and Riding Stable with a single family house and a 10 stall barn as existing structures. In the early 2000's RTT began a Capital Campaign to build an indoor arena with attached program space so that programming could operate year-round. The project was phased with the indoor arena being completed in 2005 and the remaining office program space being completed in 2008. Annually, RTT now serves over 250 individuals through equine assisted services, which include mounted therapeutic riding lessons, carriage driving and unmounted lessons. Clients are diverse in age (3 to 90+

years old) and have a wide range of abilities, with diagnoses that include, but are not limited to: autism spectrum disorder, stroke, brain injury, cerebral palsy, MS, Parkinson's, learning and/or intellectual disabilities, and a wide range of mental health diagnoses (anxiety, depression, PTS, bipolar, etc). The organization has a small core staff of seven paid staff, nine additional part-time instructors and barn staff, and over 200 volunteers who contribute more than 14,000 hours of time annually assisting with all aspects of the organization.

RTT is now in need of additional and updated facilities to meet the demand for our services and the Board of Riding To The Top has been working with a team from Stephen Blatt Architects, to develop a comprehensive Master Site Plan. Our plan includes the following site and physical plant improvements:

- Relocating and covering our outdoor riding area for improved 3-season use
- Replacing our aging barn with a new, more functional barn
- Adding on to our main building for improved program and office spaces
- Adding a tiny house to the property to accommodate short term stays for interns, clinicians, etc.
- Improving property infrastructure including roadway surfaces and grades, a new septic system and a centralized "pump house" for water treatment and distribution to all areas at the farm

The above-mentioned improvements will:

- Significantly reduce the number of people and the amount of time spent on RTT's Wait List (Demand for our services continues to outpace our current capacity, despite moving 50 or more clients off the Wait List each year);
- Improve overall delivery of services, by converting our outdoor riding space into a 3-season outdoor arena along with adding new program spaces in our main building;
- Improve living areas for our horses (new barn, automatic waterers, additional paddocks/pastures);
- Enhance safety for everyone at the farm by separating most of the vehicular traffic from human/horse traffic; and
- Reduce environmental impact on our natural resources through erosion control, energy and water conservation and an improved nutrient management plan.

SITE DEVELOPMENT HISTORY

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century.

By 1987, the property remained largely consistent with its historic agricultural character. In 1998, the property was acquired by Riding the Top and developed for use as a Riding Stables. The indoor arena was completed in 2005, as described above.

This development was initiated prior to the July 2005 amendment to Maine's Stormwater Management rules, which expanded jurisdiction to include one acre or more of disturbed area. The indoor arena footprint is approximately 16,000 square feet; however, a portion of this structure was built over previously existing gravel and other compacted surfaces. As a result, the total new impervious area and total land disturbance associated with the 2004–2006 construction did not exceed the one-acre regulatory thresholds in effect at that time. For these reasons, the development should be considered legally existing and grandfathered with respect to Maine's stormwater management requirements.

The proposed master plan expansion maintains total impervious area below the three-acre limit for regulation under Site Location of Development Act, but does require a stormwater permit through the Town of Windham.

In summary, the existing Riding Stables, including the residence, driveway, outdoor arena, and indoor arena, was constructed prior to the applicability of modern stormwater permitting requirements and is considered grandfathered. The proposed expansion respects the Site Law impervious area threshold and applies stormwater treatment to the new developed area being proposed under the master plan.

PROJECT DESCRIPTION

Riding to the Top Therapeutic Riding Center in Windham, Maine is proposing expansion of the existing facilities at their 52-acre property at 14 Lilac Drive (Map 7, Lot 27B) to better serve its community and enhance program capacity. Building on the organization's recently completed Master Plan, the project will advance the design and permitting of several major site improvements essential to the long-term growth of the facility. The project technical team is led by Stephen Blatt Architects, with Carroll Associates (Landscape Architect) and Verdantas LLC (site/civil engineering, providing site design and permitting support).

TITLE, RIGHT OR INTEREST

The applicant is the landowner of the 52-acre parcel. The property contains an easement to Portland Pipeline Corporation. The copy of the warranty deed is included in **Section 4** of this application

FINANCIAL CAPACITY

This project will be funded through contributions to Riding to the Top. A cost estimate for the improvements is included in **Section 18** of this application.

TECHNICAL CAPACITY

The applicant has assembled a capable team of design and permitting professionals to undertake the proposed project. Verdantas LLC is the permitting consultant for this project and has assembled the materials in this application. Key consultants and contact information are listed in the table below:

Firm	Services
Stephen Blatt Architects PO Box 583 Portland, ME 04112	Architecture
Carroll Associates 217 Commercial Street, #204 Portland, Maine 04101	Landscape Architecture and Permitting
Verdantas LLC 541 US Route One Freeport, ME 04032	Site Design and Engineering, Permitting
Survey, Inc. 936 Roosevelt Trail, #5 Windham, ME 04062	Survey
Sebago Technics 75 John Roberts Rd, Suite 4A South Portland, ME 04106	Wetland and Natural Resources

The technical team working on this project have worked together on numerous projects throughout the State of Maine over the past ten years. These include major public school developments with extensive design and permitting scopes. The most recent of these are the new Margaret Chase Smith School in Skowhegan (completed in 2025) and the new Elementary School and Campus improvements at the Greely School site in Cumberland (in construction).

While Riding To The Top Therapeutic Riding Center is not a traditional developer, its extensive experience managing a large property, coordinating with municipal processes, maintaining accredited facilities, and contributing to community well-being, provides a strong foundation of relevant technical capacity. RTT's long-standing presence in Windham and its history of responsible land stewardship make it a reliable and knowledgeable partner for initiatives involving town development considerations. Further information on the technical ability of the project team is provided in **Section 8** of this application.

ZONING AND DIMENSIONAL STANDARDS

The project is located in the Farm District and the current use of the property meets the ordinance definition of Riding Stables. This is an allowed use in the zone. The following dimensional standards apply in the Farm District:

Standard	Required	Provided
Min Lot Size	80,000sf	2,282,500sf+/-
Min Frontage	200ft	289ft*
Front Setback	40ft	105.65ft
Side and Rear Setbacks	10ft	60ft
Maximum Building Coverage	25%	1.75%
Maximum Building Height	35ft	30ft

During sketch plan review of the project it was noted that the existing lot appears to be non-conforming with respect to frontage. An amended subdivision plan has been produced that will provide sufficient frontage to meet the ordinance requirements.

ACCESS AND SITE CIRCULATION

The Riding to the Top facility is served by an existing 22ft entrance driveway that has served the facility for at least two decades. The entrance to the site will remain in its current configuration. Vehicular circulation improvements are planned to separate the varied traffic streams at the facility. The main parking area will be re-located to the west side of the main building, keeping the east side of the facility open for horse and pedestrian traffic. A new paved ADA parking area will be provided immediately in front of the building, providing compliant barrier free access to the building. The geometry of the driveways has been designed to accommodate emergency service vehicles and delivery vehicles around the facility in an efficient manner, allowing for deliveries of feed and materials for the facility operations.

TRAFFIC

The existing facility is not a high peak hour traffic generator. There is not a standard category for Riding Stables as a use in the Institution of Traffic Engineers (ITE) Trip Generation Manual. However, based on the staff, volunteer and visitor numbers provided by Riding To The Top for the busiest average day, we estimate a maximum of approximately one hundred and ten trips on a weekday day (55 trips in and 55 trips out). This is based on 10 staff, 20 volunteers (3 hours per day each), and 25 visitor vehicles (total of 50 visitors). The trips are heavily skewed towards the center of the day and we estimate the maximum peak hour trip generation to be between **15 and 20 trips**. Weekend trips will be significantly lower and we estimate a maximum of **10-12** peak hour trips on a weekend day. This project will not result in any significant increase in traffic at the facility. No traffic issues have been identified in the vicinity of the site due to current operations.

PARKING

Current parking provisions are adequate for the current use. However, the location is problematic as it creates conflicts between horse, pedestrian and vehicular traffic. The parking lot will be re-located to the

west of the main building, allowing re-vegetation of the area in front of the current entrance. This area will be laid to grass and will accommodate seasonal overflow parking for large events. Al parking stalls are 10'x20' with a 24' wide aisle. Re-location of the parking area allows incorporation a vegetated stormwater management BMP to treat runoff from this area.

UTILITIES

Water Supply and Sewage Disposal

There are two wells located on the project site, approximately 650ft southeast of the main arena and administrative building. The well that is currently connected is 500 feet deep, with 20ft of casing and has a reported yield of 12gpm. This equates to 17,280 gpd. The second well (reserve supply) is 300ft deep, has 26 ft of casing and a yield of 47gpm. This equates to 67,680gpd. Based on this, the facility has more than adequate water to supply the needs of the facility.

There are currently two subsurface wastewater disposal systems at the site. One serves the existing caretaker's residence. This was sized for a three-bedroom dwelling and continues to function. No changes are proposed to this system. The second system serves the riding stables facility and consists of a septic tank, pump station, and leach field located immediately to the west of the main arena building. This system was sized for 375gpd, which we consider low for the function of the facility. The HHE-200 form for the existing system is included in **Section 9** of this application. This system will be abandoned and replaced with a new system designed to accommodate the predicted flow from the upgraded facility. Water demand and sewage flow estimates and details of the new septic field design are included in **Section 10** of this application.

The existing arena and administrative building is fully sprinklered, with 5,000 gallons of water storage provided in the mechanical space. We understand that the fire department has suggested that an external cistern could be of value to the facility in providing an additional source of water for fire protection for the accessory buildings. RTT does not plan on adding a cistern at this time, but will investigate potential funding sources with a view to adding this in the future.

Electrical Power

The existing overhead power service to the site will remain. This will continue to drop underground from the existing pole north of the parking area. A waiver request to continue use of the overhead power service is included at the end of this narrative.

Propane Gas

The site currently uses propane gas for heating and hot water. This will continue to be the case. The propane storage will be re-located adjacent to the new well house, to the east of the new barn. This is a safer and less visible location, but still proximate to the main load areas.

SITE LIGHTING

New lighting will consists of low-level bollard lights and pole lights in the parking areas to provide safe lighting levels within the property. The locations of light fixtures are shown on the Landscape and Lighting Plan included with this submission. Fixture cut sheets and a photometric plan are included in this section.

LANDSCAPING

New landscaping is provided to enhance the aesthics of the site in front of the main arena building. Additional plantings are provided towards the west end of the new parking area to enhance the existing wooded buffer between the site and the adjacent residential property. New landscaping is shown on the Landscape and Lighting Plan included with this submission. A listing of plantings is included in **Section 13**.

SOLID WASTE

Trash Removal:

RTT utilizes Scott's Waste Removal, a Windham business, for our regular trash removal. Recycling is a high priority and the town's containers are utilized for curbside pick-up of recyclables on a weekly basis. A new dumpster pad location is shown on the site plan, on the east side of the main arena building.

Manure Management.

In 2022, RTT initiated an application with USDA NRCS for assistance with a Comprehensive Nutrient Management Plan. An initial assessment was completed by Northern Tilth in 2024 as part of this application with USDA. Riding To The Top currently has an EQIP Loan application pending with USDA's NRCS for completion of the Comprehensive Nutrient Management Plan components recommended by engineers and soil scientists involved in this process. This is an ongoing process and involves ranking of projects by priority.

In the meantime, RTT has partnered with another Windham business, Garbage to Gardens for regular removal of our solid waste generated by our horses. Garbage to Gardens is pleased to have such a rich and plentiful resource only 2 miles from their main operation in Windham.

STORMWATER

There is currently no provision for stormwater capture or treatment at the site, as the development occurred prior to implementation of the current State of Maine Stormwater Law in 2005. A new stormwater management system has been designed to capture and treat the new impervious areas proposed at the facility. The new system ensures that peak runoff rates will remain at or below existing conditions at the site and all new impervious areas are treated in accordance with current regulations. A full description of the stormwater system is provided in the Stormwater Report that is included under separate cover with this application. An abbreviated version of the report, summarizing the findings is included in **Section 16** of this application.

EROSION AND SEDIMENT CONTROL

An extensive erosion control plan has been developed for this project. The erosion control narrative is included in **Section 16** of this application. Erosion control measures and details are included on the plan set that accompanies this application.

PERMITTING

At the local level, the improvements will undergo Major Site Plan review with the Town of Windham, including staff meetings and Planning Board presentations. The existing facility is considered a Riding Stable, which is an allowed use within the Farm District. There are no performance standards or criteria for riding stables outlined in the Town's ordinance. The proposed expansion project has been designed to meet the Town of Windham's Site Plan Review performance standards and approval criteria and the dimensional standards of the Farm District. Because the project exceeds stormwater thresholds, stormwater permitting will also be completed through the town under its municipal review authority.

The proposed project includes approximately 4,000 square feet of direct impact to freshwater wetlands. Because the amount to be impacted is below 4,300 square feet and is not associated with any other protected resource, it would qualify for the Minor Alteration of Freshwater Wetlands exemption, further outlined in MRS 480-Q (17). Therefore, no wetland permitting is required from the MDEP.

A Section 404 permit from the U.S. Army Corps of Engineers may be required due to anticipated wetland impacts.

CONSTRUCTION SCHEDULE

The applicant expects to start construction in the summer of 2026. The target schedule for the start of is outlined below:

- Permit Submissions — March 2026
- Permit Approvals — July 2026
- Construction Commencement — July 2026
- Construction Completion — September 2028*

*This will be a phased project based on funding availability

TOWN OF WINDHAM
SITE PLAN APPLICATION

Performance Standards Waiver Request Form
(Section 808 – Site Plan Review, Waivers)

For each waiver request from the Submission Requirements found in Section 811 and Performance Standards detailed in Section 812 of the Town of Windham Land Use Ordinance, please submit a separate copy of this form for all waivers.

Project Name: RIDING TO THE TOPTHERAPEUTIC RIDING CENTER

Tax Map: 7

Lot(s): 27B

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

Ordinance Section	Standard	Mark which waiver this form is for
§ 120 812(I.)	UTILITY LINES SHALL BE PLACED UNDERGROUND	☑
§ 120 555(C.8.a)	PRIVATE ROAD DESIGN STANDARDS	☐
§ 120 812(C.8.f&g)	HAMMERHEAD DESIGN REQUIREMENTS	☐
		☐
		☐

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 current service runs on four poles, approximately 500 feet into the site before terminating at a pole mounted transformer and drop. Placing this primary electrical service underground would require full replacement of the service and transformer. We estimate the cost of trenching, conduit installation and reconstruction of the driveway would be in excess of $60,000. This cost is disproportionate to any potential benefit and would divert limited project resources away from essential facility and program improvements. Maintaining the existing overhead service is the only feasible option for the project. All new electrical improvement at the site will be installed underground

(continues next page)

Ordinance Section: § 120 812(I.)

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.

TOWN OF WINDHAM
SITE PLAN APPLICATION

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		☐
		☐

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 applicant is requesting a waiver from the private road construction standards of § 120 555 (Appendix B, Table 3 and diagram).

This waiver will not result in any adverse impacts to the review criteria listed above. Maintaining the existing entrance road into the site will reduce the limits of disturbance and the duration of the project. The existing access is 22 feet wide, and although the exact build up of the road and base materials is not known, it has served the site for over two decades and is proven sufficient to handle the loads associated with all types of traffic that use the site.

Granting this waiver will reduce the amount of disturbance at the site, and hence reduce the duration of construction associated with the site improvements. This will benefit the abutting properties and reduce the potential for adverse impacts to adjacent natural resources.

We estimate the cost to re-construct the entire driveway to private road standards would be around $300/lf for a total of approximately $120K. This cost would divert significant funds from the main objective of the project, with no tangible benefit to the site.

(continues next page)

Ordinance Section: § 120 812(I.)

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.

TOWN OF WINDHAM
SITE PLAN APPLICATION

Performance Standards Waiver Request Form
(Section 808 – Site Plan Review, Waivers)

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§ 120 812(C.8.f&g)	HAMMERHEAD DESIGN REQUIREMENTS	☑
		☐
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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 applicant is requesting a waiver from the private road hammerhead turnaround standards on the basis that a turnaround on the right hand side of the road is not possible due to site constraints. In addition, the Fire Department has reviewed the proposed layout and has no objection to having driveways extend off the end of the turnaround. There is sufficient space on the site for fire trucks to circulate without a designated hammerhead turnaround.

Granting this waiver will reduce the amount of disturbance at the site, and hence reduce the duration of construction associated with the site improvements. This will benefit the abutting properties and reduce the potential for adverse impacts to adjacent natural resources.

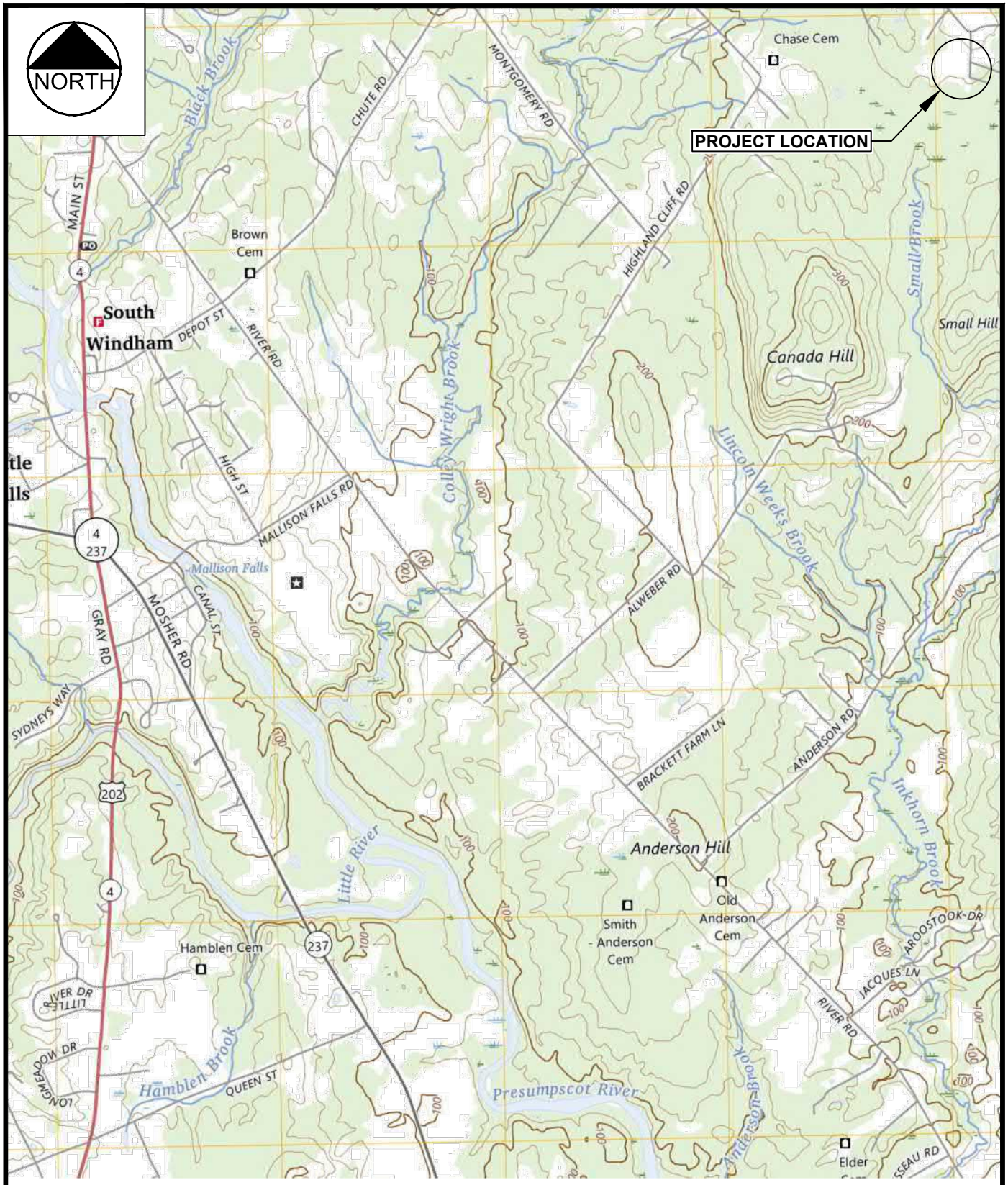
(continues next page)

Ordinance Section: § 120 812(I.)

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.



REFERENCE: USGS TOPOGRAPIC SURVEY GORHAM QUADRANGLE

RIDING TO THE TOP
WINDHAM, MAINE

USGS LOCATION MAP

verdantas

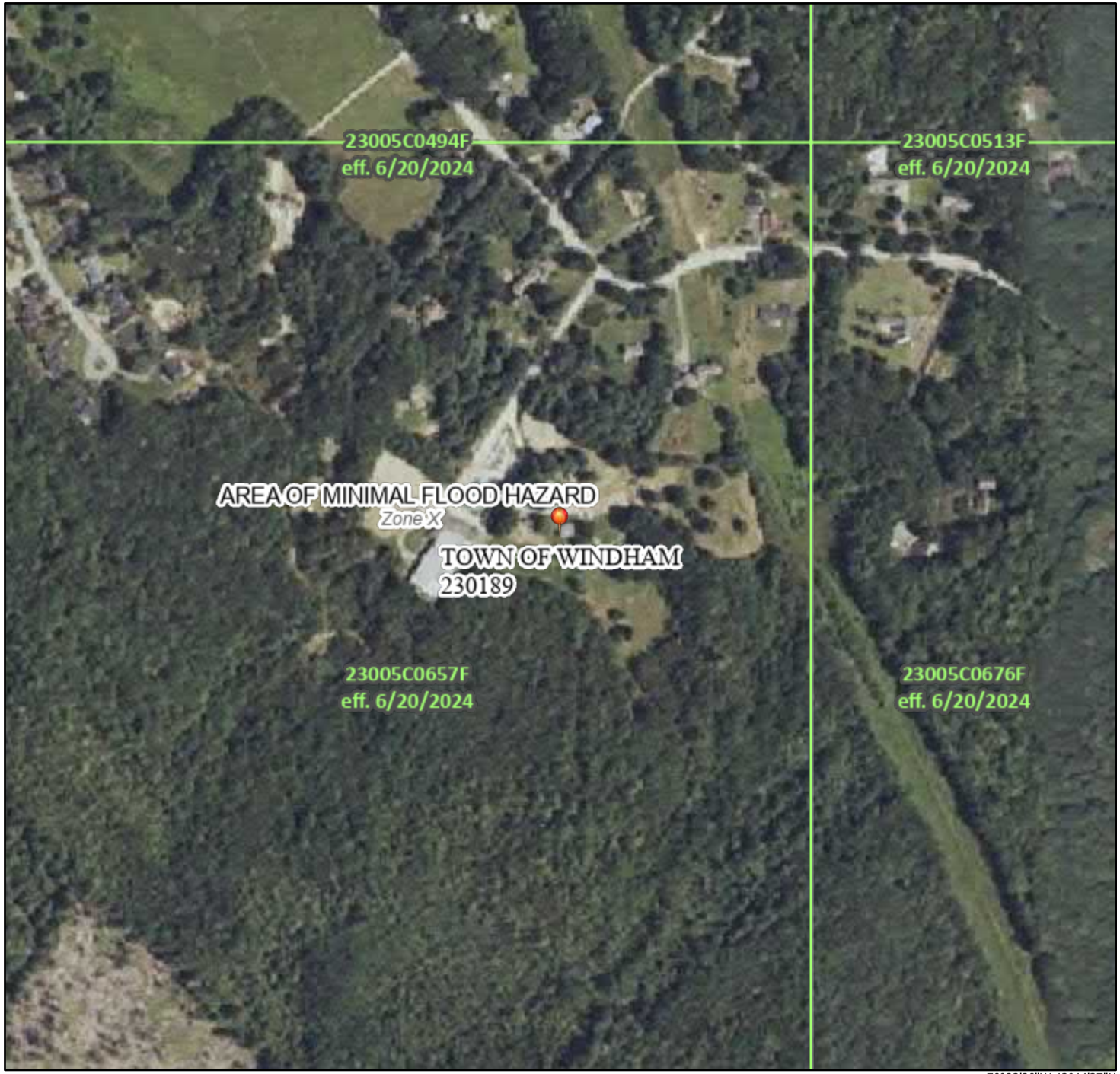
DRAWN: ADJ	DATE: JUNE 2026	FIGURE
DESIGNED: ADJ	SCALE: NTS	1
CHECKED: ADJ	JOB NO. 25-39094	
FILE NAME: FIGURES		

E:\ARC FOLDERS\25-36465 Riding To The Top Master Plan\Drawings\RTT FIGURES.dwg andy 6/8/2026 8:27 AM

National Flood Hazard Layer FIRMette

FEMA

70°22'57"W 43°45'3"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°22'20"W 43°44'37"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

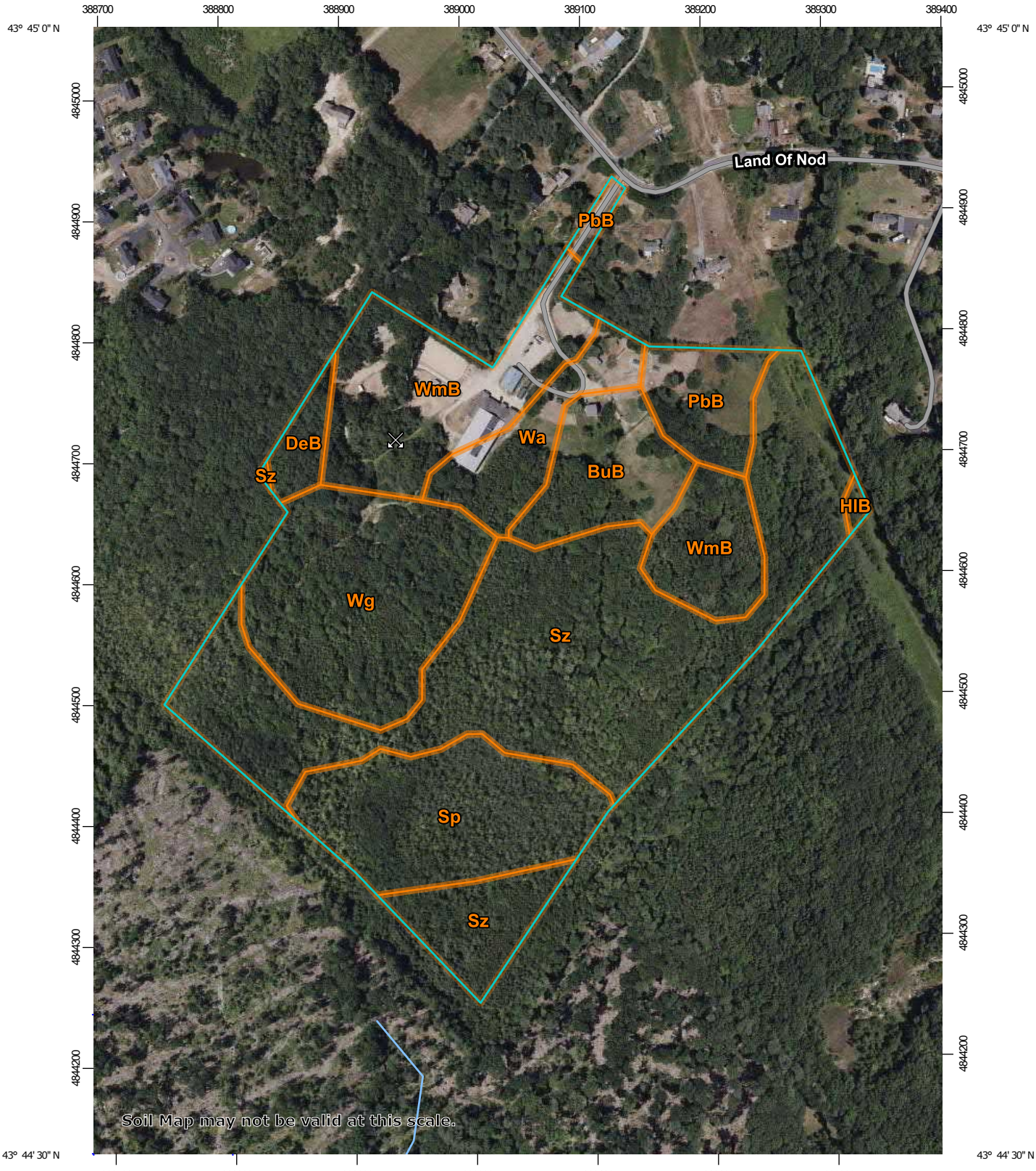
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/9/2026 at 5:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Cumberland County and Part of Oxford County, Maine
(Riding to the Top)



Map Scale: 1:4,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	3.0	6.2%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	0.8	1.7%
HlB	Hinckley loamy sand, 3 to 8 percent slopes	0.1	0.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	2.3	4.8%
Sp	Sebago mucky peat	5.9	12.3%
Sz	Swanton fine sandy loam	18.3	37.9%
Wa	Walpole fine sandy loam	2.5	5.2%
Wg	Whately fine sandy loam	7.3	15.1%
WmB	Windsor loamy sand, 0 to 8 percent slopes	7.9	16.4%
Totals for Area of Interest		**48.4**	**100.0%**

SECTION 2

NAME, ADDRESS & PHONE NUMBER OF RECORD OWNER AND APPLICANT IF DIFFERENT

This section not applicable

SECTION 3

NAME AND ADDRESS OF ALL ABUTTING PROPERTY OWNERS

A list of abutters is provided on the following sheet.

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
004-008-000-000	HIGHLAND CLIFF REAR	DIRENZO GARY W		35 ALLEN AVENUE	BUXTON	ME	04093
004-028-000-000	20 CRAIG RD	INKHORN FARM LLC		564 BUTTERFIELD ROAD	BRATTLEBOR	VT	05301
004-029-000-000	28 CRAIG RD	TILTON NANCY N		28 CRAIG ROAD	WINDHAM	ME	04062
007-014-001-000	85 LAND OF NOD RD	HASKELL AMY W		85 LAND OF NOD RD	WINDHAM	ME	04062
007-014-007-000	9 TREASURE LN	BUTT MICHAEL J &	BUTT BONNIE L	9 TREASURE LANE	WINDHAM	ME	04062
007-014-A00-000	95 LAND OF NOD RD	FARLEY JASON R	LUNT-FARLEY JULIE L	95 LAND OF NOD RD	WINDHAM	ME	04062
007-014-B00-000	93 LAND OF NOD RD	MILSOP EDWARD N		93 LAND OF NOD RD	WINDHAM	ME	04062
007-014-C00-000	77 LAND OF NOD RD	LESSARD MICHAEL M &	LESSARD LINDA	77 LAND OF NOD ROAD	WINDHAM	ME	04062
007-014-E00-000	91 LAND OF NOD RD	O'BRIEN THEODORE P &	O'BRIEN CYNTHIA R	91 LAND OF NOD ROAD	WINDHAM	ME	04062
007-025-000-000	62 LAND OF NOD RD	GAGNE JOHN-PAUL ADAM &	GAGNE LEAH C	62 LAND OF NOD RD	WINDHAM	ME	04062
007-026-000-000	64 LAND OF NOD RD	KRAMER MATTHEW &	BUSH TAYLOR	64 LAND OF NOD RD	WINDHAM	ME	04062
007-026-A00-000	6 MARZILLI WAY	MARZILLI LARRY J &	MARZILLI DEBRA J	6 MARZILLI WAY	WINDHAM	ME	04062
007-027-A00-000	88 LAND OF NOD RD	LYNCH MARTIN R		88 LAND OF NOD RD	WINDHAM	ME	04062
007-027-A01-000	12 COBB FARM RD	CAMPBELL GERALD V		12 COBB FARM RD	WINDHAM	ME	04062
007-027-A02-000	8 COBB FARM RD	WEIGOLD GEORGE J IV &	WEIGOLD CAROLYN R	8 COBB FARM RD	WINDHAM	ME	04062
007-027-C00-000	82 LAND OF NOD RD	JUENEMANN M THOMAS		82 LAND OF NOD RD	WINDHAM	ME	04062
007-027-D00-000	78 LAND OF NOD RD	HOLSTON TROY T	HOLSTON STACY L	78 LAND OF NOD RD	WINDHAM	ME	04062
007-027-E00-000	76 LAND OF NOD RD	STONE SCOTT T &	STONE NANCY K	76 LAND OF NOD RD	WINDHAM	ME	04062
007-027-F00-000	1 JUNIPER DR	KING BRET J &	KING DIANE K	1 JUNIPER DRIVE	WINDHAM	ME	04062
007-027-G00-000	4 JUNIPER DR	GRENIER RANDALL J &	GRENIER ANN-MARIE	4 JUNIPER DRIVE	WINDHAM	ME	04062
007-027-H00-000	5 JUNIPER DR	COTTERELL KERRY L &	COTTERELL ELLEN M	5 JUNIPER DR	WINDHAM	ME	04062
007-028-000-000	92 LAND OF NOD RD	VALENTE STEVEN		92 LAND OF NOD ROAD	WINDHAM	ME	04062
007-029-000-000	LEONARDS WY	GRONDIN CORPORATION		PO BOX 2230	WINDHAM	ME	04062
007-029-017-000	41 LEONARDS WY	ROY COLBY	ROY CHELSEA C	41 LEONARDS WY	WINDHAM	ME	04062
007-029-018-000	42 LEONARDS WY	BJORKLUND LAURIE MARGRET	KENDALL JEREMY JAMES	42 LEONARDS WY	WINDHAM	ME	04062
007-029-019-000	40 LEONARDS WY	DOWNS RICHARD E II	DOWNS AMY L	40 LEONARDS WY	WINDHAM	ME	04062
007-029-020-000	38 LEONARDS WY	38 LLC		PO BOX 2131	WINDHAM	ME	04062
007-029-B00-000	96 LAND OF NOD RD	TETRAULT JANICE S		96 LAND OF NOD RD	WINDHAM	ME	04062
007-041-000-000	8 RILEY DR	RILEY FRANCIS L &	RILEY DOROTHY J	8 RILEY DRIVE	WINDHAM	ME	04062
007-043-000-000	HIGHLAND CLIFF REAR	WINSHIP RONALD H SR - LIFE ESTATE &	WNISHIP GARY E & BARBARA	115 RIVER ROAD	WINDHAM	ME	04062

SECTION 4

DOCUMENTATION OF TITLE, RIGHT OR INTEREST IN THE PROPERTY

The property deed is included in this section.

024307

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **I, Jerry W. Toomey f/k/a Jerry W. Pasenen,** of Windham, County of Cumberland and State of Maine, for consideration paid, grant to **Riding To The Top, a nonprofit Corporation organized and existing under the laws of the State of Maine with a place of business,** in Windham, County of Cumberland and State of Maine, whose mailing address is P.O. Box 1928, Windham, Maine 04062, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **Riding To The Top,** its successors and assigns forever, with **WARRANTY COVENANTS,** a certain lot or parcel of land, with any buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of land of Nod Road, so called, in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" diameter iron rod found with a cap marked "BH2M PLS 2002" on the assumed southerly sideline of land of Nod Road, so called, at the easterly corner of land now or formerly of Green One Development Corporation (Book 9718, Page 234);

Thence S 26° 16' 41" E along the assumed southerly sideline of said Land of Nod Road 30.00 feet to a point;

Thence in a general southeasterly direction along the assumed southerly sideline of said land of Nod Road and along a circular curve to the left tangent to the last described line being circumscribed by a radius of 130.00 feet an arc distance of 21.94 feet to a point and remaining land now or formerly of Ronald P. Beaulieu, et al;

Thence S 46° 14' 39" W by remaining land now or formerly of Ronald P. Beaulieu, et al. 350.00 feet to a point;

Thence S 46° 39' 47" E by remaining land now or formerly of Ronald P. Beaulieu, et al. 275.00 feet to a point;

Thence S 74° 55' 55" E by remaining land now or formerly of Ronald P. Beaulieu 417.43 feet to a point and the approximate centerline of a 24 inch diameter underground pipeline belonging to Portland Pipeline Corporation;

Thence S 08° 34' 34" E by remaining land now or formerly of Ronald P. Beaulieu and along the approximate centerline of a 24 inch diameter pipeline;

Thence S 13° 32' 50" E by remaining land now or formerly of Ronald P. Beaulieu, et al. and along the approximate centerline of said 24 inch diameter pipeline 106.17 feet to a point in a stonewall and land now or formerly of Janet L. David (Book 6509 Page 38 Cumberland County Registry of Deeds);

Thence S 53° 10' 31" E along said stonewall and land of said David 46.99 feet to a 5/8 diameter iron rod found and the remains of a stonewall;

Thence S 52° 22' 56" W along said stonewall and land of said David 503.96 feet to a point at or near the end of said stonewall;

Thence S 46° 58' 00" W along land of said David and land now or formerly of Greta Orbeton (Book 4147, Page 16 Cumberland County Registry of Deeds) and partially by the remains of a barbed wire fence 1251.92 feet to a point and land now or formerly of Harry Winship (Book 1815 Page 326 Cumberland County Registry of Deeds);

Thence N 30° 37' 28" W along land of said Winship 1296.81 feet to a point and land now or formerly of Francis L. Riley (Book 4672, Page 90 Cumberland County Registry of Deeds);

Thence N 46° 35' 19" E along remains of a barbed wire fence and along land of said Riley 659.23 feet to a point;

Thence N 25° 34' 01" W along remains of a barbed wire fence and along land of said Riley 133.95 feet to a point and land now or formerly of Charles W. Sanborn (Book 4617, Page 205 Cumberland County Registry of Deeds);

Thence N 45° 29' 45" E partially along remains of a barbed wire fence and along land of said Sanborn 516.01 feet to a point;

Thence N 46° 14' 39" E along said remains of a wire fence and land of said Sanborn 76.17 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002" and land now or formerly of Green One Development Corporation;

Thence S 43° 45' 21" E along land of said Green One Development Corporation 388.39 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002";

Thence N 46° 14' 39" E along land of said Green One Development Corporation 615.00 feet to the point of beginning.

The above described premises contains 52.07 acres.

The above mentioned bearings refer to magnetic north as observed in 1985.

The above described premises subject to a pipeline easement granted to Portland Pipeline Corporation by Viola D. Dyer, dated May 22, 1984 recorded at Cumberland County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Grantor Jerry W. Toomey, formerly Jerry W. Pasenen, by Deed of Wayne S. Pasenen dated December 18, 1992 recorded in the Cumberland County Registry of Deeds at Book 10505, Page 8, as corrected by Corrective Deed of Ronald P. Beaulieu, et al. to Jerry W. Pasenen, et al. dated February 17, 1993 recorded in the Cumberland County Registry of Deeds at Book 10595, Page 198.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereof, to the said **Riding To The Top**, its successors and assigns forever.

AND I do **covenant** with the said Grantee, its successors and assigns, that I will **warrant and forever defend** the premises to it, the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said **Jerry W. Toomey, f/k/a Jerry W. Pasenen** have hereunto set my hand and seal this 25th day of April, 1998.

Witness

Jerry W. Toomey

STATE OF MAINE
CUMBERLAND, ss.

DATE: 4/28, 1998

Then personally appeared the above named **Jerry W. Toomey** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ / Attorney-at-Law

Printed Name / Seal: E. ANNE CARTON

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 APR 28 PM 12:03
CUMBERLAND COUNTY
John B O'Brien

SECTION 5

COPIES OF EXISTING PROPOSED COVENANTS OR DEED RESTRICTIONS

There are no known current deed restrictions or covenants on the property.

SECTION 6

COPIES OF EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY

The property is subject to an easement in favor of the Portland Pipeline Company. This is shown on the recorded subdivision plan included in the plan set and referenced in the property deed in Section 4.

An application has been filed to amend the Existing Subdivision Plan to create a right-of-way and private road over Lilac Drive in order to create legal frontage on the parcel

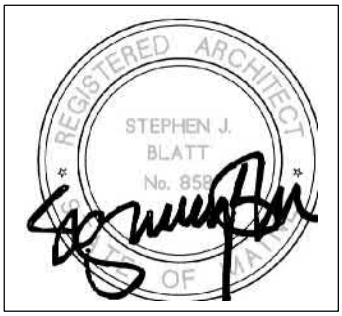
SECTION 7

NAME, REGISTRATION NUMBER AND SEAL OF LICENSED PROFESSIONALS

PROJECT ARCHITECT

STEPHEN BLATT

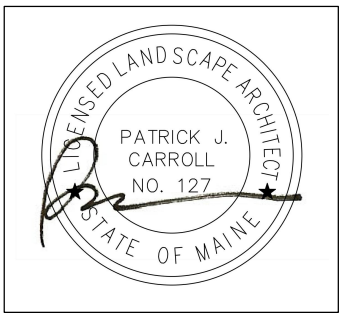
REGISTRATION NUMBER: AR 858



PROJECT LANDSCAPE ARCHITECT

PAT CARROLL

REGISTRATION NUMBER: 127



PROJECT CIVIL ENGINEER

ANDREW JOHNSTON

REGISTRATION NUMBER: 9994



SECTION 8

EVIDENCE OF APPLICANTS TECHNICAL ABILITY

The applicant has assembled a capable team of design and permitting professionals to undertake the proposed project. Verdantas LLC is the permitting consultant for this project and has assembled the materials in this application. Key consultants and contact information are listed in the table below:

Firm	Services
Stephen Blatt Architects PO Box 583 Portland, ME 04112	Architecture
Carroll Associates 217 Commercial Street, #204 Portland, Maine 04101	Landscape Architecture and Permitting
Verdantas LLC 541 US Route One Freeport, ME 04032	Site Design and Engineering, Permitting
Survey, Inc. 936 Roosevelt Trail, #5 Windham, ME 04062	Survey
Sebago Technics 75 John Roberts Rd, Suite 4A South Portland, ME 04106	Wetland and Natural Resources

The technical team working on this project have worked together on numerous projects throughout the State of Maine over the past ten years. These include major public school developments with extensive design and permitting scopes. The most recent of these are the new Margaret Chase Smith School in Skowhegan (completed in 2025) and the new Elementary School and Campus improvements at the Greely School site in Cumberland (in construction). Resumes of key team members are included in this section.

While Riding To The Top Therapeutic Riding Center is not a traditional developer, its extensive experience managing a large property, coordinating with municipal processes, maintaining accredited facilities, and contributing to community well-being, provides a strong foundation of relevant technical capacity. RTT's long-standing presence in Windham and its history of responsible land stewardship make it a reliable and knowledgeable partner for initiatives involving town development considerations.

STEPHEN J. BLATT, AIA

President/Principal

Stephen Blatt Architects
5 South Street
Portland, Maine 04101
(207) 761-5911

Stephen Blatt founded his firm in 1976, in his hometown of Auburn/Lewiston. The firm's recent work focuses on educational facilities, but includes residential and other unique building types. The firm is committed to architecture which both works well and fits well, and the distilling of design to the essential form and function which is appropriate.

Education/Registration

Bachelor of Arts, Yale College, 1968
Master of Architecture, Yale School of Architecture, 1972

Registered Architect: Maine, New Hampshire, Vermont, Massachusetts, Pennsylvania
National Council of Architecture Registration Boards Certification
Maine Chapter, American Institute of Architects (Since 1985)

Miscellaneous

Trustee, Kents Hill School (1995 - 2004)
Campus Planner &Architect (2004 – present)

Commissioner, Maine Arts Commission (1995 - 2000)

Member, Portland Public Arts Committee (1998 - 2000)

Board of Directors, Coastal Maine Botanical Gardens (2000 - present)

Board of Directors, Islands Community Medical Services (Vinalhaven) (1998 – present)

Andrew Johnston

PE, LEED AP, CEng, CEnv, MCIWEM

PRINCIPAL

Andy has over 25 years' experience in site analysis, master planning, civil engineering design, permitting, and project management in the United States and the United Kingdom. He is adept at managing all stages of projects from concept to implementation. He has a proven record of accomplishment, both forming and managing teams of in-house staff and external consultants to ensure successful delivery of public and private projects across a wide range of market sectors. Recent work includes design, permitting and construction oversight for municipal infrastructure, commercial, institutional, healthcare and athletic projects throughout New England.

EDUCATION

M.S., Coastal Zone Management, University of Ulster, Coleraine, N. Ireland, 2013

B.S., Civil Engineering, Brighton Polytechnic University, Brighton, England, 1991

REGISTRATIONS

Professional Engineer Registrations:

- State of Connecticut
- Commonwealth of Massachusetts
- State of Maine
- State of New Hampshire
- State of New York
- State of Rhode Island
- Chartered Engineer, United Kingdom Engineering Council
- Chartered Water and Environmental Manager, United Kingdom Chartered Institution of Water and Environmental Management
- Chartered Environmentalist, United Kingdom Society for the Environment
- LEED Accredited Professional, USGBC

MEMBERSHIPS

Member, Water Environment Federation

Member Chartered Institution of Water and Environmental Management

PUBLICATIONS

Johnston, A, Slovinsky, P, Yates, K., Assessing the vulnerability of coastal infrastructure to sea level rise using multi-criteria analysis in Scarborough, ME. Ocean and Coastal Management 95, 176-188, 2014.

RECENT PROJECT EXPERIENCE

MSAD #51 New Elementary School, Cumberland, Maine

Site/civil, design and permitting for new elementary school.

MSAD #54 New Elementary School, Skowhegan, Maine

Site selection, analysis, design and permitting for new elementary school.

MSAD #49 Consolidated Elementary School, Benton, Maine

Site selection, analysis, permitting review and Dept of Education Site Application for new elementary school.

Concord Gully Brook Watershed Management Plan Phase 2, Freeport, Maine

Design of stormwater BMPs, culvert replacement to improve water quality and morphology in an impaired urban stream

PHA Riverton Park

Site/civil design, permitting and construction oversight for major refurbishment of affordable housing community.

Gorham Road Phase 2 Design, Scarborough, Maine

Design of road re-construction, section upgrades, utility coordination and stormwater treatment for 3,800ft of municipal roadway.

Mitchell Hill Road, Scarborough, Maine

Design of road re-construction, section upgrades, 6,000ft of municipal roadway.

Clippership Memory Care Facility, Damariscotta

Site/civil, design and permitting for new memory care facility in mid-coast,Maine.

Kate Furbish Elementary School, Brunswick, Maine

Site/civil design and permitting for a new 90,000sf elementary school at the site of the former Jordan Acres Elementary.

CARROLL ASSOCIATES

PATRICK J. CARROLL
Principal Landscape Architect



Professional Registration:
Maine, New Jersey, New Hampshire, CLARB

Education:
Utah State University
Bachelor of Landscape Architecture,1978

Prior Experience
Carroll Associates, Portland ME 1993-
Moore Weinrich Architects, ME 1989- 2003
Environmental Planning and Design, ME
1988
Design Workshop, CO 1982- 1988
Land Design, UT 1989- 1988

As founder of Carroll Associates, Pat brings 40 years of landscape Architectural experience on a wide variety of projects throughout Maine, New England, and the Western United States. His successful project experience on large scale master planning and urban design provides a strong basis for solving complex design issues and managing important design and permitting challenges. His sensitivity and understanding of environmental constraints, regulatory issues, and cultural values provides for successful projects that are fitting and appropriate to each setting.

SECTION 9

ASSESSMENT OF THE ADEQUACY OF EXISTING UTILITY SERVICES

Water Supply and Sewage Disposal

There are two wells located on the project site, approximately 650ft southeast of the main arena and administrative building. The well that is currently connected is 500 feet deep, with 20ft of casing and has a reported yield of 12gpm. This equates to 17,280 gpd. The second well (reserve supply) is 300ft deep, has 26 ft of casing and a yield of 47gpm. This equates to 67,680gpd. Based on this, the facility has more than adequate water to supply the needs of the facility.

There are currently two subsurface wastewater disposal systems at the site. One serves the existing caretaker's residence. This was sized for a three-bedroom dwelling and continues to function. No changes are proposed to this system. The second system serves the riding stables facility and consists of a septic tank, pump station, and leach field located immediately to the west of the main arena building. This system was sized for 375gpd, which we consider low for the function of the facility. The HHE-200 form for the existing system is included in this section. A new septic system has been designed to replace the existing system. Details are provided in **Section 10** of this application.

The existing arena and administrative building is fully sprinklered, with 5,000 gallons of water storage provided in the mechanical space. We understand that the fire department has suggested that an external cistern could be of value to the facility in providing an additional source of water for fire protection for the accessory buildings. RTT does not plan on adding a cistern at this time, but will investigate potential funding sources with a view to adding this in the future.

Electrical Power

The existing overhead power service is adequate to serve the site and will remain, pending CMP review. The service will continue to drop underground from the existing pole north of the parking area. A waiver request to continue use of the overhead power service is included in this application.

Propane Gas

The site currently uses propane gas for heating and hot water. This will continue to be the case. The propane storage will be re-located adjacent to the new well house, to the east of the new barn. This is a safer and less visible location, but still proximate to the main load areas.

SECTION 10

ESTIMATES DEMANDS FOR WATER AND SEWAGE DISPOSAL

Water Supply and Sewage Disposal

The following table summarizes the water demand and sewage flow estimates for the Riding to the Top facility.

Riding to the Top Facility Improvements - Water Demand Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	10	120
Riding Stables	Volunteers (FTE)	12	10	120
Visitors	5gpd/visitor	5	50	250
Laundry	14g/load, max 2 loads/day	14	2	28
Horse Waterers	12gp/horse	12	20	240
Total Estimated Average Daily Demand (gpd)				938

Riding to the Top Facility Improvements - Sewer Flow Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	10	120
Riding Stables	Volunteers (FTE)	12	10	120
Visitors	5gpd/visitor	5	50	250
Laundry	14g/load, max 2 loads/day	14	2	28
Horse Waterers	12gp/horse	0	20	0
Total Estimated Average Daily Demand (gpd)				698

A new septic system has been designed to serve the facility, based on these predicted flows.
A copy of the HHE-200 form is included in this section.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 Fax. (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	WINDHAM
Street or Road	14 LILIAC DRIVE
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI) RIDING TO THE TOP THERAPEUTIC RIDING CENTER — ☐ Owner ☐ Applicant

Mailing Address of Owner/Applicant	14 LILAC DRIVE
	WINDHAM, ME 04062
Daytime Tel. #	

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant _____ Date _____

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued ___/___/___ Fee: $_____ [ ] Double Fee Charged

Local Plumbing Inspector Signature

L.P.I. # _____

☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 7 Lot # 27B

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application _____ (1st) date approved

Local Plumbing Inspector Signature _____ (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

☐ 1. First Time System
☐ 2. Replacement System
Type replaced: _____
Year installed: _____
☐ 3. Expanded System
☐ a. <25% Expansion
☐ b.25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

☐ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

☐ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous Components

SIZE OF PROPERTY

52 +/- ☐ SQ. FT. ☐ ACRES

SHORELAND ZONING

Yes ☐ No

DISPOSAL SYSTEM TO SERVE

☐ 1. Single Family Dwelling Unit, No. of Bedrooms. ____
☐ 2. Multiple Family Dwelling, No. of Units: ____
☐ 3. Other: RIDING CENTER + MORE (specify)

Current Use ☐ Seasonal ☐ Year Round ☐ Undeveloped

TYPE OF WATER SUPPLY

☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANKS

☐ 1. Concrete
☐ a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other _____
CAPACITY 1500 (1) GAL. 750 (2)

DISPOSAL FIELD TYPE & SIZE

☐ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: 1,920 ☐ sq. ft. ☐ lin. ft.
(40 ELJEN GSF UNITS)

GARBAGE DISPOSAL UNIT

☐ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ___ tanks in series
☐ c. increase in tank capacity
☐ d. Filter on Tank Outlet

DESIGN FLOW

700 gallons per day
BASED ON
☐ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilites

-SEE PROJECT SEWER FLOW DEMAND ON ATTACHED PAGE-

☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
5 / C
at Observation Hole # TP 1
Depth 30 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

☐ 1. Medium---2.6 sq. ft. / gpd
☐ 2. Medium---Large 3.3 sq. f.t / gpd
☐ 3. Large---4.1 sq. ft. / gpd
☐ 4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

☐ 1. Not Required
☐ 2. May Be Required **SEE NOTE PAGE 3**
☐ 3. Required
Specify only for engineered systems
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 43 d 44 m 52.1 s
Lon 70 d 22 m 46.9 s
if g.p.s, state margin of error _____

SITE EVALUATOR STATEMENT

I certify that on 6/10/26 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	SE #	Date
	437	6-15-26

Site Evaluator Name Printed	Telephone Number	E-mail Address
Lucien Langlois	207-860-0570	LLANGLOIS@BH2M.com

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 08/2011

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: **WINDHAM**

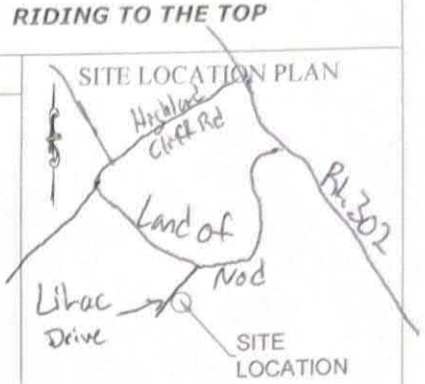
Street, Road, Subdivision: **14 LILAC DRIVE**

Owner's Name: **RIDING TO THE TOP**

SITE PLAN Scale 1" = _____ ft. or as shown

SEE UTILITY PLAN C-101B

SITE LOCATION PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP 1** ■ Test Pit ☐ Boring

1" " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND		DARK BROWN	
10–20	GRAVELLY LOAMY SAND	FRIABLE	DARK YELLOWISH BROWN	NONE
20–30	GRAVELLY MEDIUM & COARSE SAND; FINE & MEDIUM SAND	LOOSE	YELLOWISH BROWN; LIGHT OLIVE BROWN	
30–40	GRAVELLY MEDIUM & COARSE SAND	SOMEWHAT FIRM		FEW & FAINT
40–50				

Soil Classification: Profile	Condition	Slope	Limiting Factor	[X] Ground Water / [ ] Restrictive Layer / [ ] Bedrock / [ ] Pit Depth
5	C	0-1 %	30 "	

Observation Hole **TP 2** ■ Test Pit ☐ Boring

<1" " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	LOAMY SAND		MIXED DARK BROWN	NONE
10–20	GRAVELLY MEDIUM & COARSE SAND	FRIABLE	LIGHT OLIVE BROWN	
20–30	LOAMY FINE SAND	FIRM	DARK GRAYISH BROWN	FEW & FAINT
30–40				
40–50				

Soil Classification: Profile	Condition	Slope	Limiting Factor	[X] Ground Water / [ ] Restrictive Layer / [ ] Bedrock / [ ] Pit Depth
5/7	C	0-3 %	15 "	

Site Evaluator Signature _____ SE # 437 Date 6-15-26

Riding to the Top Facility Improvements - Water Demand Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	12	144
Admin Office	Staff (FTE)	4	12	48
Visitors	5gpd/visitor	5	40	200
Laundry	25gpd	25	1	25
Horse Waterers	5gp/horse	5	20	100
Total Estimated Average Daily Demand (gpd)				**697**

Reference: State of Maine Subsurface Wastewater Disposal Rules (2015)

Riding to the Top Facility Improvements - Sewer Flow Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	12	144
Admin Office	Staff (FTE)	4	12	48
Visitors	5gpd/visitor	5	40	200
Laundry	25gpd	25	1	25
Horse Waterers	5gp/horse	0	20	0
Total Estimated Average Daily Demand (gpd)				**597**

Reference: State of Maine Subsurface Wastewater Disposal Rules (2015)

NORTH

RTT SEWER SCHEDULE

LD	RIM	INV IN	FROM	S/DROP	INV OUT	SIZE
ST BARN	244.00	242.06	BARN	N/A	241.81	750
SMHW1	244.50	240.09	ST BARN	N/A	239.99	410
ST ARENA	243.50	238.60	ARENA	N/A	238.35	1500
SPSW1	243.50	237.94	ST ARENA	N/A	238.50	410
		238.61	SMHW2	N/A		

FROM	TO	LENGTH	SLOPE	U/S INV	D/S INV	SIZE
BARN	ST BARN	22	0.02	242.50	242.06	4"
ST BARN	SMHW1	156	0.011	241.81	240.09	4"
ARENA	ST ARENA	15	0.02	238.90	238.60	4"
ST ARENA	SPS #1	41	0.01	238.35	237.94	4"
SMHW2	SPS #1	126	0.011	239.99	238.61	4"

NOTE - INVERT OUT FROM ARENA BUILDING TO BE CONFIRMED WITH PLUMBING

OVERHEAD POWER TO REMAIN TO EXISTING POLE MOUNTED TRANSFORMER

HORSE WATER STATIONS (TYPICAL)

NEW 1" PE WATER LINE TO RESIDENCE

HORSE WATER STATIONS (TYPICAL)

NEW WELL HOUSE

NEW 1" PE WATER LINE TO BARN

NEW 750 GAL SEPTIC TANK

NEW 1.5" PE WATER LINE TO HORSE PADDOCKS U/G ELECTRIC TO FOLLOW WATER LINE FOR HEATER SUPPLY

NEW PROPANE TANK ENCLOSURE

INTERCEPT EXISTING 2" WATER LINE FROM WELL AND RE-ROUTE TO NEW WELL HOUSE - SIZE AND LOCATION TO BE CONFIRMED WITH TEST PIT

NEW 750 GAL SEPTIC TANK

NEW 1.5" PE WATER LINE TO TINY HOUSE

NEW SMHW1

NEW 1.5" PE WATER LINE ARENA BUILDING

NEW PROPANE LINE - INSTALLATION OF PIPING AND REGULATORS BY SUPPLIER

HORSE WATER STATIONS (TYPICAL)

NEW 1.5" PE WATER LINE TO HORSE PADDOCKS - U/G ELECTRIC SERVICE TO HEATERS TO FOLLOW WATER LINE

NEW SEPTIC FIELD IN THIS APPROXIMATE AREA - SEE HHE-200 FORM FOR DETAILS

NEW DUPLEX SEWER PUMP STATION SPS #1

NEW 1500 GAL SEPTIC TANK

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

SCALE

0 15 30 60

SCALE in FEET
1"=30'

PLAN REFERENCES AND GENERAL NOTES

1. EXISTING PROPERTY LINE DERIVED FROM PLAN ENTITLED 2ND AMENDED FINAL PLAN, TWIN MEADOWS SUBDIVISION, BY MHZM DATED SEPTEMBER 2015.
2. AERIAL IMAGERY TAKEN FROM MAINE GEOLIBRARY PUBLISHED IMPAKES (2022).
3. TOPOGRAPHIC DATA FROM PUBLISHED NOAA LIDAR DATA.
4. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM HISTORICAL FIELD SURVEY INFORMATION AND RECORD PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR RESTORING ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.
5. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL AND STATE APPROVALS HAVE BEEN OBTAINED.
6. USE OF SITE - THE CONTRACTOR SHALL LIMIT USE OF THE SITE TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ACCESS IS MAINTAINED TO DRIVEWAYS, PARKING AREAS (EXCEPT THOSE UNDER CONSTRUCTION), AND ENTRANCES SERVING PREMISES TO THE OWNER, OWNER EMPLOYEES AND EMERGENCY SERVICES. OTHER AREAS OF THE SITE SHALL NOT BE USED FOR CONTRACTOR PARKING OR STORAGE OF MATERIALS EXCEPT BY PRIOR ARRANGEMENT WITH THE OWNER.
7. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED APPROPRIATELY TO PREVENT UNAUTHORIZED ACCESS. OPERATION OF CONSTRUCTION EQUIPMENT OUTSIDE FENCED AREAS SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ALL EQUIPMENT OPERATION OUTSIDE OF CONSTRUCTION AREAS SHALL BE ACCOMPANIED BY APPROPRIATE PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL. THE SITE SHALL BE LEFT SECURE AND IN A SAFE AND ORDERLY MANNER AT THE END OF EACH WORK DAY.
8. THE CONTRACTOR SHALL PROVIDE ALL WATER, AND PERFORM ALL WORK NECESSARY, TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE SITE DURING CONSTRUCTION.

verdantas
343 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032
207 869 3000

CHK'D BY
DATE
DESIGNED BY: TP
DRAWN BY: TP
CHECKED BY: AL
PROJECT NO.: 20X448

No. REVISION

14 LILAC DRIVE, WINDHAM, MAINE
RIDING TO THE TOP THERAPEUTIC RIDING CENTER
UTILITY PLAN

APPLICATION NO:

02/09/2026

1"=30'

C-101B

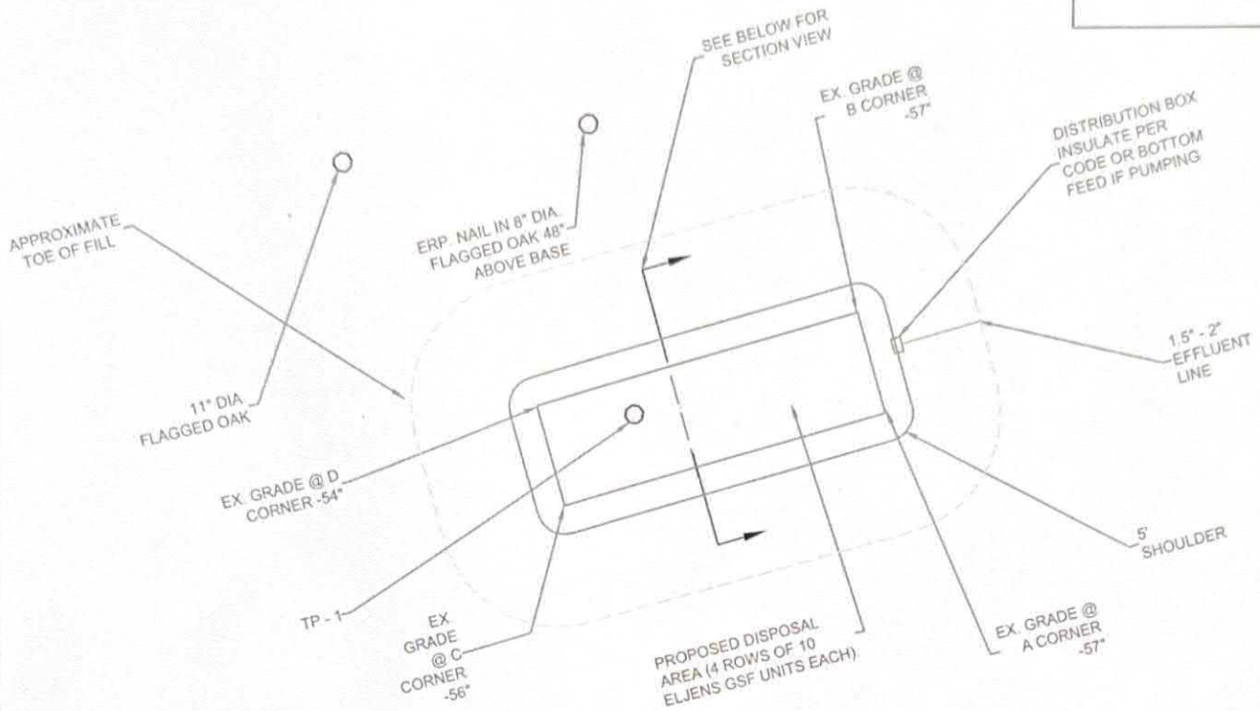
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WINDHAM	**14 LILAC DRIVE**	**RIDING TO THE TOP**

SUBSURFACE WASTEWATER DISPOSAL PLAN

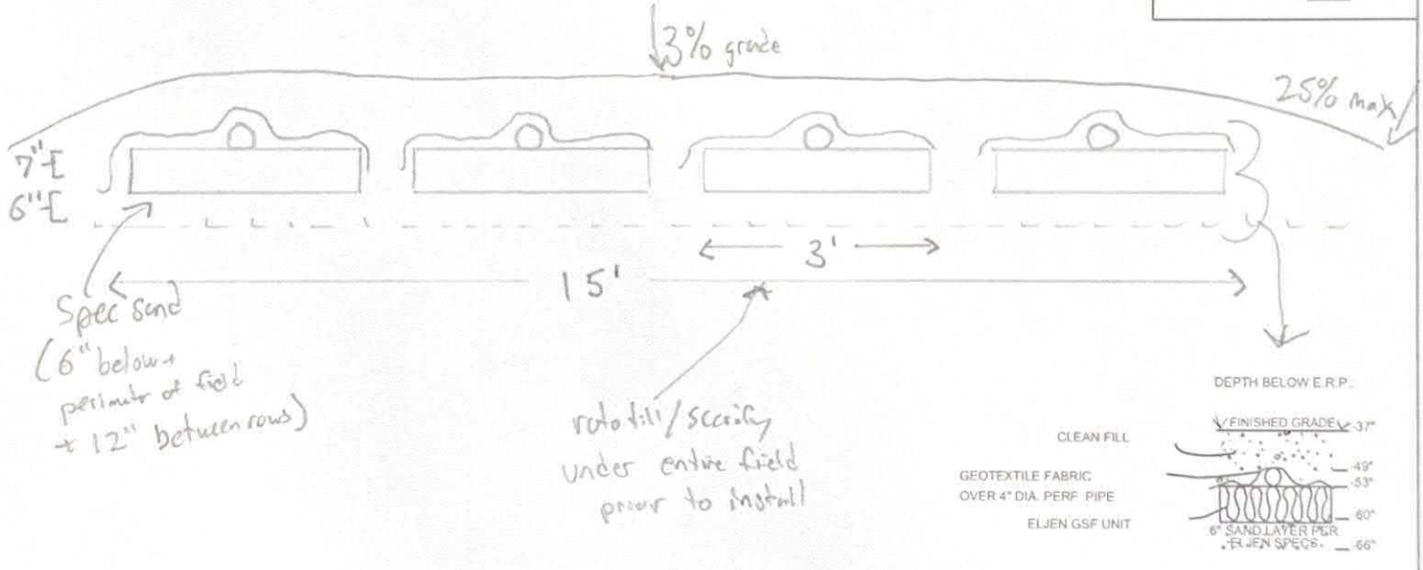
SCALE: 1" = **20** FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	**17"-19"**	Finished Grade Elevation	**SEE**	Location & Description: **NAIL 48" ABOVE GRADE AT ERP TREE**
		Top of Distribution Pipe or Proprietary Device	**DETAIL**	
Depth of Fill (Downslope)	**18"-21"**	Bottom of Disposal Area	**BELOW**	Reference Elevation: **00"**

DISPOSAL AREA CROSS SECTION

Scale
Horizontal 1" = **10** ft.
Vertical 1" = **5** ft.



Site Evaluator Signature	SE #	Date
	437	6-15-26

SECTION 11

PROVISIONS FOR HANDING SOLID WASTES

Trash Removal:

RTT utilizes Scott's Waste Removal, a Windham business, for our regular trash removal. Recycling is a high priority and the town's containers are utilized for curbside pick-up of recyclables on a weekly basis. A new dumpster pad location is shown on the site plan, on the east side of the main arena building.

Manure Management.

In 2022, RTT initiated an application with USDA NRCS for assistance with a Comprehensive Nutrient Management Plan. An initial assessment was completed by Northern Tilth in 2024 as part of this application with USDA. Riding To The Top currently has an EQIP Loan application pending with USDA's NRCS for completion of the Comprehensive Nutrient Management Plan components recommended by engineers and soil scientists involved in this process. This is an ongoing process and involves ranking of projects by priority.

In the meantime, RTT has partnered with another Windham business, Garbage to Gardens for regular removal of our solid waste generated by our horses. Garbage to Gardens is pleased to have such a rich and plentiful resource only 2 miles from their main operation in Windham.

SECTION 12

DETAIL SHEETS OF PROPOSED LIGHT FIXTURES

New lighting will consists of low-level bollard lights and pole lights in the parking areas to provide safe lighting levels within the property. The locations of light fixtures are shown on the Landscape and Lighting Plan included with this submission. Fixture cut sheets and a photometric plan are included in this section.

LEXINGTON

LED POST TOP LUMINAIRES



LEX with C1 Capital, PA Lens, A1 Cage, T3 Top Spinning and No Finial



LEX Open with C1 Capital, A1 Cage, T3 Spinning, No Finial & No Secondary Lens



LEX with RCA Globe, C9 Capital, No Cage, No Spinning, No Finial

Specifications and Features:

Radiant™ LED
- Conformal Coating LED light engine
- CCT: Standard-3000K, 4000K, & 5000K
- 2700K, Amber, LPS (1800K) Offered for Some Wattages - Consult Factory
- Static Colors Available - Consult Factory

Distribution
- Types I* II, III, IV, V (Type I Available in 70w & Higher Only)
- Full Cutoff

Electrical
- Electronic Driver, 120-277V, 50/60Hz or 347/480V, 50/60Hz
- 0-10V Dimmable Driver
- Standard Surge Protection Included (6kV Line-Line; 10kV Line-Earth)

Controls (Optional)
- Button Eye Photo Control (PC)
- 7-Pin Twist-Lock Receptacle (PCR7, C8, C10 & C12 Capitals Only)
- 3-Pin Twist-Lock Receptacle (PCR3, C8, C10 & C12 Capitals Only)

Housing
- Choice of Multiple Cast Decorative Housings with 3" Slip Fit.

Finish
- Super Durable Polyester Powder Coat Finish. Custom Finishes Available, Including Patinas and All RAL Colors.

Listings & Ratings
- ETL Listed to UL 1598 Standard for Wet Location.

Warranty
- 5 Year Limited Warranty

TAA COMPLIANT

LED

EPA: 2.2
Weight: 32 lbs (Max.)

Order Information Example: **LEXNLC560W4KU3A1T1PCFBK**

LEX

Model	Globe/Lens	Capital	Wattage	CCT	Voltage	Optics	Bands & Cages	Spinning	Options	Finial	Finish
LEX=Lexington Radiant™ Post Top	**NL**=No Secondary Lens* **RCA**=Ribbed Clear Acrylic **RFA**=Ribbed Frosted Acrylic **PA**=Prismatic Acrylic** **SA**=Stippled Acrylic** **SP**=Stippled Polycarbonate** ***Must only be ordered with Top Spinning and Cage** ****Must only be ordered with Top Spinning**	**C1**=PLC1 **C2**=PLC2 **C3**=PLC3 **C4**=PLC4 **C5**=PLC5 **C6**=PLC6 **C7**=PLC7 **C8**=PLC8 **C9**=PLC9 **C10**=PLC10 **C11**=PLC11 **C12**=PLC12	**10W**=10w **15W**=15w **20W**=20w **30W**=30w **40W**=40w **50W**=50w **60W**=60w **70W**=70w **80W**=80w **90W**=90w **105W**=105w **120W**=120w **135W**=135w **155W**=155w	**3K**=3000K **4K**=4000K **5K**=5000K	**U**=120-277V **H**=347/480V	**1**=Type I* **2**=Type II **3**=Type III **4**=Type IV **5**=Type V ***70W & Above Only**	**A1**=DECA1 **A2**=DECA2* **A3**=DECA3 **A6**=Perforated Band w/Cage **A7**=Flat Band w/Cage **N**=None ***Not available with NL Globe**	**T1**=T101 **T2**=T102 **T3**=T103 **T4**=T104 **N**=None	**PC**=Button Eye Photo Control **PCR3**=3 Pin Twist Lock Receptacle*♦ **PCR7**=7 Pin Twist Lock Receptacle*♦ **N**=None ***C8, C10, & C12 Capitals Only** **♦Photo Cell Not Included**	**E**=GF5* **B**=GF2 **C**=GF3 **D**=GF4 **F**=GF6 **H**=GF8 **I**=GF9 **J**=GF10 **K**=GF12 **O**=GF17 **P**=GF18 **V**=GF24 **N**=None ***Standard Finial**	**BK**=Black **BZ**=Bronze **DBZ**=Dark Bronze **TBZ**=Textured Flat Bronze **WH**=White **GR**=Green **SM**=Silver Metallic **GY**=Light Gray **TBK**=Textured Black **QBK**=Textured Flat Black **CC**=Custom Color (Consult Factory)

LED POST TOP LUMINAIRES

Photometric Data **For Full Globe, No Spinning**



13” Radiant™



12” Radiant™



8” Radiant™



6” Radiant™

RADIANT™ LED LIGHT ENGINE SPECIFICATIONS:

Lumen Output for Lexington with Full Globe - No Spinning															
Wattage (Catalog Logic)		**10W (10W)**	**15W (15W)**	**20W (20W)**	**30W (30W)**	**40w (40W)**	**50w (50W)**	**60w (60W)**	**70w (70W)**	**80w (80W)**	**90w (90W)**	**105w (105W)**	**120w (120W)**	**135w (135W)**	**155w (155W)**
Radiant Size (DIA.)		**6"**	**6"**	**6"**	**6"**	**8"**	**8"**	**8"**	**12"**	**12"**	**12"**	**13"**	**13"**	**13"**	**13"**
Input Watts		**10.2**	**14.6**	**20.4**	**30.6**	**40.8**	**51.0**	**56.6**	**67.9**	**77.6**	**87.3**	**101.9**	**116.5**	**131.0**	**152.9**
Optic	**CCT**	**Delivered Lumens**													
1 = Type I Clear, Frosted, or Ribbed Lens	**3K**	**NOT AVAILABLE**							8,830	10,091	11,353	13,239	15,137	17,029	19,552
	4K								9,013	10,301	11,588	13,519	15,451	17,382	19,957
	5K								9,150	10,457	11,765	13,725	15,686	17,647	20,261
	BUG Rating								B3-U3-G2	B3-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
2 = Type II Clear, Frosted, or Ribbed Lens	**3K**	1,454	1,907	2,543	3,815	5,086	6,357	7,629	8,900	10,171	11,443	13,344	15,257	17,164	19,707
	4K	1,483	1,947	2,596	3,894	5,191	6,489	7,787	9,085	10,382	11,680	13,627	15,573	17,520	20,115
	5K	1,506	1,976	2,635	3,953	5,270	6,588	7,905	9,223	10,540	11,858	13,834	15,811	17,787	20,422
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G1	B1-U3-G1	B2-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
3 = Type III Clear, Frosted, or Ribbed Lens	**3K**	1,451	1,904	2,539	3,808	5,077	6,346	7,617	8,886	10,155	11,424	13,322	15,232	17,136	19,675
	4K	1,481	1,944	2,592	3,887	5,183	6,478	7,774	9,070	10,365	11,661	13,604	15,548	17,491	20,082
	5K	1,504	1,973	2,631	3,946	5,262	6,577	7,892	9,208	10,523	11,838	13,812	15,785	17,758	20,388
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B2-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
4 = Type IV Clear, Frosted, or Ribbed Lens	**3K**	1,419	1,861	2,483	3,724	4,965	6,206	7,448	8,689	9,930	11,171	13,027	14,895	16,756	19,239
	4K	1,448	1,901	2,534	3,801	5,068	6,335	7,602	8,869	10,136	11,402	13,303	15,204	17,104	19,638
	5K	1,470	1,929	2,573	3,859	5,145	6,431	7,718	9,004	10,290	11,576	13,506	15,435	17,365	19,937
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G1	B1-U3-G1	B2-U3-G2	B2-U3-G2	B2-U3-G3	B2-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G4
5 = Type V Clear, Frosted, or Ribbed Lens	**3K**	1,485	1,948	2,598	3,897	5,195	6,494	7,793	9,092	10,390	11,689	13,631	15,585	17,533	20,131
	4K	1,515	1,989	2,652	3,977	5,303	6,628	7,955	9,280	10,606	11,931	13,920	15,908	17,897	20,548
	5K	1,539	2,019	2,692	4,038	5,384	6,729	8,075	9,421	10,767	12,113	14,132	16,151	18,170	20,861
	BUG Rating	B1-U2-G1	B2-U2-G1	B2-U2-G1	B2-U2-G1	B3-U3-G1	B3-U3-G2	B3-U3-G2	B3-U3-G2	B4-U3-G2	B4-U3-G2	B4-U3-G2	B4-U3-G3	B4-U3-G3	B5-U3-G3

Please refer to the fixture's IES file for detailed information. Subject to change.

LED POST TOP LUMINAIRES

Photometric Data **For Lensed Fixtures - Globe With Top Spinning**



13” Radiant™



12” Radiant™



8” Radiant™



6” Radiant™

RADIANT™ LED LIGHT ENGINE SPECIFICATIONS:

Lumen Output for Lexington With Clear, Frosted or Ribbed Lens															
Wattage (Catalog Logic)		**10W (10W)**	**15W (15W)**	**20W (20W)**	**30W (30W)**	**40w (40W)**	**50w (50W)**	**60w (60W)**	**70w (70W)**	**80w (80W)**	**90w (90W)**	**105w (105W)**	**120w (120W)**	**135w (135W)**	**155w (155W)**
Radiant Size (DIA.)		**6"**	**6"**	**6"**	**6"**	**8"**	**8"**	**8"**	**12"**	**12"**	**12"**	**13"**	**13"**	**13"**	**13"**
Input Watts		**10.2**	**14.6**	**20.4**	**30.6**	**40.8**	**51.0**	**56.6**	**67.9**	**77.6**	**87.3**	**101.9**	**116.5**	**131.0**	**152.9**
Optic	**CCT**	**Delivered Lumens**													
1 = Type I Clear, Frosted, or Ribbed Lens	**3K**	**NOT AVAILABLE**							8,165	9,331	10,498	12,248	13,997	15,747	18,080
	4K								8,335	9,525	10,716	12,502	14,287	16,073	18,454
	5K								8,461	9,670	10,879	12,692	14,506	16,318	18,736
	BUG Rating								B3-U3-G2	B3-U3-G2	B3-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
2 = Type II Clear, Frosted, or Ribbed Lens	**3K**	1,344	1,763	2,352	3,527	4,703	5,878	7,055	8,230	9,405	10,582	12,345	14,108	15,872	18,223
	4K	1,371	1,800	2,400	3,600	4,800	6,001	7,200	8,401	9,600	10,801	12,601	14,400	16,200	18,601
	5K	1,392	1,828	2,437	3,655	4,874	6,091	7,310	8,528	9,747	10,965	12,793	14,621	16,447	18,884
	BUG Rating	B0-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G1	B1-U3-G1	B2-U3-G2	B2-U3-G2	B3-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3
3 = Type III Clear, Frosted, or Ribbed Lens	**3K**	1,342	1,760	2,348	3,521	4,695	5,869	7,043	8,217	9,390	10,564	12,325	14,085	15,846	18,193
	4K	1,369	1,797	2,396	3,595	4,792	5,991	7,188	8,387	9,584	10,783	12,580	14,377	16,174	18,570
	5K	1,390	1,825	2,433	3,649	4,866	6,081	7,298	8,514	9,731	10,947	12,772	14,597	16,420	18,853
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B2-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
4 = Type IV Clear, Frosted, or Ribbed Lens	**3K**	1,312	1,721	2,296	3,443	4,591	5,739	6,887	8,034	9,182	10,330	12,052	13,773	15,495	17,791
	4K	1,339	1,758	2,343	3,515	4,686	5,858	7,029	8,201	9,372	10,544	12,302	14,058	15,816	18,159
	5K	1,359	1,784	2,379	3,569	4,758	5,947	7,136	8,326	9,515	10,705	12,489	14,274	16,057	18,436
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
5 = Type V Clear, Frosted, or Ribbed Lens	**3K**	1,373	1,801	2,402	3,603	4,804	6,005	7,207	8,407	9,608	10,809	12,610	14,412	16,213	18,615
	4K	1,401	1,839	2,452	3,678	4,903	6,130	7,355	8,582	9,807	11,033	12,872	14,710	16,549	19,001
	5K	1,423	1,867	2,489	3,734	4,979	6,222	7,467	8,712	9,956	11,201	13,068	14,935	16,801	19,291
	BUG Rating	B1-U2-G1	B1-U2-G1	B2-U2-G1	B2-U2-G1	B3-U3-G1	B3-U3-G1	B3-U3-G2	B3-U3-G2	B3-U3-G2	B4-U3-G2	B4-U3-G2	B4-U3-G3	B4-U3-G3	B4-U3-G3

Please refer to the fixture's IES file for detailed information. Subject to change.

LED POST TOP LUMINAIRES

Photometric Data **No Secondary Lens - For Open Full Cutoff Fixtures**



13" Radiant™



12" Radiant™



8" Radiant™



6" Radiant™

RADIANT™ LED LIGHT ENGINE SPECIFICATIONS:

Lumen Output for Lexington with No Secondary Lens															
Wattage (Catalog Logic)		**10W (10W)**	**15W (15W)**	**20W (20W)**	**30W (30W)**	**40w (40W)**	**50w (50W)**	**60w (60W)**	**70w (70W)**	**80w (80W)**	**90w (90W)**	**105w (105W)**	**120w (120W)**	**135w (135W)**	**155w (155W)**
Radiant Size (DIA.)		**6"**	**6"**	**6"**	**6"**	**8"**	**8"**	**8"**	**12"**	**12"**	**12"**	**13"**	**13"**	**13"**	**13"**
Input Watts		**10.2**	**14.6**	**20.4**	**30.6**	**40.8**	**51.0**	**56.6**	**67.9**	**77.6**	**87.3**	**101.9**	**116.5**	**131.0**	**152.9**
Optic	**CCT**	**Delivered Lumens**													
1 = Type I Clear PC Lens	**3K**	NOT AVAILABLE							7,291	8,332	9,374	10,545	10,936	14,060	16,143
	4K								7,442	8,505	9,568	10,764	11,163	14,352	16,478
	5K								7,555	8,634	9,714	10,928	11,333	14,570	16,729
	BUG Rating								B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
2 = Type II Clear PC Lens	**3K**	1,109	1,634	2,179	3,268	4,358	5,447	6,537	7,626	8,716	9,805	11,440	13,074	14,708	16,887
	4K	1,112	1,668	2,224	336	4,448	5,560	6,672	7,785	8,896	10,008	1,677	13,344	15,013	17,237
	5K	1,129	1,634	2,258	3,387	4,516	5,644	6,774	7,903	9,032	10,161	11,854	13,548	15,241	17,499
	BUG Rating	B0-U0-G0	B1-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2
3 = Type III Clear PC Lens	**3K**	1,142	1,713	2,284	3,427	4,569	5,711	6,853	7,996	9,138	10,280	11,564	11,992	15,419	17,703
	4K	1,165	1,749	2,332	3,497	4,664	5,829	6,996	8,161	9,327	10,493	11,804	12,242	15,739	18,070
	5K	1,183	1,776	2,367	3,550	4,734	5,919	7,102	8,285	9,469	10,652	11,984	12,428	15,979	18,345
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
4 = Type IV Clear PC Lens	**3K**	1,140	1,711	2,281	3,422	4,562	5,703	6,843	7,985	9,125	10,265	11,548	11,976	15,398	17,679
	4K	1,164	1,747	2,329	3,492	4,657	5,821	6,986	8,150	9,314	10,478	11,788	12,225	15,717	18,046
	5K	1,182	1,773	2,364	3,546	4,728	5,910	7,092	8,274	9,456	10,638	11,967	12,411	15,956	18,320
	BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4
5 = Type V Clear PC Lens	**3K**	1,210	1,815	2,420	3,632	4,842	6,052	7,262	8,473	9,683	10,983	12,255	12,709	16,340	18,761
	4K	1,235	1,854	2,471	3,706	4,942	6,177	7,413	8,648	9,884	11,119	12,509	12,973	16,679	19,150
	5K	1,254	1,882	2,508	3,762	5,017	6,272	7,526	8,780	10,034	11,289	12,700	13,171	16,933	19,441
	BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3
5 = Type V with LumaLens	**3K**	NOT AVAILABLE										8,562	9,785	11,008	12,639
	4K											8,740	9,988	11,236	12,900
	5K											8,872	10,140	11,407	13,097
	BUG Rating											B2-U3-G2	B2-U3-G3	B3-U3-G3	B3-U3-G3

Please refer to the fixture's IES file for detailed information. Subject to change.

LED POST TOP LUMINAIRES

Accessories & Replacement Parts:

Accessories (Order Separately, Field Installed)	
SSBS	Stainless Steel Bird Spikes

Capitals



PLC1- 8 3/4" High



PLC2 - 10 13/16" High



PLC3 - 6 7/8" High



PLC4 - 7 13/16" High



PLC5 - 9 15/16" High



PLC6 - 8 1/16" High



PLC7 - 8 3/8" High



PLC8 - 11 3/8" High



PLC9 - 14 1/4" High



PLC10 - 10 1/4" High



PLC11 - 15" High



PLC12 - 12¾" High

LED POST TOP LUMINAIRES

Bands & Cages

A1 - Cast Aluminum Perforated Cage



No Secondary Lens | With Secondary Lens

A2 - Cast Aluminum Band



With Secondary Lens

A3 - Cast Aluminum Cage



No Secondary Lens | With Secondary Lens

A6 - Cast Aluminum Cage w/ Perforated Band



No Secondary Lens | With Secondary Lens

A6M - Cage with Medallions*



No Secondary Lens | With Secondary Lens

A7 - Cast Aluminum Cage w/ Flat Band



With Secondary Lens | With Secondary Lens

***A1, A6, and A7 are available with Medallions. Add M to the end of the part number.**

LED POST TOP LUMINAIRES

Spinnings



T1 - T101 Top Spinning



T2 - T102 Top Spinning



T3 - T103 Top Spinning



T4 - T104 Top Spinning

Fixture Finials



GF2 - 6"



GF3 - 6"



GF4 - 6"



GF5 (Plastic)
GF6 (Cast) - 4"



GF8 - 4"



GF9 - 4.25"



GF10 - 3.5"



GF12 - 2.75"



GF17 - 4"



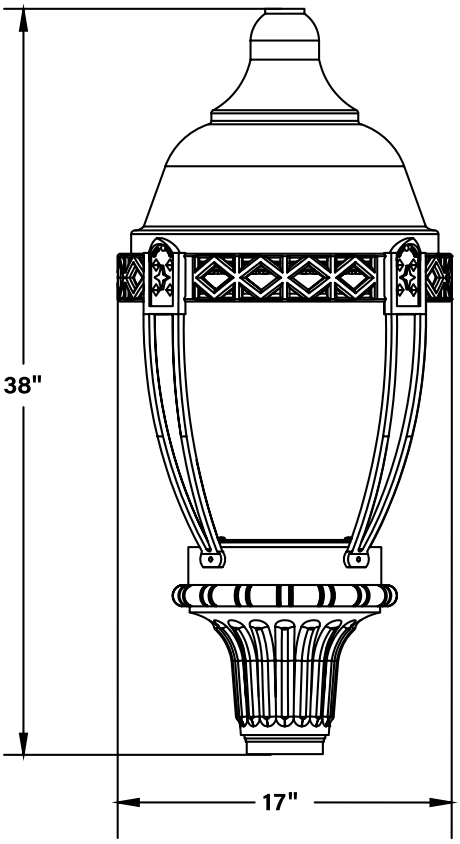
GF18 - 2.75"



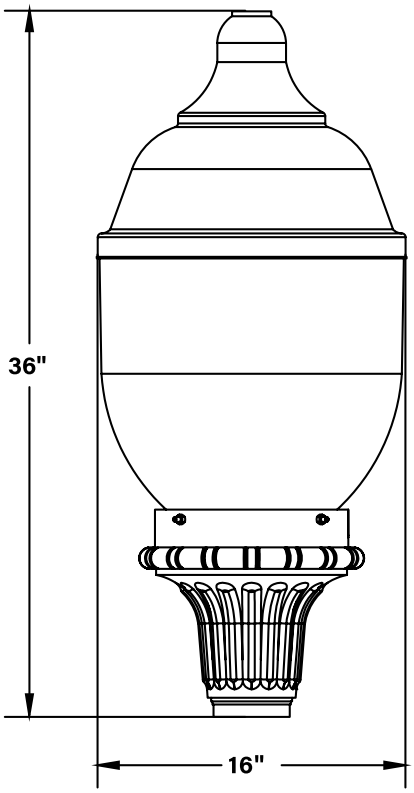
GF24 - 4.75"

LED POST TOP LUMINAIRES

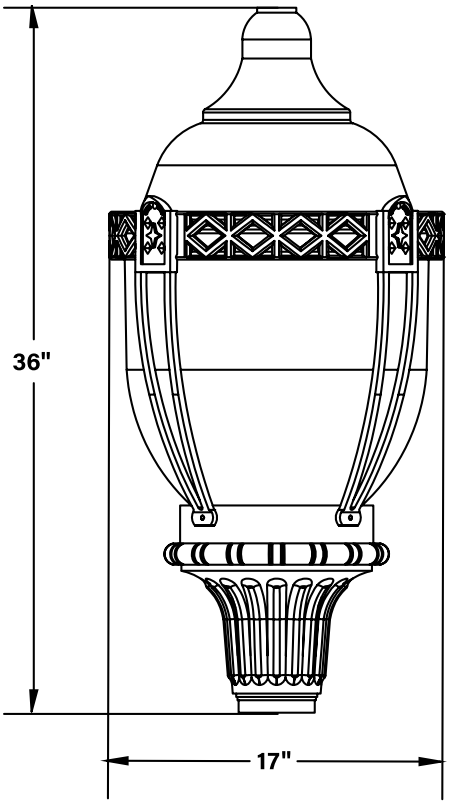
Dimensions



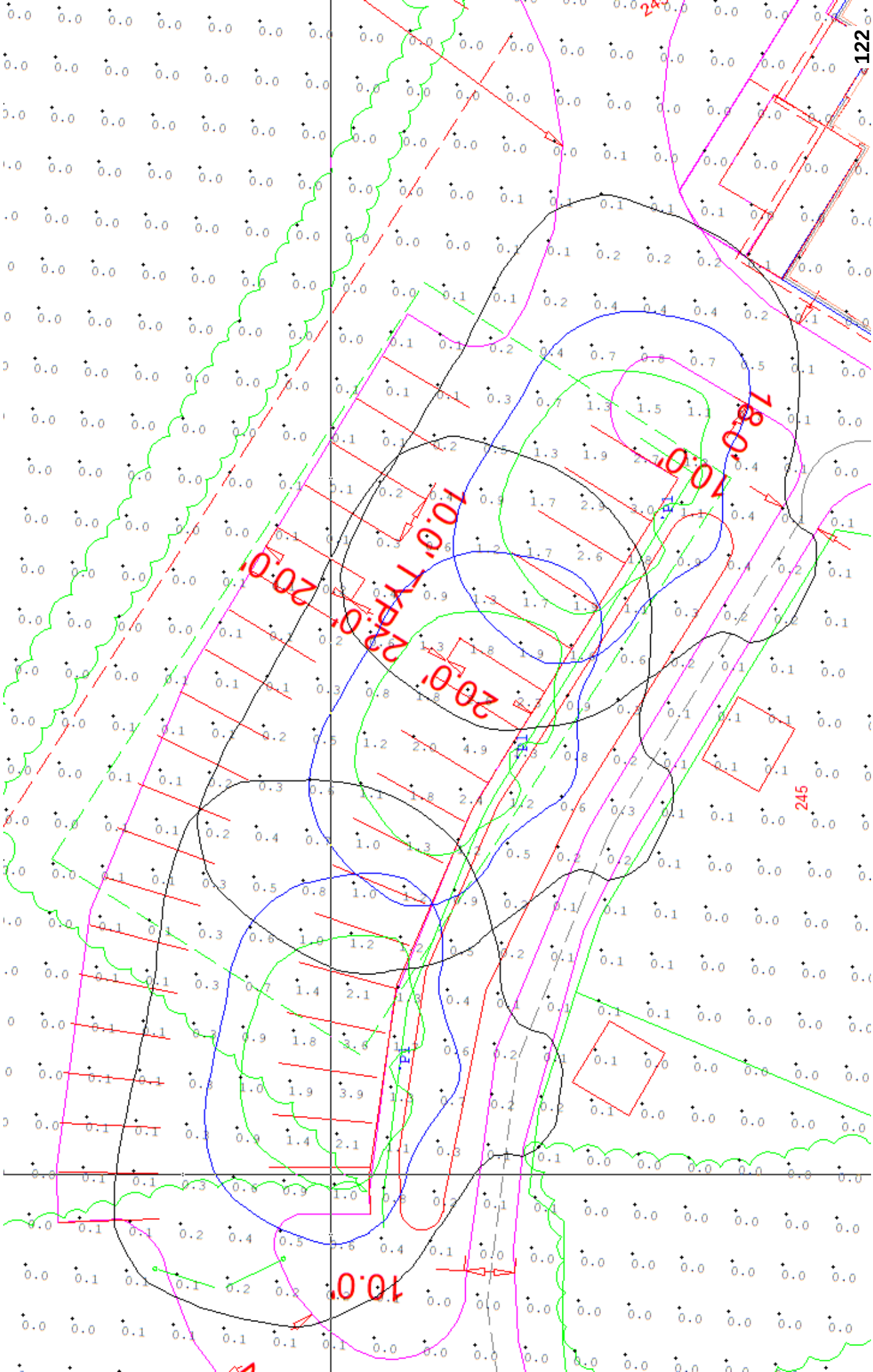
Full Cutoff, Spinning, Cage and No Secondary Lens



Full Globe, No Cage



Globe With Cage and Spinning


122
245
10.0
20.0
20.0
20.0
10.0
7.8.0
10.0

SECTION 13

LISTING OF PROPOSED TREES OR SHRUBS USED FOR LANDSCAPING

The table below summarizes the trees and shrubs that will be used in landscaping for the site. These are shown on the Landscape Plan included with this submission.

PLANT LIST - TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
	DECIDUOUS TREES				
+	*Acer saccharum*	Sugar Maple	2-2.5" CAL.	B&B	Y
	GlediBetula n. Heritage	Heritage Birch	10-12' HGT	B&B	Y
	Quercus rubrum	Red Oak	2-2.5" CAL.	B&B	Y
	ORNAMENTAL/ FLOWERING TREES				
+	*Amelanchier canadensis*	Shadbush	5-6' CLUMP	B&B	Y
	Crataegus c. "Inermis"	Cockspur Hawthorn	2-2.5" CAL.	B&B	Y
	Prunus accolade	Accolade Cherry	2-2.5" CAL.	B&B	N
	EVERGREEN TREES				
	Picea glauca	White Spruce	5-6' HGT.	B&B	Y
	Pinus strobus	Eastern White Pine	5-6' HGT.	B&B	Y
	DECIDUOUS SHRUBS				
+	*Cornus sericea "Arctic Fire"*	Dwarf Red Twig Dogwood	18-24" / #5	cont.	Y
+	*Hamamelis veralis*	Vernal Witchhazel	18-24" / #5	cont.	Y
+	*Myrica pensylvanica 'Bobee'*	Northern Bayberry	2.5-3' / #7	cont.	Y
	Rhus aromatica 'Gro-Low'	Fragrant Sumac	18-24" / #3	cont.	Y
	EVERGREEN SHRUBS				
	Juniperus h. Bar Harbor	Bar Harbor Juniper	2.5-3' / #7	cont.	Y
	Juniperus h. 'Andorra"	Andorra Juniper	2.5-3' / #7	cont.	Y
	Microbiota decussata	Siberian Carpet Cypress	18-24"	b+b	N
	Rhododendron carolininium	Carolina Rhododendron	18-24"	b+b	N
	GROUND COVERS/ PERENNIALS				
	Nepita f. Jr Walker	Junior Walker Catnip	1 GAL	cont.	N
	Panicum V. Shenendoah	Shenendoah Switchgrass	2 GAL	cont.	Y

12'

SECTION 14

ESITMATE OF PEAK HOUR AND DAILY TRAFFIC GENERATION

The existing facility is not a high peak hour traffic generator. There is not a standard category for Riding Stables as a use in the Institution of Traffic Engineers (ITE) Trip Generation Manual. However, based on the staff, volunteer and visitor numbers provided by Riding To The Top for the busiest average day, we estimate a maximum of approximately one hundred and ten trips on a weekday day (55 trips in and 55 trips out). This is based on 10 staff, 20 volunteers (3 hours per day each), and 25 visitor vehicles (total of 50 visitors). The trips are heavily skewed towards the center of the day and we estimate the maximum peak hour trip generation to be between **15 and 20 trips**. Weekend trips will be significantly lower and we estimate a maximum of **10-12** peak hour trips on a weekend day. This project will not result in any significant increase in traffic at the facility. No traffic issues have been identified in the vicinity of the site due to current operations.

SECTION 15

DESCRIPTION OF IMPORTANT NATURAL FEATURES

A wetland delineation including vernal pool surveys were completed by Sebago Technics throughout April, May and June of 2024. Jurisdictional natural resources are shown on the accompanying site plans. The vernal pools were studied and found to be non-significant. The mapping report, and confirmation of non-significance from Maine DEP are included in this section.

Project review letters from natural resource agencies and MHPC are also included in this section.

Vernal Pool Summary

To: Sarah Bronson, Executive Director

From: Gary Fullerton, LSS, LSE

Date: February 18, 2026

Project: #03130-01 – Riding To The Top Therapeutic Riding Center, Windham, Maine

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I performed a vernal pool survey at the Riding To The Top Therapeutic Riding Center at 14 Lilac Drive on April 22nd and May 6th, 2024. This was done at your request for potential future development of the property. This survey was completed following the protocol in Chapter 335 – Significant Wildlife Habitat of the Natural Resources Protection Act. The Maine DEP has a jurisdiction of 250 feet around Significant Vernal Pools. This recommends that at least 75% of the area on the property be left undisturbed with forest canopy. Army Corps of Engineers requires a permit when wetlands or vernal pools are directly impacted.

I found three non-significant vernal pools as shown on the attached plan. Attached are a few photos taken on April 22nd showing the vernal pools found as well as the Maine State Vernal Pool Assessment Forms for each pool. Maine DEP will most likely not require a buffer around these vernal pools because they are considered non-significant. VP-1 and VP-2 were created in a borrow pit. Please let me know if you need any additional information.



Photo 1: View of VP-1


Photo 2: Photo of wood frog egg masses in VP-1



Photo 3: Photo of spotted salamander egg masses in VP-1



Photo 4: View of VP-2



Photo 5: Photo of wood frog egg mass in VP-2



Photo 6: Photo of spotted salamander egg masses in VP-2



Photo 7: Photo of spotted salamander egg masses in VP-3


Photo 8: Photo of wood frog egg mass in VP-3



Photo 9: Photo of spotted salamander egg masses in VP-3

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are required for pool registration.**
- **Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.**

Observer's Pool ID: VP-1 **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Gary M. Fullerton

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other _____

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ○ Yes

c. Project Name: Riding To The Top Therapeutic Riding Center

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: Sarah Bronson Phone: 207-892-2813 x12 E-mail: sbronson@ridingtothetop.org

Street Address: 14 Lilac Drive City: Windham State: ME Zip: 04062

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Windham

Brief site directions to the pool (using mapped landmarks):

Follow Route 302 West from Portland. Take a left onto Land of Nod Road in Windham. Lilac Drive is approximately 1 mile on the left. Site is at end of Lilac Drive.

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: 70.3790119°W Latitude/Northing: 43.7470294°N

Coordinate system: WGS84

Check one: ◉ GIS shapefile (Best)

- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ The pool perimeter is delineated by multiple GPS points. (Excellent)

- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): 4/22/24

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ◉ Pool associated with larger wetland complex
- ○ Other: _____

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☑ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other: _____

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ◉ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

Pool is within limits of borrow pit

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ◉ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

Soils are sandy, pool is shallow

■ Maximum depth at survey: ◉ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 40 ○ m ◉ ft Length: 50 ○ m ◉ ft

■ Predominate substrate in order of increasing hydroperiod:

- ◉ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☐ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☐ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☐ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☑ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☐ Bullfrog or Green Frog tadpoles
- ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ◉ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain): _____

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/22/24, 5/6/24

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ◉ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	18	14		3	3		A	H							
Spotted Salamander	17	15		3	3		M	A							
Blue-spotted Salamander	0	0		3	3										
Fairy Shrimp[3]	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

Pool is part of a borrow pit.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are required for pool registration.**
- **Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.**

Observer's Pool ID: VP-2 **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Gary M. Fullerton

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other _____

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

c. Project Name: Riding To The Top Therapeutic Riding Center

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: Sarah Bronson Phone: 207-892-2813 x12 E-mail: 207-892-2813 x12

Street Address: 14 Lilac Drive City: Windham State: ME Zip: 04062

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Windham

Brief site directions to the pool (using mapped landmarks):

Follow Route 302 West from Portland. Take a left onto Land of Nod Road in Windham. Lilac Drive is approximately 1 mile on the left. Site is at end of Lilac Drive.

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: 70.3792555°W Latitude/Northing: 43.7468114°N

Coordinate system: WGS84

Check one:

◉ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): 4/22/24

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ◉ Pool associated with larger wetland complex
- ○ Other: _____

■ Check all wetland types that best apply to this pool:

- ☐ Forested swamp
- ☑ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☑ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other: _____

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ○ Natural ○ Natural-Modified ◉ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

Pool is within limits of borrow pit.

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ◉ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

Soils are sandy, pool is shallow.

■ Maximum depth at survey: ◉ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 25 ○ m ◉ ft Length: 25 ○ m ◉ ft

■ Predominate substrate in order of increasing hydroperiod:

- ◉ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☐ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☐ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☐ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☑ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☐ Bullfrog or Green Frog tadpoles
- ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ◉ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain): _____

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/22/24, 5/6/24

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ○ Yes ◉ No
- Was the entire pool surveyed for egg masses? ◉ Yes ○ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	6	6		3	3		A	H							
Spotted Salamander	16	16		3	3		M	A							
Blue-spotted Salamander	0	0		3	3										
Fairy Shrimp[3]	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

Pool is part of a borrow pit.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:

Maine State Vernal Pool Assessment Form

INSTRUCTIONS:

- **Complete all 3 pages of form thoroughly. Most fields are required for pool registration.**
- **Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.**

Observer's Pool ID: VP-3 **MDIFW Pool ID:** _____

1. PRIMARY OBSERVER INFORMATION

a. Observer name: Gary M. Fullerton

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

2. PROJECT CONTACT INFORMATION

a. Contact name: ◉ same as observer ○ other _____

b. Contact and credentials previously provided? ○ No (submit Addendum 1) ◉ Yes

c. Project Name: Riding To The Top Therapeutic Riding Center

3. LANDOWNER CONTACT INFORMATION

a. Are you the landowner? ○ Yes ◉ No If no, was landowner permission obtained for survey? ◉ Yes ○ No

b. Landowner's contact information (required)

Name: Sarah Bronson Phone: 207-892-2813 x12 E-mail: sbronson@ridingtothetop.org

Street Address: 14 Lilac Drive City: Windham State: ME Zip: 04062

c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Windham

Brief site directions to the pool (using mapped landmarks):

Follow Route 302 West from Portland. Take a left onto Land of Nod Road in Windham. Lilac Drive is approximately 1 mile on the left. Site is at end of Lilac Drive.

b. Mapping Requirements

i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: 70.3756105°W Latitude/Northing: 43.7462986°N

Coordinate system: WGS84

Check one:

◉ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

○ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
- Include map or spreadsheet with coordinates.

○ The above GPS point is at the center of the pool. (Good)

5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): 4/22/24

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ○ Isolated depression
- ○ Floodplain depression
- ◉ Pool associated with larger wetland complex
- ○ Other: _____

■ Check all wetland types that best apply to this pool:

- ☑ Forested swamp
- ☐ Shrub swamp
- ☐ Peatland (fen or bog)
- ☐ Emergent marsh
- ☐ Wet meadow
- ☐ Lake or pond cove
- ☐ Abandoned beaver flowage
- ☐ Active beaver flowage
- ☐ Slow stream
- ☐ Floodplain
- ☐ Mostly unvegetated pool
- ☐ ATV or skidder rut
- ☐ Dug pond or borrow pit
- ☐ Roadside ditch
- ☐ Other: _____

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ◉ Natural ○ Natural-Modified ○ Unnatural ○ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ○ Permanent
- ○ Semi-permanent (drying partially in all years and completely in drought years)
- ◉ Ephemeral (drying out completely in most years)
- ○ Unknown

Explain:

Shallow pool

■ Maximum depth at survey: ◉ 0-12" (0-1 ft.) ○ 12-36" (1-3 ft.) ○ 36-60" (3-5 ft.) ○ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: _____ ○ m ○ ft Length: _____ ○ m ○ ft

■ Predominate substrate in order of increasing hydroperiod:

- ◉ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
- ○ Mineral soil (sphagnum moss present)
- ○ Organic matter (peat/muck) shallow or restricted to deepest portion
- ○ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.)
- ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern)
- ☑ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern)
- ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle)
- ☑ Sphagnum moss (anchored or suspended)
- ☐ Wet site ferns (e.g. royal fern, marsh fern)
- ☐ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly)
- ☑ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes)
- ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead)
- ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort)
- ☐ No vegetation in pool

■ Faunal indicators (check all that apply):

- ☐ Fish
- ☐ Bullfrog or Green Frog tadpoles
- ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ◉ No inlet or outlet
- ○ Intermittent inlet or outlet
- ○ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
- ○ Other or Unknown (explain): _____

6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/22/24, 5/6/24

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ◉ Yes ○ No
- Was the entire pool surveyed for egg masses? ○ Yes ◉ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae[4]					
	Visit #1	Visit #2	Visit #3	Confidence Level[1]			Egg Mass Maturity[2]			Observed			Confidence Level[1]		
Wood Frog	4	3		3	2		A	H							
Spotted Salamander	6	7		3	3		M	A							
Blue-spotted Salamander	0	0		3	3										
Fairy Shrimp[3]	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☑ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

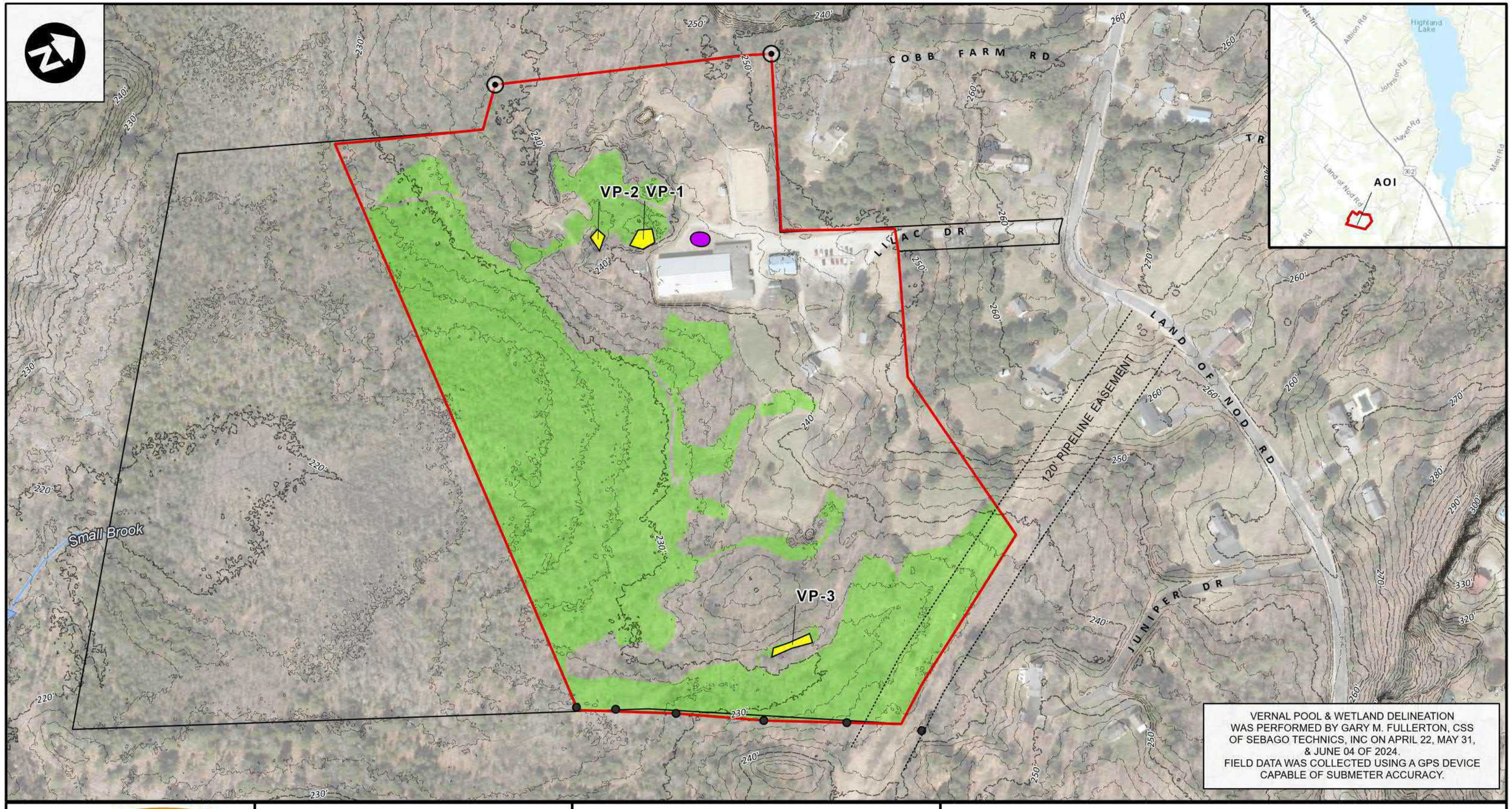
Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ **Significant** ☐ **Potentially Significant** but lacking critical data ☐ **Not Significant** due to: ○ does not meet biological criteria. ○ does not meet MDEP vernal pool criteria.

Comments:



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

0 200 400 600

Feet

1" = 200' when printed at 11 x 17

FIGURE 1: NATURAL RESOURCES MAP

TAX MAP 7, LOT 27B

INFORMATION: MAINE GEOLIBRARY
2022 USGS LIDAR TOPOGRAPHY
2022 WINDHAM ORTHOREGIONAL IMAGERY

BOUNDARY AS DEPICTED ON
'FINAL PLAN OF TWIN MEADOWS SUBDIVSION'
BY BH2M ENGINEERS, DATED JUNE 1992
THIS IS NOT A BOUNDARY SURVEY.

LOCATION:
14 LILAC DRIVE
WINDHAM, MAINE

DATE: 2/18/2026

PROJECT NUMBER: 03130-01

03130-01.aprx

- Area of Investigation (AOI)
- Project Site
- Pipeline Easement
- Found Property Monument
- Fence
- NHD Perennial Stream
- 2' contour
- 10' contour
- Delineated Wetlands
- Septic Field
- Non-Significant Vernal Pool

Map Projection : NAD 1983 StatePlane Maine West FIPS 1802 Feet

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

MELANIE LOYZIM
COMMISSIONER

April 3, 2026

Sarah Bronson
14 Lilac Drive
Windham, ME 04062

Re: Vernal Pool Significance Determination, Pool ID #s 5791, 5789, 5790–Windham

Dear Sarah Bronson:

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

After conducting a field survey at your request, it has been determined that the vernal pools identified above on your property are NOT SIGNIFICANT because either: 1. the features do not meet the definition of a vernal pool under the Significant Wildlife Habitat rules, 06-096 CMR 335(9) or 2. the vernal pools do not meet the biological standards for exceptional wildlife use of the Significant Wildlife Habitat rules, 06-096 CMR 335(9)(B). Therefore, activities within 250 feet of the pools are not regulated under the Natural Resources Protection Act (NRPA) unless there are other protected natural resources nearby such as streams or freshwater wetlands. I have attached a copy of the database printout that verifies the State's findings with respect to your survey.

I want to also advise you that the pool areas on your property can be considered freshwater wetlands and therefore direct pool alterations may require permitting under the NRPA.

If you have any questions or need further clarification, please contact Mark Stebbins at 207-592-4810 or email at: Mark.N.Stebbins@maine.gov

Sincerely,

Robert Wood
Director, Bureau of Land Resources

cc. town file

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
207-941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

WEBSITE: www.maine.gov/dep

IFW Recommendations for Significant Vernal Pool Determinations

The following is a list of pools and IFW's recommendations for whether or not they qualify as Significant Vernal Pools, one of Maine's Significant Wildlife Habitats.

Data current as of: Friday, April 3, 2026

IFW's Pool ID: 5789 Twp: Windham
Observer's ID: VP-1
UTM Coordinates of Pool Center: 388970 E, 4844700 N
ProjectType: Riding To The Top Therapeutic Riding Center

Landowner:	Contact:
Sarah Bronson	Gary Fullerton - Sebago Technics, Inc
14 Lilac Drive	75 John Roberts Road, Suite 1A
Windham, ME 04062	South Portland, ME 04106
(207) 892-2813 sbronson@ridingtothetop.org	(207) 200-2100 gfullerton@sebagotechnics.com

Survey Date: 4/22/2024 Additional Survey Dates: 05/06/2024

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition

IFW Comments: Pool provides some habitat for wood frog and spotted salamander but does not meet the MDEP vernal pool definition (man-made borrow pit).

IFW's Pool ID: 5790 Twp: Windham
Observer's ID: VP-2
UTM Coordinates of Pool Center: 388951 E, 4844676 N
ProjectType: Riding To The Top Therapeutic Riding Center

Landowner:	Contact:
Sarah Bronson	Gary Fullerton - Sebago Technics, Inc
14 Lilac Drive	75 John Roberts Road, Suite 1A
Windham, ME 04062	South Portland, ME 04106
(207) 892-2813 sbronson@ridingtothetop.org	(207) 200-2100 gfullerton@sebagotechnics.com

Survey Date: 4/22/2024 Additional Survey Dates: 05/06/2024

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition

IFW Comments: Pool provides some habitat for wood frog and spotted salamander but does not meet the MDEP vernal pool definition (man-made borrow pit).

IFW's Pool ID: 5791 Twp: Windham
Observer's ID: VP-3
UTM Coordinates of Pool Center: 389242 E, 4844615 N
ProjectType: Riding To The Top Therapeutic Riding Center

Landowner:	Contact:
Sarah Bronson	Gary Fullerton - Sebago Technics, Inc
14 Lilac Drive	75 John Roberts Road, Suite 1A
Windham, ME 04062	South Portland, ME 04106
(207) 892-2813 sbronson@ridingtothetop.org	(207) 200-2100 gfullerton@sebagotechnics.com

Survey Date: 4/22/2024 Additional Survey Dates: 05/06/2024

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria

IFW Comments: Pool provides some habitat for wood frog and spotted salamander but does not meet the biological criteria for significance.

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

February 24, 2026

Kayla Gray
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, ME 04032

RE: Information Request - Lilac Drive, Expansion, Windham Project ID 9865-11468

Dear Kayla:

Per your request received on **February 10, 2026**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Lilac Drive, Expansion, Windham*** project, pursuant to MDIFW's authority. It is understood the project proposes an expansion to the current business as shown in the plan set (dated 9/5/2025) provided to MDIFW and will require tree clearing as shown in the plan. Additionally, the applicant provided vernal pool survey findings (Vernal Pool Summary, Sebago Technics, 2/18/2026). Given this scope, we have tailored our review accordingly. Please note our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species
Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of project activities.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools
At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. Our Department recommends that any potential Significant Vernal Pool depressions be avoided as well as the 250-feet surrounding the pool, which is the associated Critical Terrestrial Habitat.

It is understood the applicant has already completed a vernal pool survey and submitted those results to our Department for review. Should these pools be determined non-significant, no recommendations relating to vernal pools wood apply.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along any streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species.

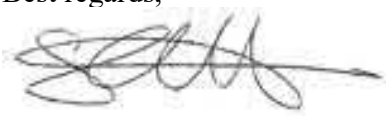
Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



Laura Hatmaker
Natural Resource Biologist

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

February 13, 2026

Kayla Gray
Verdantas
541 US Route One, Suite 21
Freeport, ME 04032

Via email: kgray@verdantas.com

Re: Rare and exemplary botanical features in proximity to: #25-36465, New Barn, Outdoor Riding Arena, Shed, Parking, Therapeutic Riding Center, Windham, Maine.

Dear Kayla Gray:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received February 10, 2026 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Windham, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Abby Stepanauskas

Abby Stepanauskas | Ecologist | Maine Natural Areas Program
207-287-8048 | abby.stepanauskas@maine.gov

Rare and Exemplary Botanical Features within 4 miles of

Project: #25-36465, New Barn, Outdoor Riding Arena, Shed, Parking, Therapeutic Riding Center, Windham, Maine.

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Allegheny Vine						
	E	S1	G4	1860-10	9	Rocky summits and outcrops (non-forested, upland),Dry barrens (partly forested, upland)
American Sea-blite						
	T	S2	G5	1932-09-12	5	Tidal wetland (non-forested, wetland)
Broad Beech Fern						
	SC	S2	G5	2016-09-04	28	Hardwood to mixed forest (forest, upland)
	SC	S2	G5	1872-08	15	Hardwood to mixed forest (forest, upland)
Clothed Sedge						
	E	S1	G4	2000-06-06	5	Dry barrens (partly forested, upland)
Columbian Watermeal						
	SC	S2	G5	2016-09-12	11	Open water (non-forested, wetland)
Ebony Spleenwort						
	SC	S2	G5	1910-06-06	10	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)
Engelmann's Spikerush						

Engelmann's Spikerush					
PE	SH	G5	1916-08-31	2	Open wetland, not coastal nor rivershore (non-forested, wetland)
Enriched Northern Hardwoods Forest					
	S3	GNR	2001-08-28	34	
Fern-leaved False Foxglove					
SC	S3	G5	1902-09-02	13	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Great Blue Lobelia					
PE	SX	G5	1905-09	3	Forested wetland,Non-tidal rivershore (non-forested, seasonally wet)
Hollow Joe-pye Weed					
SC	S2	G5	2014-06-18	24	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
Horned Pondweed					
SC	S2	G5	1913-09-13	9	Tidal wetland (non-forested, wetland)
Marsh Milkwort					
PE	SH	G4	1903-08-18	1	Dry barrens (partly forested, upland),Open wetland, not coastal nor rivershore (non-forested, wetland)
Missouri Rockcress					
T	S1	G5	1905-06-11	5	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)

Mountain Honeysuckle					
E	S2	G5	2007-10-05	11	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Pitch Pine Woodland					
	S3	G2	2005-12-08	28	
Screwstem					
T	S1	G5T3T5	2020-09-17	4	
Small Reed Grass					
SC	S3	G5	2011-08-28	18	Old field/roadside (non-forested, wetland or upland)
Southern Bog-clubmoss					
E	S1	G5	2011-08-31	1	Open wetland, not coastal nor rivershore (non-forested, wetland),Non-tidal rivershore (non-forested, seasonally wet)
Spotted Pondweed					
T	S1	G5	2016-06-22	3	Open water (non-forested, wetland)
Vasey's Pondweed					
SC	S2	G5	1901-08-04	7	Open water (non-forested, wetland)

Date Exported: 2/13/2026 12:31 PM

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 **G1**	**Critically Imperiled** – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 **G2**	**Imperiled** – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 **G3**	**Vulnerable** – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 **G4**	**Apparently Secure** – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 **G5**	**Secure** – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX **GX**	**Presumed Extinct** – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH **GH**	**Possibly Extinct** – Known from only historical occurrences but still some hope of rediscovery.
S#S# **G#G#**	**Range Rank** – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU **GU**	**Unrankable** – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR **SNR**	**Unranked** – Global or subnational conservation status not yet assessed.
SNA **GNA**	**Not Applicable** – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems.
Qualifier	**Definition**
S#? **G#?**	**Inexact Numeric Rank** – Denotes inexact numeric rank.
Q	**Questionable taxonomy that may reduce conservation priority** – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The "Q" modifier is only used at a global level.
T#	**Infraspecific Taxon (trinomial)** – The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	**Endangered** – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	**Threatened** – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	**Special Concern** – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	**Potentially Extirpated** – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	**Excellent** – Excellent estimated viability/ecological integrity.
B	**Good** – Good estimated viability/ecological integrity.
C	**Fair** – Fair estimated viability/ecological integrity.
D	**Poor** – Poor estimated viability/ecological integrity.
E	**Extant** – Verified extant, but viability/ecological integrity not assessed.
H	**Historical** – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	**Extirpated** – Documented loss of population/destruction of habitat.
U	**Unrankable** – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	**Not Ranked** – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
http://www.maine.gov/dacf/mnap

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

March 9, 2026

Kayla Gray
Verdantas
541 US Route One
Suite 21
Freeport, ME 04032

Project: MHPC #0232-26 Riding to the Top Center; 14 Lilac Drive
Facility Expansion

Town: Windham, ME

Dear Ms. Gray,

In response to your recent request, I have reviewed the information received March 2, 2026 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information submitted, I have determined that the proposed undertaking will have **no effect upon historic properties (architectural or archaeological),** as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

SECTION 16

STORMWATER CALCULATIONS

RIDING TO THE TOP

SITE IMPROVEMENTS

WINDHAM, MAINE

STORMWATER MANAGEMENT REPORT

THIS IS AN ABBREVIATED VERSION OF THE REPORT WITH SUMMARY SECTIONS ONLY - FOR FIGURES AND ATTACHMENTS PLEASE REFER TO THE FULL REPORT

May 2026

Prepared for:
Riding to the Top
14 Lilac Drive
Windham, Maine 04062

Prepared by:

verdantas



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INTRODUCTION AND BACKGROUND

Verdantas has prepared the following stormwater management analysis for the expansion of the Riding to the Top facility in Windham, Maine. The property is described as Tax Map 7, Lot 27B on the town assessor's database and has a total land area of approximately 52 acres. Access to the site is provided off Land of Nod Road, via a private Drive, Lilac Drive.

Recent Master Plan work produced a schematic layout of new facilities at the site including a new barn, a new outdoor riding arena, new tractor shed, improvements to the existing building, re-configured parking, and updated utility infrastructure at the site.

Site History

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century. Since the 1990's it has served as a therapeutic riding center with various paddocks, buildings, and gravel parking areas. Based on the amount of re-development on the site it is anticipated that the project will require a Stormwater Permit from the MDEP.

Stormwater Management

Stormwater runoff from the project site generally drains in a southerly direction to a large wetland area located in the southern portion of the site. The wetland areas are tributary to Small Brook, then Inkhorn Brook and ultimately tributary to the Presumscot River. There are currently no stormwater quality or quantity control BMPs on the project site.

New stormwater Best Management Practices BMPs have been designed to capture and treat runoff from the new improvements associated with this project. These include roof drip line filters, and bioretention basins. The new BMP's will provide water quantity and water quality treatment for runoff from new impervious and developed areas associated with new development.

The new stormwater management system will maintain the existing drainage patterns at the site, while protecting water quality and ensuring that there is no increase in peak runoff from the property during design storm conditions. This stormwater management analysis has been prepared in accordance with the Maine Department of Environmental Protection (MDEP) Chapter 500 Regulations for Basic, General and Flooding Standards to ensure that the development will not result in a degradation of water quality or any other significant impacts to locations downstream of the development site because of stormwater runoff.

EXISTING CONDITIONS

Currently a substantial portion of the site is developed with buildings, gravel areas, and lawn areas. The southern portion of the site is wooded and contains a large wetland area. The project site consists of 1.67 acres of existing impervious surface area and 7.06 acres of existing developed area. There are currently no MDEP permits associated with the existing site.

Receiving Waters

Runoff from site drains Southery to a large wetland area. The wetland area is tributary to Small Brook, Inkhorn Brook, and the Presumpscot River. Neither Small Brook nor Inkhorn Brook are identified as Urban Impaired Stream watershed by the MDEP.

Historical Flooding

The site is not within Flood Zone as identified on the FIRM map for the Town of Windham, Community Panel Number 230055 C065 7F, dated June 20, 2024.

Alterations to Natural Drainageways

The project will not result in any alteration of natural drainageways.

PROJECT DESCRIPTION

The proposed redevelopment will include the construction of a new horse barn, gravel parking areas and additions to existing buildings and associated landscaping, utilities, and stormwater management facilities. The proposed project will utilize existing re-located propane tanks, and electric utilities. The existing onsite well will be permitted as a community well through the Department of Health and Human Services.

The site improvements will result in approximately 1.0 acres of new impervious surface area and 0.36 acres of new developed area.

Stormwater Management

The stormwater BMPs proposed to capture and treat runoff from the new developed areas of the site include roof drip line filters and bio-retention basins. These BMP's have been sized and designed in accordance with current State of Maine Chapter 500 Stormwater Law. The stormwater BMPs are designed to capture, treat, and detain runoff from impervious and developed areas of the site and will discharge to existing receiving waters via riprap aprons designed to dissipate runoff velocities.

METHODOLOGY AND MODELING ASSUMPTIONS

Runoff and routing calculations have been performed for the watershed areas affected by the proposed development under pre-development and post-development conditions scenarios. Time of concentration and runoff curve number calculations have been performed using the method described in Natural Resource Conservation Service (NRCS) Technical Release 55 (TR-55) – Urban Hydrology for Small Watersheds. The TR-20 based HydroCAD modeling software has been utilized to perform the more complex runoff and routing calculations, some of which are beyond the scope of the TR-55 method. Time of concentration calculations have been amended where the value given by the TR-55 method is less than six minutes (0.1hr). In these cases, a standard minimum value of six minutes has been used to keep this parameter within the acceptable working range of the model and prevent computational errors.

Design rainfall events have been modeled using the SCS Type III Hydrograph for 24-hour duration storms. The rainfall depth for each return period is taken from Maine Department of Environmental Protection Chapter 500 Stormwater Management, Appendix H (Cumberland County). The rainfall depth values for standard design storm frequencies are shown in the table below.

	TABLE 1 - 24-Hr Rainfall Depths for Cumberland County at Design Storm Frequencies			
	Maine Chapter 500: Stormwater Management, Appendix H			
Frequency	2-Year	10-Year	25-Year	100-Year
Rainfall Depth	3.1 in	4.6 in	5.8 in	8.1 in

Soil types around the site have been identified using the Natural Resource Conservation Service (NRCS) Web Soil Survey. The existing topography of the site was determined by field survey. and utilizing lidar contours. The existing vegetative cover was identified by site inspection, survey, and aerial photography. Soil types are identified on the attached pre and post development watershed plans.

Under pre-development conditions the site is represented by six subcatchments that drain to one Point of Analysis, Study Point SP-1. This study point represents the large wetland area in the southern portion of the site.

Under the post-development conditions scenario, the site is divided into 13 smaller subcatchment areas to model the impact of localized storage within the system. The overall routing configuration remains similar to pre-developed conditions. In this way, a direct comparison can be made of pre-development and post-development runoff values at the Design Points.

PROPOSED BMPS

New Stormwater Best Management Practices (BMPs) have been designed to effectively capture, detain, and treat runoff from the new and existing impervious areas associated with the new development at the site, before allowing it to discharge in a non-erosive manner to downstream areas.

The new BMP proposed for this project is as follows:

- Filtering Drip Strips – Filtering drip edges at the exterior pitched roof segments, collect runoff from the building's roof. A stone layer is provided to store the water quality volume from the roofs. The sand filter media provides treatment for this runoff. Once through the soil media, the runoff is collected in a perforated underdrain pipe system and discharged downstream. The filter structure provides for the slow release of smaller storm events, minimizing stream channel erosion, and cooling of the discharge.
- Bioretention Basins - The bioretention cells consist of shallow depressions filled with filter soil media and planted with a variety of grasses and shrubs. Runoff directed to the BMPs is detained temporarily and passes slowly through the soil media and the root zone of the planted material before draining into an underdrain system that discharges to an outlet culvert. The soil media and root zone activity provides water quality treatment for the runoff by removing suspended particles, and through uptake and binding of dissolved pollutants and nutrients.

STORMWATER QUANTITY ANALYSIS

Pre-development Conditions

The overall model for the site is represented by six subcatchment areas tributary to one point of analysis, SP-1. Full details of the pre-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Predevelopment Conditions Watershed Plan is included in this report.

Post-Development Conditions

In the post-development condition, the overall site is divided into 13 watershed areas and the same point of analysis, SP-1. Full details of the post-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Post-Development Conditions Watershed Plan is included as part of this report.

Water Quantity Analysis Summary

The table below summarizes the peak runoff values for predevelopment and post-development conditions during each of the design storm events analyzed.

Peak Rates of Runoff												
POA	Total Watershed Area		Avg. Weighted Curve No.		2-Year		10-Year		25-Year		100-Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
SP-1	28.59	28.59	63	64	4.6	4.6	14.9	14.6	25.9	24.7	49.9	47.4

As indicated in the table above the post development peak rates of runoff are maintained at or below the pre-development peak rates of runoff for all storm events at Study Points SP-1.

STORMWATER QUALITY ANALYSIS

Water Quality Treatment Measures

The project has been designed in accordance with the current Stormwater Law (Chapter 500) standards. As indicated in the stormwater calculations, the project will provide treatment for over 95% of the new impervious area.

The project will result in approximately 1.0 acres of new impervious surface area.

Water quality treatment will be provided by three bioretention basins and numerous roof drip line filtering drip strips designed in accordance with the latest version of the Maine Department of Environmental Protection BMPs Technical Design Manual, to achieve the required stormwater quality treatment percentages.

SOIL EROSION AND SEDIMENT CONTROL

A comprehensive Soil Erosion and Sediment Control (SESC) narrative has been prepared that includes Best Management Practices (BMPs) associated with the proposed construction activities. The location of SESC BMPs is shown on the accompanying plans. These are further described on the details and notes sheets in the accompanying plan set.

The Erosion and Sediment Control plan and details outline the required construction measures and techniques that will reduce potential degradation of the water quality at downstream locations. Temporary erosion control measures will be incorporated during construction, and long-term surface stabilization practices have been designed as part of the site development, thus minimizing the potential for erosion and sediment transport. These measures include the constructed BMPs for filtration of runoff from smaller storm events, riprap, permanent seeding, and other vegetative stabilization measures. Detailed information on the specific erosion and sedimentation control practices that are to be used on the site are provided on the following plan sheet, which will be included as part of the construction documents for the project.

STORMWATER MAINTENANCE PLAN

A Stormwater Management Inspection and Maintenance Manual has been prepared specifically for the project and is included in this report.

CONCLUSIONS

The stormwater management system designed for this project will mitigate impacts of development on stormwater runoff peak discharge rates and provide treatment of non-point source pollutants in the runoff in accordance with Maine's Stormwater Management Act and Regulations. Based on the analysis described herein, it is expected that runoff from the proposed development will not cause adverse impacts to downstream properties.

Limitations

This analysis is based on the information available to the engineer on site conditions and has been conducted using standard industry software designed to analyze comparative changes in land cover conditions. The accuracy of the runoff and routing calculations is limited by the methodology used in the software and the results should be viewed as suitable for comparative studies only.

FIGURES AND ATTACHMENTS

1. Figure 1 — USGS Map
2. Figure 2 — FEMA Flood Map
3. Figure 3 — USDA SCS Web Soil Survey Map
4. D-100 & D-101 — Watershed Plans
5. Attachment A — Stormwater Quality Calculations
6. Attachment B — TR-20 Computations (HydroCAD)
   i. Pre-development Model
   ii. Post-development Model
7. Attachment C — Stormwater Operations and Maintenance Manual

SOIL EROSION AND SEDIMENTATION CONTROL

INTRODUCTION

Verdantas, LLC (Verdantas) has prepared the following Soil Erosion and Sediment Control Plan for the proposed improvements to the Riding to the Top facility on Lilac Drive in the town of Windham, Maine. The aim of the current project is to expand the program space and update the current facilities to better meet the needs of the organization. The project includes new barn, outdoor riding arena, and utility buildings, an addition to the existing administrative building, reconfigured parking walkways and utility infrastructure. There are also associated stormwater improvements that will be constructed to capture and treat runoff in accordance with the Maine Department of Environmental Protection's (MDEP) Stormwater Management Law. Location maps and background information can be found in the narrative section of the application.

SITE HISTORY AND EXISTING SITE CONDITIONS

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century.

By 1987, the property remained largely consistent with its historic agricultural character. In 1998, aerial imagery shows that the parcel underwent a timber harvest, including within areas that are now classified as wetlands. Between 1998 and 2001, the site transitioned from general agricultural use to a more defined equestrian facility. The 2001 imagery shows a gravel driveway, a residence, an outdoor riding arena, and associated farm/riding-stable impervious surfaces.

The next available imagery, dated 2006, captures the construction of the indoor riding arena. Supporting documentation, including building permits and septic system designs issued in 2004, indicates that this development was initiated prior to the July 2005 amendment to Maine's Stormwater Management rules, which expanded jurisdiction to include one acre or more of disturbed area. The indoor arena footprint is approximately 16,000 square feet; however, a portion of this structure was built over previously existing gravel and other compacted surfaces. As a result, the total new impervious area and total land disturbance associated with the 2004–2006 construction did not exceed the one-acre regulatory thresholds in effect at that time. For these reasons, the development should be considered legally existing and grandfathered with respect to Maine's stormwater management requirements.

Although much of the project site predates stormwater regulation, it is subject to the Maine Site Location of Development Act (SLODA), which became effective January 1, 1970. For purposes of determining existing impervious area under Site Law, the commonly applied baseline year is 1975. At that time, the parcel contained no impervious surfaces, as it remained an agricultural field and woodland. Therefore, all impervious area currently on the site is counted toward the Site Law threshold. The applicable SLODA review threshold for this project is three acres of impervious area. The proposed master plan expansion maintains total impervious area below this three-acre limit.

EXISTING EROSION PROBLEMS

There are no existing erosion problems evident at the site.

CRITICAL AREAS

The critical areas in the proximity of the proposed new work at the site include the large forested wetland area located to the south of the existing development.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN AIMS AND OBJECTIVES

The primary goals of the Erosion and Sediment Control Plan for the project are to minimize exposure of native soil materials during construction, in order to prevent soil erosion and sediment transport to downstream areas, receiving waters and natural resources. Measures will also be taken to ensure sediment is not tracked onto adjacent streets and that stockpiles of imported construction materials are protected from potential contamination with fine-grained materials that could impact their structural performance and resistance to frost action. The susceptibility of soils to erosion is indicated on a relative "K" scale of values over a range of 0.02 to 0.69. The "K" value is frequently used with the universal soil loss equation. The higher values are indicative of the more erodible soils. The project area is all within previously developed areas of the site, with a variety of current cover conditions including pavement, planted landscaped areas and open lawn. As such, it is anticipated that varying amounts of imported fill material will be encountered, overlying disturbed native soils. NRCS Web Soil Survey mapping for the site identifies predominant soil types in developed portions the site as Windsor loamy sands and Walpole series fine sandy loams. The relative K values of the disturbed native soils likely to be encountered during construction are listed below:

Soil Name	Soil Description	K Value
Walpole Series	Fine sandy loam	0.28
Windsor Series	Loamy sand	0.15

Based on a review of the K values, the mapped onsite soils in the area exhibit low susceptibility to erosion after the cover material is stripped. However, it is possible that during excavation for the new stormwater BMPs, subsurface soils of a siltier nature will be uncovered. These soils will present a greater challenge from a soil erosion perspective, as once mobilized, it is extremely difficult to remove fine suspended soil particles from runoff exiting disturbed areas of the site. Therefore, proactive measures to limit exposure of these finer subsurface soils are paramount to limiting potential impacts to downstream receiving waters.

The primary emphasis of the Erosion and Sedimentation Control Plan to be implemented for this project is as follows:

- Construction Schedule – The earth moving tasks will be phased to limit the amount of area open at any given time.
- Temporary Measures – Temporary erosion control measures will be used to minimize surface and groundwater flow towards areas of the site where development is planned. A robust dewatering plan will be implemented to divert clean water away from excavations and limit potential contamination with fine soils. The plan includes measures to intercept and convey runoff to temporary sediment control devices as the construction of the project occurs.
- Stabilization of drainage paths to avoid rill and gully erosion.
- The use of on-site measures to capture sediment (hay bales/silt fence, erosion berms, etc.) before it is conveyed to sediment sumps.

DESCRIPTION AND LOCATION OF LIMITS OF ALL PROPOSED EARTH MOVEMENTS

The proposed project will require moderate earth moving throughout the area of new development. The changes in the elevations and grading of the site are largely minor in nature, but there will be some filling towards and into the adjacent forested wetland to accommodate the new outdoor riding arena. There will be limited tree removal to accommodate the new buildings. The majority of the improvements comprise work within existing developed areas of the site. No major clearing or grubbing will be required.

SOIL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES

Construction Schedule

The primary and most proactive best management practice for soil erosion and sediment control at the site is careful planning and phasing of construction tasks. The major earthwork activities will be broken into manageable phases in order to efficiently accomplish the necessary work while minimizing the risks associated with exposure of native soils. The installation of Best Management Practices is integrated into the individual phases to ensure that effective diversion, cover and perimeter control measures are in place to protect the work area, limit soil exposure times and prevent transport of sediment to downstream areas. It is anticipated that sitework will begin in the summer of 2026. This will enable the preparation for new building foundations to be constructed prior to the fall. Where these cannot be completed in the summer of 2026, they will likely be deferred to the late spring and summer of 2027. Summer construction will minimize the potential risk of inclement weather and erosive conditions.

Temporary Erosion/Sediment Control Measures

As part of the site development, the Contractor will be obligated to implement the following erosion and sediment control best management practices. These shall be installed as indicated on the plans or as described within this report. For further reference on these devices, see the Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers, Maine DEP, October 2016.
The following are planned as temporary erosion/sedimentation control measures during construction:

1. Crushed stone stabilized construction entrances will be placed at any construction access points at interior locations shown on the phasing plans. Construction entrances shall be located so as not to interfere with access to parking areas. The location of the construction entrances shown on the drawings should be considered illustrative and will need to be adjusted as appropriate and located at any area where there is the potential for tracking of mud and debris onto existing roads or streets or parking areas. Stone stabilized construction entrances will require the stone to be removed and replaced as it becomes covered or filled with mud and material tracked by vehicles exiting the site.
2. Silt fence shall be installed down slope of any disturbed areas to trap runoff borne sediments. The silt fence shall be installed per the detail provided in the plan set and inspected immediately after each rainfall, and at least weekly in the absence of significant rainfall. The Contractor shall make repairs immediately if there are any signs of erosion or sedimentation below the fence line. If such erosion is observed, the Contractor shall take proactive action to identify the cause of the erosion and take action to avoid its recurrence. Proper placement of stakes and keying the bottom of the fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam and measures taken to avoid the concentration of flows not intended to be directed to the silt fence. Wood chips from clearing can be used in front of the silt fence to provide an extra margin of safety and security for the silt

fence. This practice is encouraged, provided the chips are removed when the fence is removed. Silt fencing with a maximum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Silt fence shall be installed along the downgradient side of construction work areas, with locations being adjusted along with the construction phasing areas. The Contractor may use erosion mix in place of single row silt fence barrier.

3. Erosion Control Mix - Erosion control mix is a dense, processed mixture of intertwining shredded wood fragments and grit that will stabilize a site immediately without vegetation. This product may be used in place of silt fence to protect downstream areas not adjacent to natural resources. Erosion control mix consists primarily of organic material and may include: shredded bark, stump grindings, or partially composted wood products and shall be placed to form berms in accordance with the detail on the plan set. Care shall be taken to ensure berms are level and provide an even depth of protection throughout the length of the berm. The Contractor shall make repairs immediately if there are any signs of erosion or breaches in the berm, and supplement berms with additional material if settlement is observed.
4. Stone check dams, silt logs, or hay bale barriers will be installed at any evident concentrated flow discharge points during construction and earthwork operations.
5. All slopes steeper than 5:1 shall receive erosion control blankets, or temporary riprap stabilization. Where temporary riprap is used, slopes shall be stabilized with loam, seed and erosion control blanket, or sod when the riprap is removed for final stabilization. Slope stabilization fabric shall be a fully biodegradable double net, coir fiber blanket, anchored in accordance with manufacturers recommendations.
6. Temporary sediment sumps and sediment basins will provide sedimentation control for stormwater runoff from disturbed areas during construction until stabilization has been achieved. The sides and floors of sediment basins shall be stabilized with geotextile fabric laid over prepared subgrade materials. Outlets shall be as shown on the construction drawings and shall include sand filters around all risers and outlet pipes.
7. Dirtbags™ will be required to be on site and available for construction dewatering. The Contractor will be required to provide four Dirtbags™ with one prepared for operation prior to commencing any trenching operations.
8. Silt logs may be used in areas where sheet flow drains off impervious surfaces to spread and filter the flow. Silt logs should be anchored in accordance with manufacturer recommendations.

Special Measures for Summer Construction

The summer period is generally optimum for construction in Maine, but it is also the period when intense short duration storms are most common, making denuded areas very susceptible to erosion, when dust control needs to be the most stringent, and when the potential to establish vegetation is often restricted by moisture deficit. During these periods, the Contractor must:

1. Implement a program to apply dust control measures on a daily basis except those days where precipitation is sufficient to suppress dust formation. This program shall extend to and include adjacent streets.
2. Spray any mulches with water after anchoring to dampen the soil and encourage early growth. Spraying may be required several times. Temporary seed may be required until the late summer seeding season.
3. Cover stockpiles of fine-grained materials, or excavated soils which are susceptible to erosion. To protect from the intense, short-duration storms which are more prevalent in the summer months.
4. Take additional steps needed, including watering, or covering excavated materials to control

fugitive dust emissions to minimize reductions in visibility and the airborne disbursement of fine-grained soils.

5. These measures may also be required in the spring and fall during the drier periods of these seasons.

Special Measures for Winter Construction

The winter construction season runs from November 1st through April 15th, however little or no vegetation growth can be anticipated after October 15th. This project does not propose significant earthwork during the winter construction period. However, some work on the new building addition will be ongoing during this time. Additional stabilization measures should be provided in the Fall (by November 15th) in preparation for winter conditions and permanent seeding should occur at least 45 days before the first killing frost. More frequent site inspections and BMP maintenance should be scheduled at the site towards the end of winter in preparation for the Spring thaw. The following additional winter measures should be taken:

- **Overwinter Hay Mulch** should be applied at double the normal rate (150 pounds per 1000 square feet or 3 tons/acre) and should be anchored with netting (peg and twine) or a tackifier to prevent mulch displacement before freezing conditions. No soil should be visible through the mulch. Hay mulch cannot be applied over snow.
- **Dormant Seeding and Mulch** should be applied at 3 times the specified amount after the first killing frost. All dormant seeding beds should be covered with overwinter mulch or an anchored erosion control blanket.
- **Temporary vegetation** should be applied by October 1st (to prepare for winter conditions) with winter rye at 3 pounds per 1000 square feet and mulched with anchored hay at 75 pounds per 1000 square feet or with erosion control blanket. If the rye fails to grow at least three inches and have 75% coverage by November 1st, the area should be stabilized for overwinter protection.
- **Erosion control mix** is the best overwinter cover but is not recommended for slopes steeper than 1:1 or in areas with flowing water.
- **Erosion Control Blankets** should be used on slopes where hay would be disturbed by wind or water. The matting should be installed, anchored and stapled in accordance with the manufacturer's recommendations. Full contact between the blanket and the soil is critical for an effective erosion control cover.
- **Riprap** should be properly sized and installed to ensure long-term stability. In the winter, newly constructed ditches and channels should be stabilized with riprap. Widening of the channel may be required to accommodate placement of stones. Angular riprap is preferred to round stone.
- **Sod** may be used for late-season stabilization (after October 1st), but it is not recommended for slopes steeper than 3:1 or in areas with groundwater seeps. Follow the supplier's instructions.

A brief Winter Construction Risk Analysis is included below:

Overwinter Construction Risk Analysis		
Subject	**Risk**	**Mitigation**
Increased precipitation with no vegetation uptake or evaporation	More surface runoff that can be directed to erosion control measures	Observation and frequent maintenance of BMPs, temporary dewatering deployment
Frozen Grounds	The soil loses it capacity to retain water and cause more surface runoff and potential erosion	Prompt cover and stabilization of exposed soils, maintenance of fill embankments and high traffic areas
Vegetative Ground Cover	Cannot be established outside of growing season.	Seed areas at least 45 days between first frost

Runoff Diversion	Snow or icing may clog diversion structures.	Observation, maintenance and clearing of snow from BMPs where practical
Sedimentation Basins	Can be overwhelmed by spring flows.	Install before ground is frozen, stabilize upstream areas prior to Spring thaw
Silt Fence	Difficult to install on frozen ground. Often fails during spring melt	Use erosion control mix berms if required during winter conditions
Erosion Control Blankets	Cannot be anchored on frozen ground	Install prior to frost, or replace with temporary riprap stabilization over winter
Hydro-seeding	Stabilizers are ineffective in cold temperatures	Install prior to winter
Vegetated Swales	Cannot be established outside of growing season	Establish and seed 45 days prior to first frost, stabilize with temporary riprap
Impervious Stabilization	Base gravel on driving/parking areas. Pavement cannot be installed in winter.	Install sacrificial surface where necessary, frequent winter maintenance of gravel surfaces
'Mud' Season	Spring thaw	Frequent preventative maintenance of BMPs, focus on stabilization prior to onset of thaw

Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. The drainage conveyance systems have been designed to intercept and convey the 25-year storm.
2. All areas disturbed during construction, but not subject to other restoration (paving, gravel riprap, etc.), will be loamed, limed, fertilized, mulched, and seeded. Biodegradable erosion control blanket, anchored with staples, shall be placed over the mulch in areas where the finish grade slope is greater than 20 percent. Native topsoil shall be stockpiled and temporarily stabilized with seed and mulch and reused for final restoration when it is of sufficient quality.
3. Catch basins shall be provided with sediment sumps for all outlet pipes that are 12" in diameter or greater or where winter sand use is contemplated. A sediment collection bag shall be installed in all basins.

Timing and Sequence of Erosion/Sedimentation Control Measures

The following construction sequence shall be required to ensure the effectiveness of the erosion and sedimentation control measures is optimized.

The following construction sequence is required:

1. Install construction entrances.
2. Install safety and construction fences to secure the site in preparation for construction.
3. Install all perimeter siltation fence and erosion control barriers. Particular attention shall be paid to areas upstream of protected natural resources.
4. Conduct site clearing and grubbing activities in accordance with project drawings and specifications.
5. Construct activities on the site to optimize the handling of materials and restrict the denuded areas to the time stipulated.
6. Stormwater BMPs may be excavated while construction is ongoing provided that no underdrain

sand, filter soil material, or permanent outlet is installed. The excavations may be used as temporary sediment basins as long as protected, temporary outlets are installed per the project drawings

7. Construct and maintain stabilized pads for foundation and building and road construction. Do not allow subbase, or base gravels to be contaminated with fine material, silt, or construction debris
8. Maintain stabilized site access and working areas during building construction.
9. Install binder pavement and stabilized surface materials as soon as practical.
10. Grade, topsoil, seed and stabilize perimeter slopes as soon as possible after major earth moving activities are complete.
11. Maintain access roads, laydown pads and entrances while building work is completed.
12. Landscape (loam and seed) exterior areas of the site.
13. Install curbing and surface pavement materials.
14. Install underdrain sand and filter soil materials and permanent outlet structures in stormwater BMPs as soon as all upstream contributing areas are stabilized.
15. Install striping, signage, and miscellaneous site improvements.
16. Review and punch the site.
17. Remove any temporary erosion control measures.

It is anticipated that site construction on the project will be completed before the fall of 2027.

PERMIT REQUIREMENTS

This project will require review and approval by State and Local Regulatory Authorities. Permit approvals from these bodies may include specific conditions related to soil erosion and sediment control in addition to the standards described below. The Owner and Contractor will be responsible for review of, and adherence to any and all specific permit conditions applicable to the project, and these will become part of the Contract Documents for the project.

The scale and nature of the project will require coverage under the Maine Pollutant Discharge Elimination System (MPDES) General Permit - Construction Activity. The following procedures will be required to meet the minimum regulatory standards associated with this permit:

Preconstruction Conference

Prior to any construction at the site, representatives of the Contractor, the Project Engineer, the Owner, Regulatory Agency Representatives and the Town of Windham shall meet to discuss the scheduling of the site construction and the designation of the responsible parties for implementing the plan. The Contractor shall be responsible for scheduling the meeting. Prior to the meeting, the Contractor will prepare a detailed schedule and a marked-up site plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. The Contractor shall conduct a meeting with employees and sub-contractors to review the erosion control plan, the construction techniques which will be employed to implement the plan and provide a list of attendees and items discussed at the meeting to the Owner. Three copies of the schedule, the Contractor's meeting minutes, and marked-up site plan shall be provided to the Owner.

Inspection of Soil Erosion and Sediment Control Measures

The Contractor shall prepare a list and designate by name, address and telephone number all individuals who will be responsible for implementation, inspection, and maintenance of all erosion control measures identified within this section and as contained in the Erosion and Sedimentation Control Plan of the contract drawings. Specific responsibilities of the inspector(s) will include:

- Identification and recording of the parties responsible for erosion control measures on the site. This should be included with the project records kept on the site and should be available for inspection, if requested at any time by representatives of regulatory agencies.

- A weekly certification stating compliance, any deviations, and corrective measures necessary to comply with the erosion control requirements of this section shall be prepared and signed by the inspector(s).

Inspection of the project work site shall include:

1. Identification of proper erosion control measure installation in accordance with the erosion control detail sheet or as specified in this section.
2. Determine whether each erosion control measure is properly operating. If not, identify damage to the control device and determine remedial measures.
3. Identify areas which appear vulnerable to erosion and determine additional erosion control measures which should be used to improve conditions.
4. Inspect areas of recent seeding to determine percent catch of grass. A minimum catch of 90 percent is required prior to removal of erosion control measures.
5. All erosion controls shall be removed within 30 days of permanent stabilization except for mulch and netting not detrimental to the project. Removals shall include but not be limited to all silt fence, hay bales, inlet protection, and stone check dams.
6. Accumulated silt/sediment should be removed when the depth of sediment reaches 50 percent of the barrier height. Accumulated silt/sediment should be removed from behind silt fencing when the depth of the sediment reaches 6 inches.
7. Silt sacks should be removed and replaced at least every three months and at any time where the weekly inspection reveals that siltation has significantly retarded the rate of flow through the silt sack.
8. If inspection of the site indicates a change should be made to the erosion control plan, to either improve effectiveness or correct a site-specific deficiency, the inspector shall immediately implement the corrective measure and notify the Owner of the change.

A summary of standard Erosion Control Inspections is given in the table below. It is anticipated that inspection and maintenance tasks will be adapted throughout the project to reflect field conditions and construction progress:

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	**Before & After a Storm**	**After Construction**
SEDIMENT BARRIERS			
Sediment barriers are installed prior to soil disturbances	X	X	
Silt fences are keyed in and tight	X	X	
Barriers are repaired and replaced as necessary	X	X	
Barriers are removed when the site is stabilized - Silt fence should be cut at the ground surface			X
TEMPORARY STABILIZATION			
Areas are stabilized if idle for 14 days or more	X	X	
Daily stabilization within 100 ft of a natural resource	X	X	
MULCH			
Seed and mulch within 7 days of final grading. Ground is not visible	X	X	
Erosion control mix is 4-6 inch thick	X	X	
Erosion control blankets or hay mulch are anchored	X	X	
VEGETATION			
Vegetation provides 90% soil cover	X		X

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	**Before & After a Storm**	**After Construction**
Loam or soil amendment were provided	X		X
New seeded areas are mulched and protected from vehicle, foot traffic and runoff	X	X	X
Areas that will remain unworked for more than 1 year are vegetated with grass	X		
SLOPES AND EMBANKMENTS			
Final graded slopes and embankments are stabilized	X	X	X
Diversions are provided for areas with rill erosion	X	X	X
Areas steeper than 2:1 are riprapped	X		
Stones are angular, durable and various in size	X		
Riprap is underlain with a gravel layer or filter fabric	X		
STORMWATER CHANNELS AND CULVERTS			
Ditches and swales are permanently stabilized– channels that will be riprapped have been over-excavated	X	X	X
Ditches are clear of obstructions, accumulated sediments or debris	X	X	X
Ditch lining/bottoms are free of erosion	X	X	X
Check dams are spaced correctly to slow flow velocity	X		
Underlying filter fabric or gravel is not visible	X	X	X
Culvert aprons and plunge pools are sized for expected flows volume and velocity	X		
Stones are angular, durable and various in size	X		
Culverts are sized to avoid upgradient flooding	X	X	
Culvert protection extends to the maximum flow elevation within the ditch	X	X	X
Culvert is embedded, not hanging	X	X	X
CATCH BASIN SYSTEMS			
Catch basins are built properly	X		
Accumulated sediments and debris are removed from sump, grate and collection area		X	X
Floating debris and floating oils are removed from trap			X
ROADWAYS AND PARKING SURFACES			
The gravel pad at the construction entrance is clear from sediments	X	X	
Roads are crowned		X	X
Cross drainage (culvert) is provided	X		
False ditches (from winter sand) are graded		X	X
BUFFERS			
Buffers are free of erosion or concentrated flows		X	X
The downgradient of spreaders and turnouts is stable		X	X
Level spreaders are on the contour			X
The number of spreaders and ditch turnouts is adequate for flow distribution		X	X
Any sediment accumulation is removed from within spreader or turnouts		X	X
STORMWATER BASINS AND TRAPS			
Embankments are free of settlement, slope erosion, internal piping, and downstream swamping		X	X

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	**Before & After a Storm**	**After Construction**
All flow control structure or orifices are operational and clear of debris or sediments		X	X
Any pre-treatment structure that collects sediment or hydrocarbons is clean or maintained		X	X
Vegetated filters and infiltration basins have adequate grass growth			X
Any impoundment or forebay is free of sediment		X	X
WINTER CONSTRUCTION (November 1st-April15th)			
Final graded areas are mulched daily at twice the normal rate with hay, and anchor (not on snow)	Daily		
A double row of sediment barrier is provided for all areas within 100 ft of a sensitive resource (use erosion control mix on frozen ground)	Daily		
Newly constructed ditches are riprapped	Daily		
Slopes greater than 8% are covered with an erosion control blanket or a 4-inch layer of erosion control mix	Daily		
HOUSEKEEPING PUNCH LIST			
All disturbed areas are permanently stabilized, and plantings are established (grass seeds have germinated with 90% vegetative cover)			X
All trash, sediments, debris or any solid waste have been removed from stormwater channels, catch basins, detention structures, discharge points, etc.			X
All ESC devices have been removed: (silt fence and posts, diversions and sediment structures, etc.)			X
All deliverables (certifications, survey information, as-built plans, reports, notice of termination (NOT), etc.) in accordance with all permit requirements have been submitted to town, Maine DEP, association, owner, etc.			X

Maintenance of Soil Erosion and Sediment Control Measures

The following general maintenance requirements shall apply to the installed erosion control BMPs. Additional maintenance may be required based on field conditions, or at the recommendation of the Project Engineer, Third Party Inspector, Owners Representative, or regulatory authorities:

1. Stabilized Construction Entrances - Stone stabilized construction entrances will require the stone to be removed and replaced, as it becomes covered or filled with mud and material tracked by vehicles exiting the site.
2. The surface of any Runoff Diversion Trench shall be inspected on a weekly basis and cleared of any accumulating surface debris that could reduce the capacity of the BMP to divert surface water. The outlets should be inspected to ensure that groundwater flows are being adequately conveyed around the construction area.
3. The upgradient (diversion) silt fence barrier shall be repaired or replaced immediately if any breaches are found, or there are signs of undercutting. Sediment and debris shall be removed from the upstream side of the barrier periodically. The downstream ends of the barrier should be checked for any erosion caused by concentrated flows running along the barrier. These areas should be repaired immediately with stone check dams to prevent further damage.
4. Inlets and outlets of bypass culverts shall be cleared of accumulating debris and any signs of erosion shall be repaired immediately with riprap.
5. Riprap plunge pool outlets shall be cleared of debris and monitored for sediment accumulation. If sediment reaches a depth of six inches, it shall be removed, and the plunge pool repaired or re-constructed.
6. Silt Fence Barriers - The Contractor shall make repairs immediately if there are any signs of erosion or sedimentation below the fence line. If such erosion is observed, the Contractor shall take proactive action to identify the cause of the erosion and take action to avoid its recurrence. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam and measures taken to avoid the concentration of flows not intended to be directed to the silt fence.
7. Silt Fence Haybale Barriers – The Contractor shall maintain the silt fence as described above. Should the central haybale barrier deteriorate or show signs of contamination, the material shall be removed and replaced.
8. Erosion Control Mix – The Contractor shall maintain erosion control berms to ensure they remain level and continue to provide an even depth of protection throughout the length of the berm. The Contractor shall make repairs immediately if there are any signs of erosion or breaches in the berm, and supplement berms with additional material if settlement is observed.
9. Stone check dams, silt logs, or hay bale barriers installed at concentrated flow discharge points shall be inspected and cleared of accumulated debris periodically. If sediment accumulation is observed, this shall be removed when it reaches a depth of not more than six inches.
10. Slopes stabilized with erosion control blankets, or temporary riprap stabilization shall be inspected and repaired if any signs of rill erosion or stone displacement are observed. Sloughing of slopes or evidence of slip, rotational or base failure shall be reported immediately to the project engineer for design of remedial actions.
11. Any open graded areas of visible erosion and the temporary sediment sumps shall be stabilized with crushed stone. The size of the stone shall be determined by the contractor's designated representative in consultation with the Owner.
12. Temporary sediment sumps and sediment basins shall be inspected on a weekly basis. Routine maintenance shall include the removal of debris around inlets and outlets, repair of any uneven areas on basin berms, repair of any observed rill erosion in embankments and replacement of bench and outlet control filter material when slow drainage is observed.
13. Anchoring of silt logs shall be checked on a weekly basis. These shall be removed and replaced when clogged with sediment.

14. Mulched areas shall be repaired when ground is visible through the mulch layer. Anchoring of erosion control blankets and hay mulch shall be repaired is any evidence of separation is observed.
15. Vegetated areas shall be over-seeded and stabilized where 90% cover is not achieved.

Reporting Requirements

In addition to the weekly certifications, the inspector(s) shall maintain written reports recording construction activities on site which include:

1. Dates when major grading activities occur in a particular area of the site.
2. Dates when major construction activities cease in a particular area, either temporarily or permanently.
3. Dates when an area is stabilized.
4. Inspection of the project work site on a weekly basis and after each significant rainfall event (0.25 inch or more within any consecutive 24-hour period) during construction until permanent erosion control measures have been properly installed and the site has been stabilized.
5. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

Record Keeping

1. All certifications, inspection forms, and written reports prepared by the inspector(s) shall be filed with the Owner, and the Permit File contained on the project site, and available for inspection and review upon request. All written certifications, inspection forms, and written reports must be filed within one (1) week of the inspection date.
2. Inspections Reports and Logs must be made accessible to regulatory agency staff and a copy must be provided upon request.
3. Copies of all reports must be kept on file and available upon request for a period of at least three years from the completion of permanent stabilization.

CONSTRUCTION PROCUREMENT AND ADMINISTRATION

The project will be constructed by a Contractor under contract to the Owner/Applicant. The Construction Manager will submit a detailed schedule for the completion of the work, broken into specific tasks, with anticipated milestones and completion dates, at the start of construction. The project schedule will be reviewed at regular bi-weekly project meetings, with updates and amendments to be recorded in the project file.

The work will be conducted in sections which will limit the amount of exposed area to those areas in which work is expected to be undertaken during the next 30 days. Exposed areas will be covered and stabilized as rapidly as practical. All areas will be permanently stabilized within 7 days of final grading and temporarily stabilized within 7 days of initial disturbance or before a predicted storm event of over ½" of rain. The area of denuded, non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in parking areas, or the areas of future loam and seed have been loamed, seeded, and mulched, or stabilized with erosion control blanket.

The Contractor must maintain an accurate set of record drawings indicating the date when an area is first denuded, the date of temporary stabilization, and the date of final stabilization. On October 1 of any

calendar year, the Contractor shall submit a detailed plan for stabilizing the site for the winter and a description of what activities are planned during the winter.

The Contractor must install any added measures which may be necessary to control erosion/sedimentation and fugitive dust emissions from the site, with adjustments made dependent upon forecasted and actual site and weather conditions.

The Contractor has sole responsibility for complying with the erosion/sediment control report, including control of fugitive dust, and shall be responsible for any monetary penalties resulting from failure to comply with these standards.

Once construction has been completed, long-term maintenance of the stormwater management system will the responsibility of the applicant. Operations & Maintenance items with a list of maintenance requirements and frequency are listed at the end of Section 12 of the Maine DEP Permit Application.

Attachments

Attachment A – Sample Erosion Control Compliance Certification and Inspection Forms

ATTACHMENT A

Sample Erosion Control Compliance Certification and Inspection Forms

Soil Erosion and Sedimentation Control
WEEKLY INSPECTION REPORT

Sheet ___ of ___

Project Name:_____
File No._____

Inspection Date:_____ Time:_____ Inspected by:_____

STAGE OF CONSTRUCTION

___ Pre-Construction Conference ___ Rough Grading ___ Finish Grading
___ Clearing and Grubbing ___ Building Construction ___ Final Stabilization

==========

INSPECTION CHECKLIST

Yes	No	NA	
[ ]	[ ]	[ ]	Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications?
[ ]	[ ]	[ ]	Are SESC measures operating effectively?
[ ]	[ ]	[ ]	Have all SESC control repairs and sediment removal been performed?
[ ]	[ ]	[ ]	Are properties and waterways downstream from development adequately protected from erosion and sediment deposition
[ ]	[ ]	[ ]	Are soil and mud kept off public roadways at intersections with site access roads?
[ ]	[ ]	[ ]	Have all exposed areas requiring temporary or permanent stabilization been stabilized?
[ ]	[ ]	[ ]	Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures?
[ ]	[ ]	[ ]	Is there evidence of scouring velocities in runoff from construction areas?
[ ]	[ ]	[ ]	Are sediment basins installed and operating where needed?
[ ]	[ ]	[ ]	Are finished cut and fill slopes adequately stabilized?
[ ]	[ ]	[ ]	Are on-site channels, inlets and outlets adequately stabilized?
[ ]	[ ]	[ ]	Do all operational storm sewer inlets have adequate inlet protection?
[ ]	[ ]	[ ]	Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection?
[ ]	[ ]	[ ]	Are utility trenches stabilized properly?
[ ]	[ ]	[ ]	Is there evidence of siltation, or sediment transport in receiving waterways?
[ ]	[ ]	[ ]	Have all temporary control structures that are no longer needed been removed?

==========

Report Date Sheet of

Comments:_____

_____

_____

_____

_____

_____

_____

Verbal/Written notification given to:

Name	Organisation	Email Address	Sent

Report by: _____Date:_____

POST-RAINFALL INSPECTION REPORT

Sheet ___ of ___

Project Name:_____

File No._____

Inspection Date:_____ Time:_____ Inspected by:_____

Total Rainfall Received:_____ Duration Of Storm Event:_____

STAGE OF CONSTRUCTION

___ Pre-Construction Conference ___ Rough Grading ___ Finish Grading
___ Clearing and Grubbing ___ Building Construction ___ Final Stabilization

==========

INSPECTION CHECKLIST

Yes	No	NA	
[ ]	[ ]	[ ]	Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications?
[ ]	[ ]	[ ]	Are SESC measures operating effectively?
[ ]	[ ]	[ ]	Have all SESC control repairs and sediment removal been performed?
[ ]	[ ]	[ ]	Are properties and waterways downstream from development adequately protected from erosion and sediment deposition
[ ]	[ ]	[ ]	Are soil and mud kept off public roadways at intersections with site access roads?
[ ]	[ ]	[ ]	Have all exposed areas requiring temporary or permanent stabilization been stabilized?
[ ]	[ ]	[ ]	Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures?
[ ]	[ ]	[ ]	Is there evidence of scouring velocities in runoff from construction areas?
[ ]	[ ]	[ ]	Are sediment basins installed and operating where needed?
[ ]	[ ]	[ ]	Are finished cut and fill slopes adequately stabilized?
[ ]	[ ]	[ ]	Are on-site channels, inlets and outlets adequately stabilized?
[ ]	[ ]	[ ]	Do all operational storm sewer inlets have adequate inlet protection?
[ ]	[ ]	[ ]	Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection?
[ ]	[ ]	[ ]	Are utility trenches stabilized properly?
[ ]	[ ]	[ ]	Is there evidence of siltation, or sediment transport in receiving waterways?
[ ]	[ ]	[ ]	Have all temporary control structures that are no longer needed been removed?

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Report Date_____ Sheet ___ of

Comments:_____

_____

_____

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_____

_____

_____

Verbal/Written notification given to:

Name	Organization	Email Address	Sent

Report by: _____Date:_____

SECTION 17

PUBLIC WATER OR SEWERAGE CAPACITY LETTERS

This section is not applicable

SECTION 18

EVIDENCE OF FINANCIAL CAPACITY

This project will be funded through contributions to Riding to the Top. Cost estimates for the improvements is included in this section. It should be noted that these were produced for budgetary purposes, are preliminary, and include significant estimating contingencies. Final cost estimates will be produced prior to the start of construction and are anticipated to be lower than those presented in this section.

Redacted bank statements showing current RTT holdings are also included in this section. Also included is a Certificate of Good Standing from the State of Maine.

Atlantic Resource Consultants
541 US Route One
Freeport, Maine 04032

ARC Project No. 2536465
Issued: June 1, 2026

Preliminary Engineer's Opinion of Probable Construction Cost
Riding to the Top Master Plan
Windham, Maine

0% Inflation to 2026 *1.000 Escalation Factor*

A	**General Conditions**					
	Mobilization and Insurances (5.2% of Construction Cost)					$35,517.96
	Bonds and Insurances (0.8% of Construction Cost)					$5,464.31
	TOTAL					**$40,982.27**
1	**Site Preparation**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**ESCALATED UNIT PRICE**	**TOTAL COST**
	Site Preparation	2.86	AC	$5,000.00	$5,000.00	$14,300.00
	Erosion Control	1	LS	$8,000.00	$8,000.00	$8,000.00
	SUBTOTAL					**$22,300.00**
2	**Earthwork/ Site Improvements**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**ESCALATED UNIT PRICE**	**TOTAL COST**
	Mass Excavation and Grading (assumes 2ft over disturbed area)	9,228	CY	$12.00	$12.00	$110,739.20
	Large Block Retaining Wall	930	SF	$65.00	$65.00	$60,450.00
	Railing on Wall	160	LF	$45.00	$45.00	$7,200.00
	SUBTOTAL					**$178,389.20**
3	**Drainage**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**ESCALATED UNIT PRICE**	**TOTAL COST**
	6" Perforated Underdrain in Stone Trench-Drip Strip	810	LF	$50.00	$50.00	$40,500.00
	8" Diameter Storm Drain Pipe	220	LF	$45.00	$45.00	$9,900.00
	12" Diameter Storm Drain Pipe	338	LF	$60.00	$60.00	$20,280.00
	18" Storm Drain Pipe	500	LF	$75.00	$75.00	$37,500.00
	2' Type F Catch Basin Structure	2	EACH	$2,200.00	$2,200.00	$4,400.00
	4' Diameter Catch Basin Structure	2	EACH	$3,000.00	$3,000.00	$6,000.00
	4' Diameter Drain Manhole	2	EACH	$4,200.00	$4,200.00	$8,400.00
	Riprap Aprons D50 = 6"	2	EACH	$600.00	$600.00	$1,200.00
	Bioretention Cells	2,851	SF	$10.00	$10.00	$28,510.00
	SUBTOTAL					**$156,690.00**
4	**Utilities**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**ESCALATED UNIT PRICE**	**TOTAL COST**
	Trenching and Conduit for Electrical and Communications	1,200	LF	$ 25.00	$25.00	$ 30,000.00
	Trenching and Conduit for Site Lighting	600	LF	$ 20.00	$20.00	$ 12,000.00
	2" Domestic Water Service to new building	141	LF	$ 55.00	$55.00	$ 7,755.00
	1.5" Water Services	1460	LF	$ 50.00	$50.00	$ 73,000.00
	1" Domestic Water Services	110	LF	$ 40.00	$40.00	$ 4,400.00
	4" SDR35 PVC Sewer Service	384	LF	$ 45.00	$45.00	$ 17,280.00
	Sewer Manholes	1	EACH	$ 3,500.00	$3,500.00	$ 3,500.00
	Residential Pump Station	1	EACH	$ 10,000.00	$10,000.00	$ 10,000.00
	1.5" Sewer Force Main	340	LF	$ 50.00	$50.00	$ 17,000.00
	1,500 Gallon Septic Tank	1	EACH	$ 4,200.00	$4,200.00	$ 4,200.00
	750 Gallon Septic Tank	2	EACH	$ 3,600.00	$3,600.00	$ 7,200.00
	Leach Field	1500	SF	$ 18.00	$18.00	$ 27,000.00
	SUBTOTAL					**$213,335.00**

5	Curbing Paving and Surfaces	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	Curbing and Concrete					
	Gravel Pad for Propane Tanks (tanks by supplier)	1	EACH	$5,000.00	$5,000.00	$5,000.00
	Fencing around propane tanks	96	LF	$45.00	$45.00	$4,320.00
	Guradrail at Propane Tanks	40	LF	$50.00	$50.00	$2,000.00
	Dumpster Pad	1	EACH	$6,000.00	$6,000.00	$6,000.00
	Light Duty Pavement Areas					
	Bituminous Surface Pavement (MDOT 9.5 mm)	25	TON	$110.00	$110.00	$2,750.00
	Bituminous Binder Pavement (MDOT 19 mm)	45	TON	$100.00	$100.00	$4,500.00
	Base Gravel (MDOT Type A)	59	CY	$42.00	$42.00	$2,488.89
	Subbase Gravel (MDOT Type D)	178	CY	$36.00	$36.00	$6,400.00
	Gravel Pavement Areas					
	Surface Gravel	774	CY	$36.00	$36.00	$27,848.89
	Subbase Gravel (MDOT Type a)	1,160	CY	$42.00	$42.00	$48,735.56
	Loam and seed/restoration					
	Re-spread 6" Screened Loam	400	CY	$10.00	$10.00	$4,000.00
	Seeding	20	1,000SF	$30.00	$30.00	$600.00
	Mulch	20	1,000SF	$15.00	$15.00	$300.00
	SUBTOTAL					**$97,623.33**
6	Miscellaneous Site Furnishings	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	Pavement Striping	1	EACH	$ 1,500.00	$1,500.00	$1,500.00
	Signs	4	EACH	$ 300.00	$300.00	$1,200.00
	Landscaping (Allowance)	1	EACH	$12,000.00	$12,000.00	$12,000.00
	SUBTOTAL					**$14,700.00**

SUBTOTAL BASE PROJECT EXCLUDING GENERAL CONDITIONS	**$ 683,037.53**
TOTAL BASE PROJECT INCLUDING GENERAL CONDITIONS	**$ 724,019.80**
CONTINGENCY (10%)	**$ 72,401.98**
TOTAL OPINION OF COST	**$ 796,421.78**

References:

Permitting Site Plan

2. Unit Prices for this Engineer's Opinion of Cost are based on other similar projects completed by ARC staff.

Notes:

In providing this Engineer's Opinion of Probable Construction Costs, the Client understands that ARC has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing , and that the Engineer's Opinion of Probable Construction Costs are made on the basis of ARC's professional judgment and experience. ARC makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from the Engineer's Opinion of Probable Construction Costs.

1. The pavement quantities are based on the following pavement section buildup and areas:

	Heavy Duty Thickness (In)	Light Duty Thickness (In)	Sidewalk/Hard Play Thickness (In)	Concrete Sidewalk Thickness (In)	Gravel Pavement Thickness (In)
Bituminous Surface Pavement MDOT 9.5mm	1.5	1.25	2	5	0
Bituminous Binder Pavement MDOT 12.5mm	2.5	2.25	0	0	0
Base Gravel MDOT Type "A"	6	6	6	6	4
Subbase Gravel MDOT Type "D"	18	18	18	15	6
Area (sf)	0	3,200	0	0	62,660

6. This Opinion of Cost does not include costs associated with the following project elements:

A. Hazardous waste disposal

B. Building pad preparation, underslab piping and utilties, foundation excavation and backfill, drip strips

C. Project Soft Costs

D. Off-site improvements, utility fees or charges

E. Buildings, including sheds or accessory structures

F. Paddock fencing and gate re-location

RTT: Sizes of proposed new structures (enclosed)

1)	Main Bldg additions	4058 s.f.	
2)	New Barn	4320 s.f.	*
3)	Outdoor Arena	0	(not enclosed)
4)	Tiny House	480 s.f.	
5)	Ancillary (propane, water)	720 s.f.	(unoccupied, to include?)
	TOTAL	**9578 S.F.**	

* Existing Barn 2160 s.f. to be demolished;

New Barn 6480 s.f. less Existing Barn 2160 s.f = 4320 net new footage

RTT: Projected Construction Costs of Structures

(to be updated at completion of Design Development Phase)

1)	Main Bldg additions/renovations	$1,223,150
2)	New Barn	710,980
3)	New Arena	550,600
4)	Tiny House	125,000
5)	Ancillary	40,000
	TOTAL	**$2,649,730**



Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Mon Feb 09 2026 07:19:10. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
RIDING TO THE TOP THERAPEUTIC RIDING CENTER	19940013ND	NON-PROFIT CORPORATION (UNDER TITLE 13-B)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
07/14/1993	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
RIDING TO THE TOP	F

Principal Home Office Address

Physical	Mailing
RIDING TO THE TOP THERAPEUTIC RIDING CENTER 14 LILAC DR. WINDHAM, ME 04062	RIDING TO THE TOP THERAPEUTIC RIDING CENTER 14 LILAC DR. WINDHAM, ME 04062

Clerk/Registered Agent

Physical	Mailing
SARAH E. BRONSON 14 LILAC DR. WINDHAM, ME 04062	SARAH E. BRONSON 14 LILAC DR. WINDHAM, ME 04062

New Search

Click on a link to obtain additional information.

List of Filings — View list of filings

Obtain additional information:

Norway Savings Bank
PO Box 347
Norway, ME 04268

ADDRESS SERVICE REQUESTED

RIDING TO THE TOP
THERAPEUTIC RIDING CENTER
14 LILAC DR
WINDHAM ME 04062-4063

Statement Ending 05/29/2026

Account Number:



2026 Marks NSB's 160th Anniversary!



From an initial $5 deposit in 1866 to the growth and advancements of today, our customers and communities have supported us every step of the way.

NSB is grateful for your loyalty, and we look forward to sharing in success with you for generations to come!

Summary of Accounts

Account Type	Account Number	Ending Balance
inBUSINESS CHOICE CHECKING	XXXXXX7924	$43,231.94
BASIC STATEMENT SAVINGS	XXXXXX5241	$206,065.42
Total Current Value		**$249,297.36**

inBUSINESS CHOICE CHECKING - XXXXXX7924

Account Summary

Date	Description	Amount
05/01/2026	**Beginning Balance**	**$53,391.41**
	30 Credit(s) This Period	$115,488.50
	38 Debit(s) This Period	$125,647.97
05/29/2026	**Ending Balance**	**$43,231.94**

Deposits

Date	Description	Amount
05/06/2026	REMOTE DEPOSIT	$762.95
05/06/2026	REMOTE DEPOSIT	$784.89

Member FDIC

Norway Savings Bank

Good Morning, TO RIDING

6 MONTH 7339

Last Updated: May 4, 2026 10:16 AM

$127,483.55
Current Balance

Transactions | Details & Settings

Search transactions

Date	Description	Amount
APR 30 2026	Auto Interest	+ $355.26 $127,483.55
MAR 31 2026	Auto Interest	+ $366.05 $127,128.29
FEB 28 2026	Auto Interest	+ $329.76 $126,762.24
JAN 31 2026	Auto Interest	+ $369.38 $126,432.48
DEC 31 2025	Auto Interest	+ $368.30 $126,063.10
NOV 30 2025	Auto Interest	+ $355.41 $125,694.80

E STATEMENT OF ACCOUNT

RIDING TO THE TOP
14 LILAC DR
WINDHAM ME 04062-4063

Page: 1 of 2
Statement Period: May 01 2026-May 31 2026
Cust Ref #:
Primary Account #:

TD Business Convenience Plus

RIDING TO THE TOP

Account # 02-9186196

ACCOUNT SUMMARY

Beginning Balance	23,080.54	Average Collected Balance	23,145.33
Electronic Deposits	97.50	Interest Earned This Period	0.00
		Interest Paid Year-to-Date	0.00
Ending Balance	23,178.04	Annual Percentage Yield Earned	0.00%
		Days in Period	31

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	$0.00	$0.00

If you would like written communication in an alternative accessible format, please contact us at 1-866-610-8501 Ext 2030 or dial 711 for TTY, Mon-Fri 9-6 EST. We offer Large Print, Accessible PDF, Braille (uncontracted or contracted) or Audio CD.

DAILY ACCOUNT ACTIVITY

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
05/05	CCD DEPOSIT, CYBERGRANTS-CAFA CYBERGRANT ACH_11935259	58.50
05/21	CCD DEPOSIT, CYBERGRANTS-CAFA CYBERGRANT ACH_12025859	39.00
	Subtotal:	97.50

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
04/30	23,080.54	05/21	23,178.04
05/05	23,139.04		

STEWARD PARTNERS

Advisory Services offered through Steward Partners Investment Advisory, LLC A Registered Investment Advisor. Securities offered through Steward Partners Investment Solutions, LLC Member FINRA/SIPC

April 30 to May 29. 2026

Freedom Passive Conservat

GOODNYLUND WEALTH MANAGEMENT
STEWARD PARTNERS INV SOL LLC
16 Middle St Ste 501B
Portland, ME 04101-5166 | (207) 517-7756
ralph.good@stewardpartners.com

RIDING TO THE TOP
THERAPEUTIC RIDING CENTER
14 LILAC DR
WINDHAM ME 04062-4063140

Raymond James Client Services
800-647-SERV (7378)
Monday - Friday 8 a.m. to 9 p.m. ET

Online Account Access
raymondjames.com/clientaccess

Riding to the Top - Freedom Account Summary - #481CU484

Value This Statement

$524,125.41

Last Statement	Prior Year-End
$514,508.18	$302,890.47

Time-Weighted Performance*

YTD	4.73%
2025	1.40%

Performance Inception: 10/07/2025

	This Statement	Year to Date
Beginning Balance	**$514,508.18**	**$302,890.47**
Deposits	$0.00	$200,000.00
Income	$929.07	$4,169.51
Withdrawals	$0.00	$0.00
Expenses	$0.00	$(1,177.74)
Change in Value	$8,688.16	$18,243.17
Ending Balance	**$524,125.41**	**$524,125.41**

Your Portfolio

For more information, visit raymondjames.com/clientaccess

	Quantity	Price	Value	Gain or (Loss)°	Estimated Annual Income
Cash & Cash Alternatives					
Raymond James Bank Deposit Program ⊕ 0.01% - Selected Sweep Option			**$13,183.12**		$1.31
Raymond James Bank			$11,596.85		

STEWARD PARTNERS

Advisory Services offered through Steward Partners Investment Advisory, LLC A Registered Investment Advisor. Securities offered through Steward Partners Investment Solutions, LLC Member FINRA/SIPC

April 30 to May 29, 2026

GOODNYLUND WEALTH MANAGEMENT
STEWARD PARTNERS INV SOL LLC
16 Middle St Ste 501B
Portland, ME 04101-5166 | (207) 517-7756
ralph.good@stewardpartners.com

RIDING TO THE TOP
THERAPEUTIC RIDING CENTER
14 LILAC DR
WINDHAM ME 04062-4063140

Raymond James Client Services
800-647-SERV (7378)
Monday - Friday 8 a.m. to 9 p.m. ET

Online Account Access
raymondjames.com/clientaccess

Riding to the Top Account Summary - #256H6284

Value This Statement

$809,786.30

Last Statement	Prior Year-End
$807,601.63	$998,532.52

Dollar-Weighted Performance*

YTD	1.68%
2025	4.81%

Performance Inception: 02/12/2019

	This Statement	Year to Date
Beginning Balance	**$807,601.63**	**$998,532.52**
Deposits	$0.00	$0.00
Income	$1,830.43	$10,783.03
Withdrawals	$0.00	$(200,000.00)
Expenses	$0.00	$0.00
Change in Value	$354.24	$470.75
Ending Balance	**$809,786.30**	**$809,786.30**

Maine Community Foundation

RTTT-Riding to the Top

Statement of Activity Period: 01/01/2026 to 03/31/2026

Fund Established: 02/02/2004

Fund Type: Agency

Fund Restriction: Board Designated Restricted

Fund Activity	1st Quarter	Calendar YTD
Beginning Asset Balance	**$28,392.85**	**$28,392.85**
Contributions (Fund Additions)	$0.00	$0.00
Transfers into Fund	$0.00	$0.00
Other Revenues and Refunds	$0.00	$0.00
Total Receipts	**$0.00**	**$0.00**
Interest and Dividends	$56.97	$56.97
Realized Gains (Losses)	$268.82	$268.82
Unrealized Gains (Losses)	($903.75)	($903.75)
Investment Manager Fees	($34.51)	($34.51)
Total Investment Activity	**($612.47)**	**($612.47)**
Distributions Paid	$0.00	$0.00
Transfers out of Fund	$0.00	$0.00
Other Expenses	$0.00	$0.00
MaineCF Administrative Fees	($60.00)	($60.00)
Total Disbursements	**($60.00)**	**($60.00)**
Ending Asset Balance on 03/31/2026:	**$27,720.38**	**$27,720.38**

Ending Asset Balance Details	
Available for Distribution	**$0.00**
Historic Gift Value	**$7,002.00**
Accumulated Earnings	**$20,718.38**
Commitments *(amounts to be paid in the future)*	**$0.00**
Ending Asset Balance on 03/31/2026	**$27,720.38**

Maine Community Foundation

RTTT-Riding to the Top John Locke Scholarship Fund

RTT2

Statement of Activity Period: 01/01/2026 to 03/31/2026

Fund Established: 02/20/2025

Fund Type: Agency

Fund Restriction: Donor Designated Restricted

Fund Activity	1st Quarter	Calendar YTD
Beginning Asset Balance	**$192,424.26**	**$192,424.26**
Contributions (Fund Additions)	$0.00	$0.00
Transfers into Fund	$0.00	$0.00
Other Revenues and Refunds	$0.00	$0.00
Total Receipts	**$0.00**	**$0.00**
Interest and Dividends	$382.81	$382.81
Realized Gains (Losses)	$1,806.47	$1,806.47
Unrealized Gains (Losses)	($6,073.15)	($6,073.15)
Investment Manager Fees	($231.88)	($231.88)
Total Investment Activity	**($4,115.75)**	**($4,115.75)**
Distributions Paid	($5,220.00)	($5,220.00)
Transfers out of Fund	$0.00	$0.00
Other Expenses	$0.00	$0.00
MaineCF Administrative Fees	($409.00)	($409.00)
Total Disbursements	**($5,629.00)**	**($5,629.00)**
Ending Asset Balance on 03/31/2026:	**$182,679.51**	**$182,679.51**

Ending Asset Balance Details	
Available for Distribution	**$0.00**
Historic Gift Value	**$175,000.00**
Accumulated Earnings	**$7,679.51**
Commitments *(amounts to be paid in the future)*	**$0.00**
Ending Asset Balance on 03/31/2026	**$182,679.51**

Maine Community Foundation

RTTT-Board Designated Memorial Gifts Fund

RTT1

Statement of Activity Period: 01/01/2026 to 03/31/2026

Fund Established: 11/22/2005

Fund Type: Agency

Fund Restriction: Board Designated Restricted

Fund Activity	1st Quarter	Calendar YTD
Beginning Asset Balance	**$18,136.50**	**$18,136.50**
Contributions (Fund Additions)	$0.00	$0.00
Transfers into Fund	$0.00	$0.00
Other Revenues and Refunds	$0.00	$0.00
Total Receipts	**$0.00**	**$0.00**
Interest and Dividends	$36.39	$36.39
Realized Gains (Losses)	$171.71	$171.71
Unrealized Gains (Losses)	($577.28)	($577.28)
Investment Manager Fees	($22.04)	($22.04)
Total Investment Activity	**($391.22)**	**($391.22)**
Distributions Paid	$0.00	$0.00
Transfers out of Fund	$0.00	$0.00
Other Expenses	$0.00	$0.00
MaineCF Administrative Fees	($39.00)	($39.00)
Total Disbursements	**($39.00)**	**($39.00)**
Ending Asset Balance on 03/31/2026:	**$17,706.28**	**$17,706.28**

Ending Asset Balance Details	
Available for Distribution	**$0.00**
Historic Gift Value	**$5,049.50**
Accumulated Earnings	**$12,656.78**
Commitments *(amounts to be paid in the future)*	**$0.00**
Ending Asset Balance on 03/31/2026	**$17,706.28**

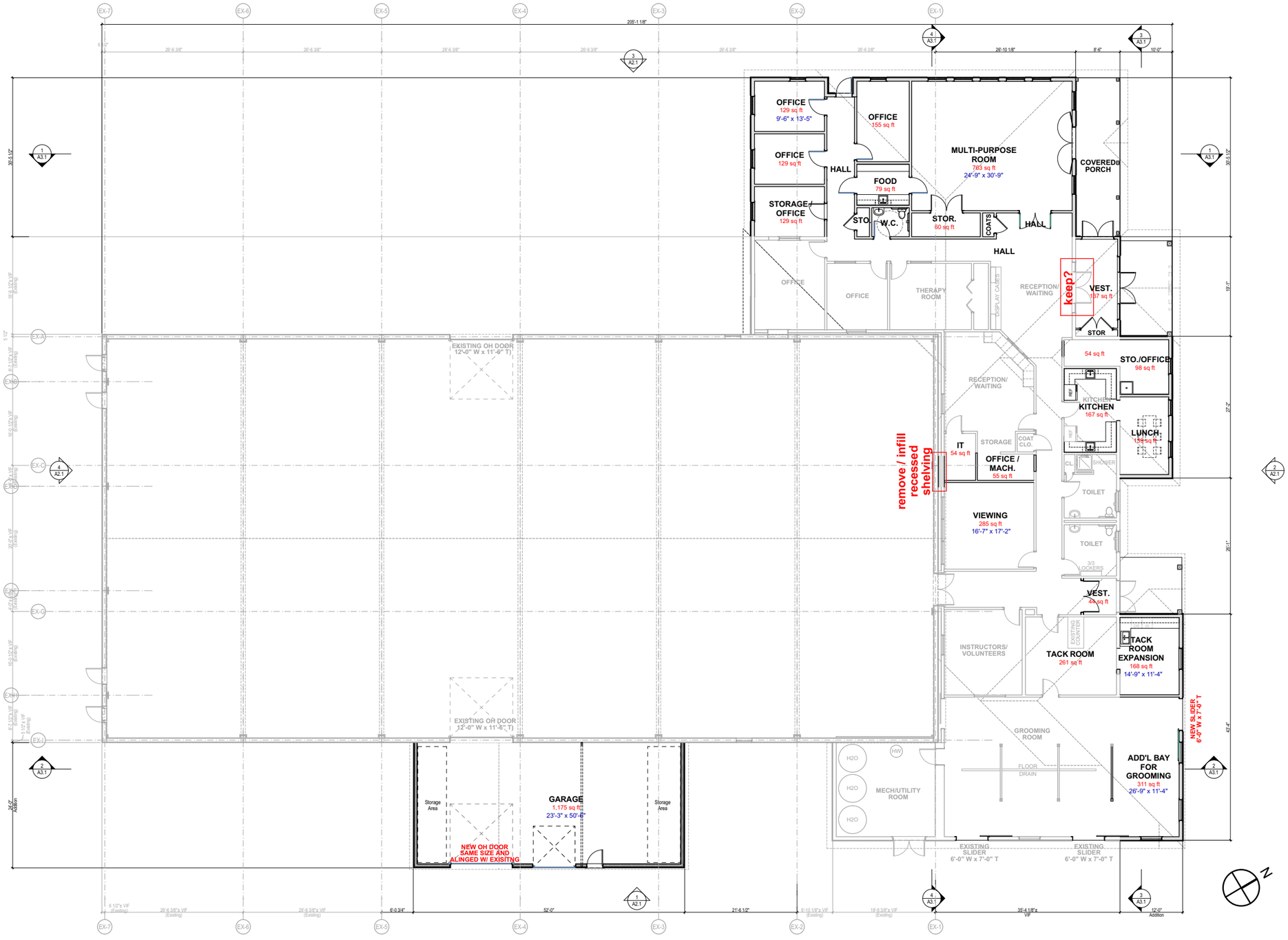
SECTION 19

BUILDING PLANS

Building floor plans and elevations are included in this section.

KEY:

- NEW ADDITION
- EXISTING



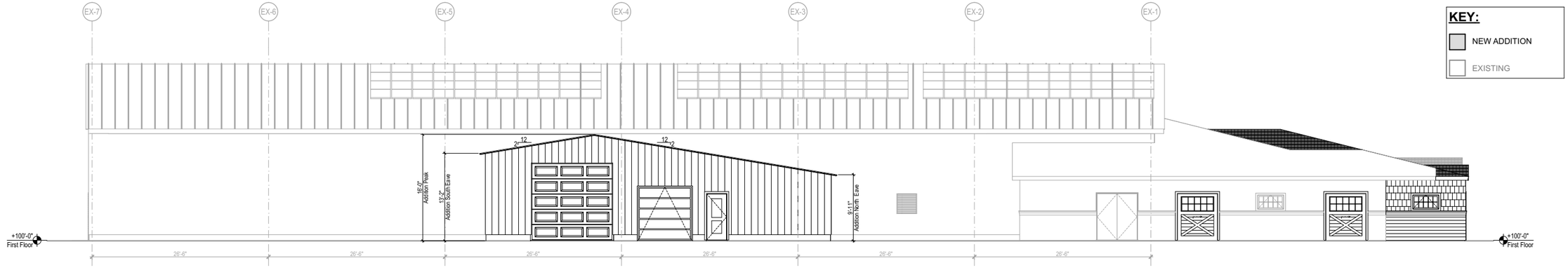
1 M-A1 Main Building Floor Plan

SCALE: 1" = 20'

June 10, 2026, spr

0 10' 20' 40'

Stephen Blatt Architects

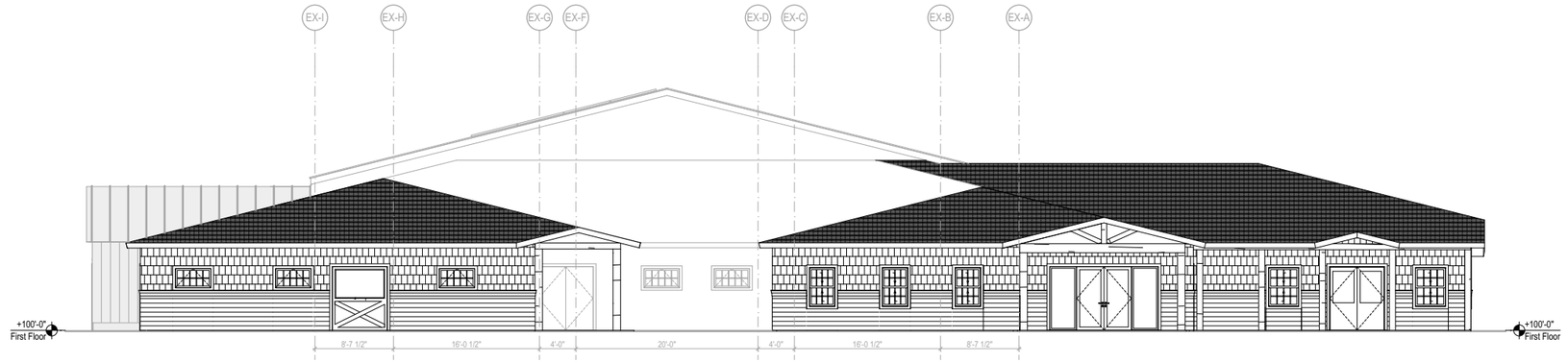


1
M-A2

Main Building Southeast Exterior Elevation

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

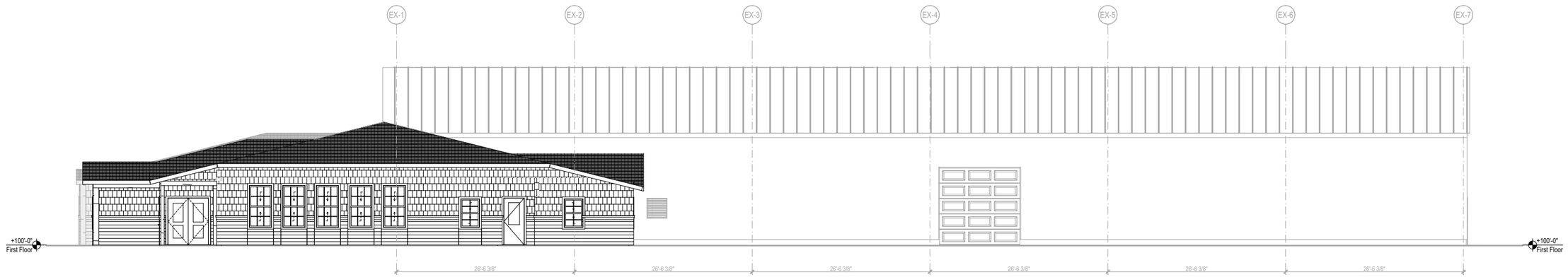


2
M-A2

Main Building Northeast Exterior Elevation

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



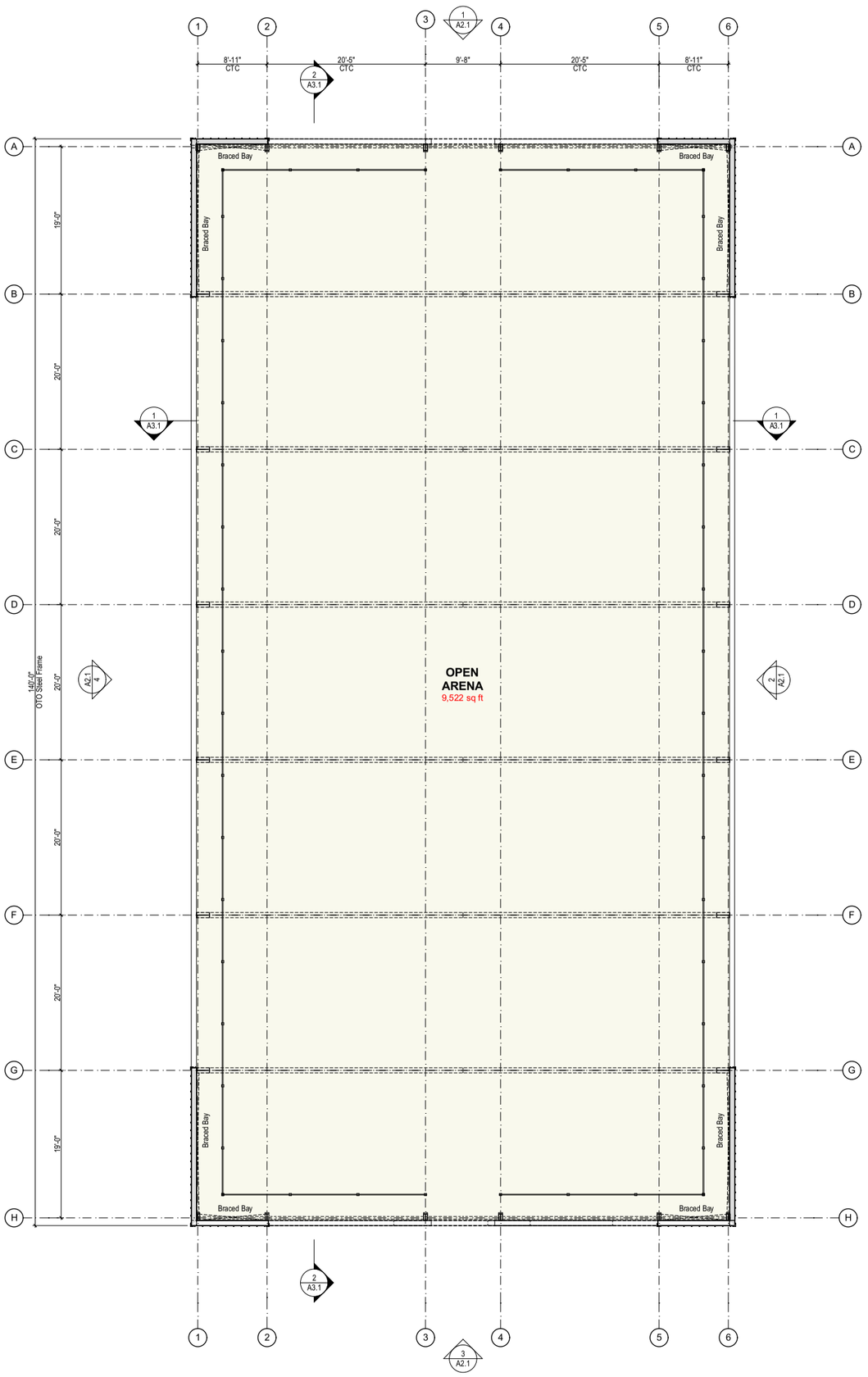
3
M-A2

Main Building Northwest Exterior Elevation

SCALE: 1/16" = 1'-0"

June 10, 2026

0 8' 16' 32'



Arena Floor Plan

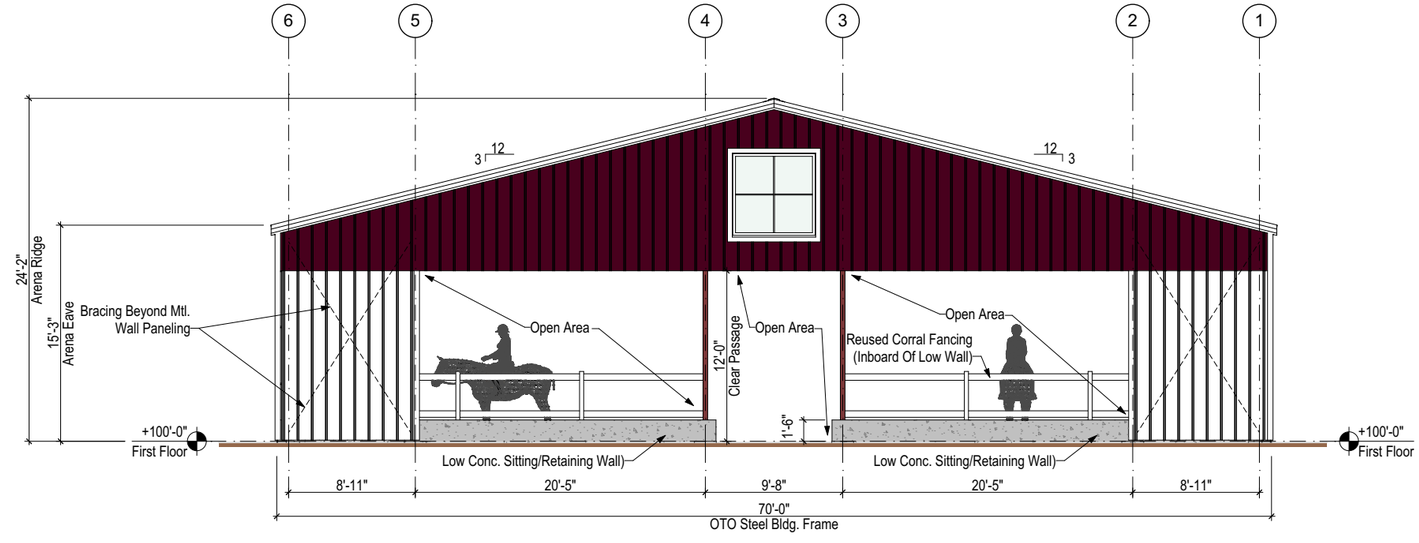
1
A-A1

SCALE: 1/16" = 1'-0"

June 10, 2026, spr

0 8' 16' 32'

N

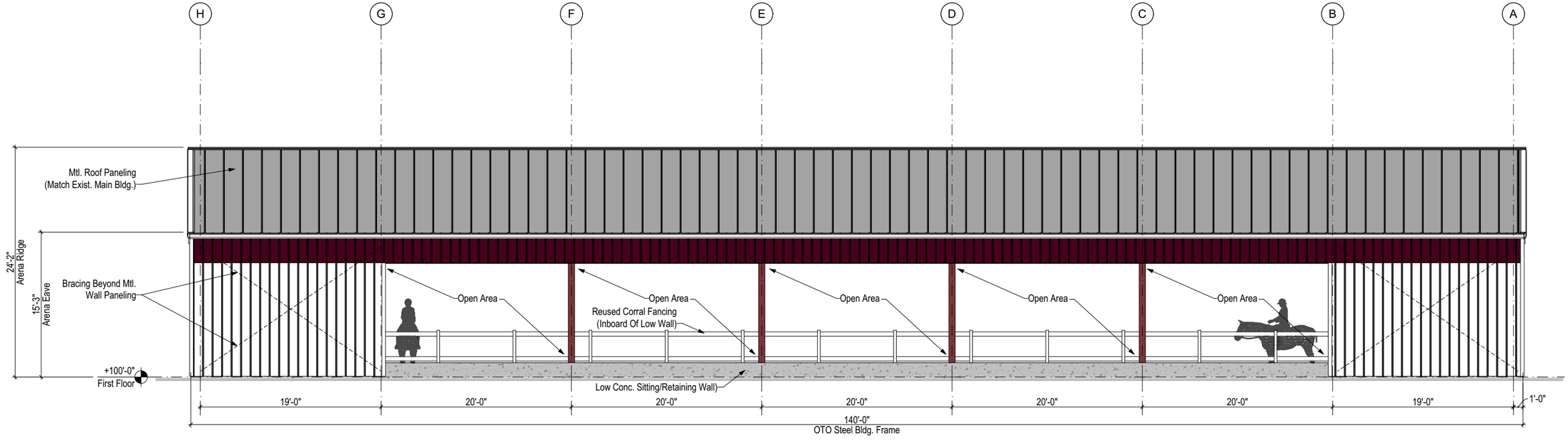


1
A-A2

Arena Southeast Exterior Elevation

SCALE: 3/32" = 1'-0"

0 8' 16' 24'



2
A-A2

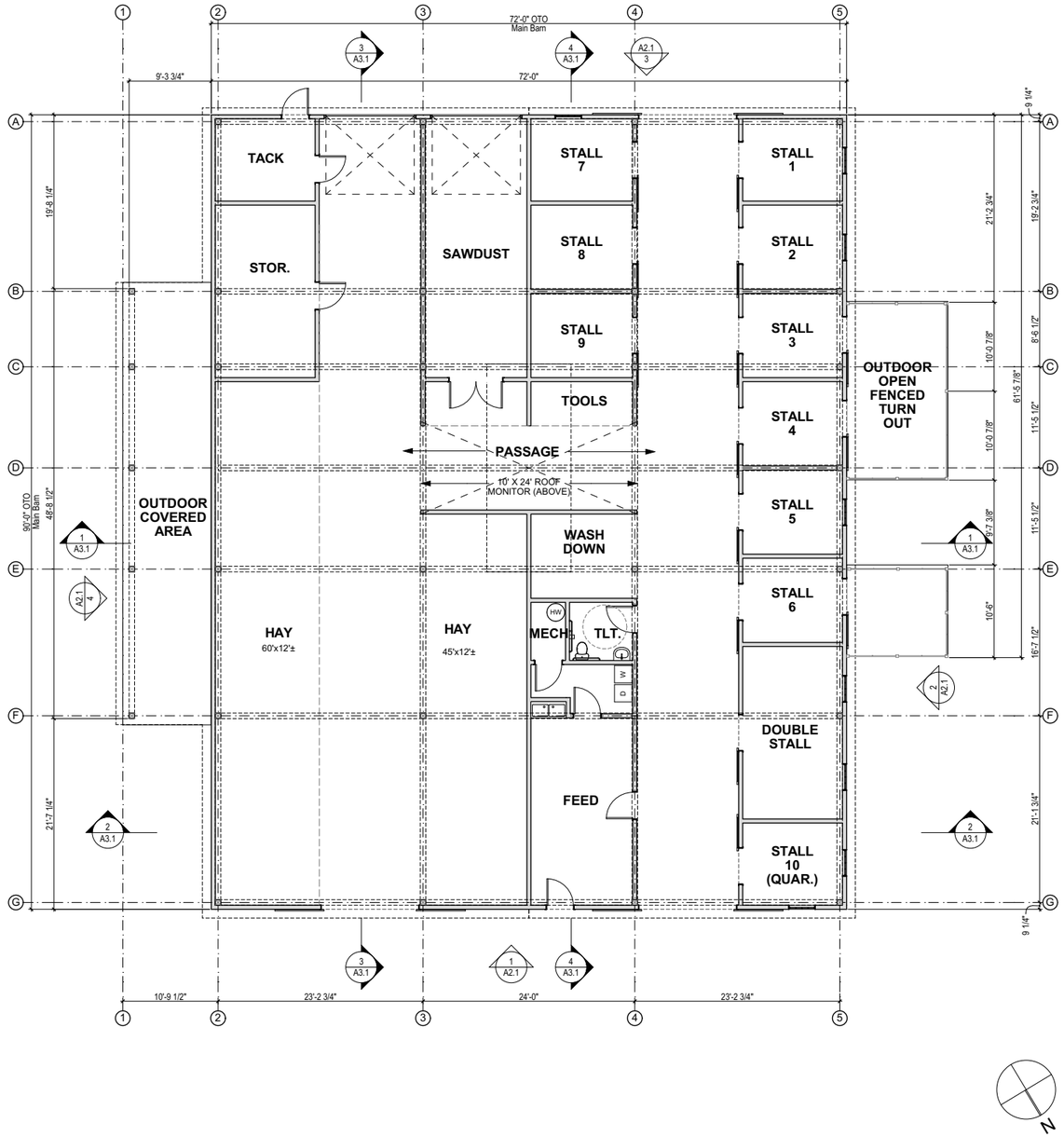
Arena Southwest Exterior Elevation

SCALE: 3/32" = 1'-0"

June 10, 2026, spr

0 8' 16' 24'

Stephen Blatt Architects



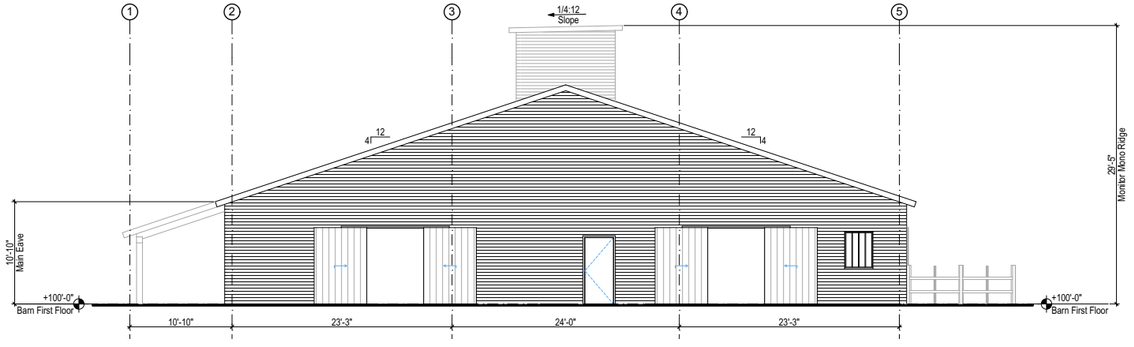
1
BA-1

Barn Floor Plan

SCALE: 1/16" = 1'-0"

June 10, 2026, spr

Stephen Blatt Architects

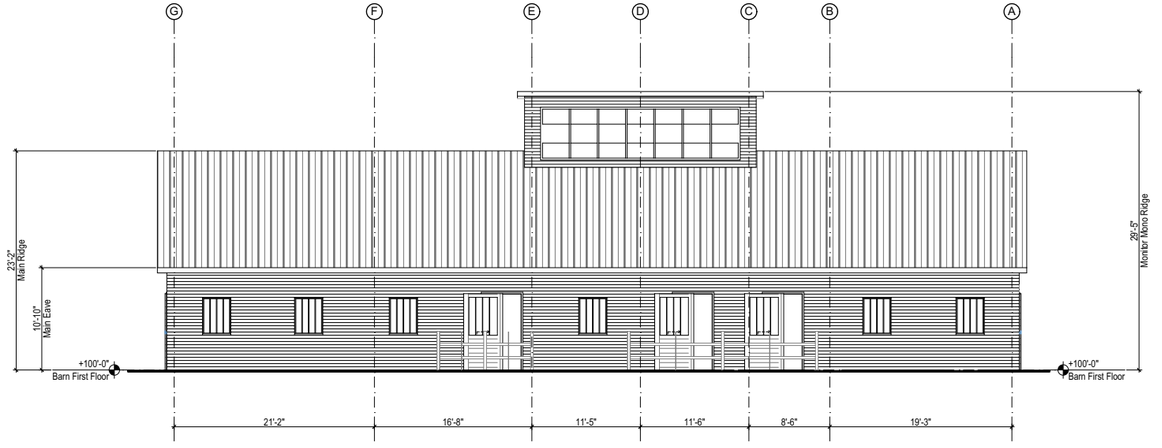


1 BA-2

Barn Northeast Exterior Elevation

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

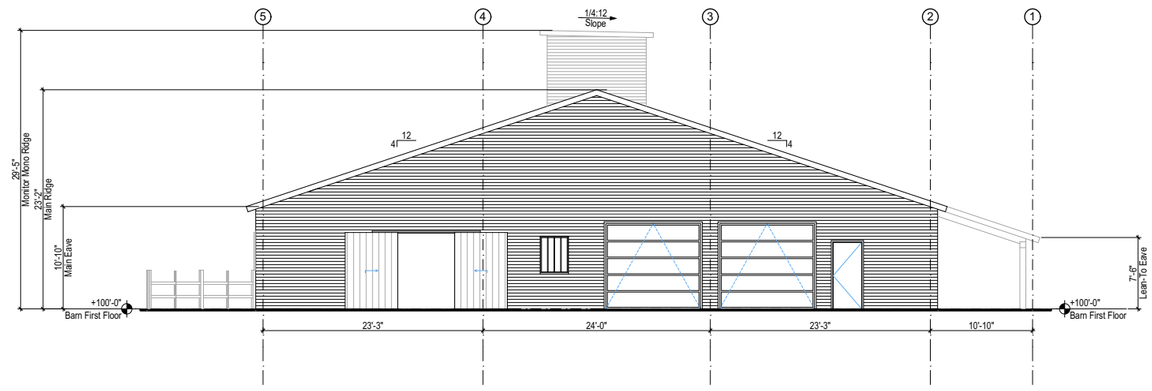


2 BA-2

Barn Northwest Exterior Elevation

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

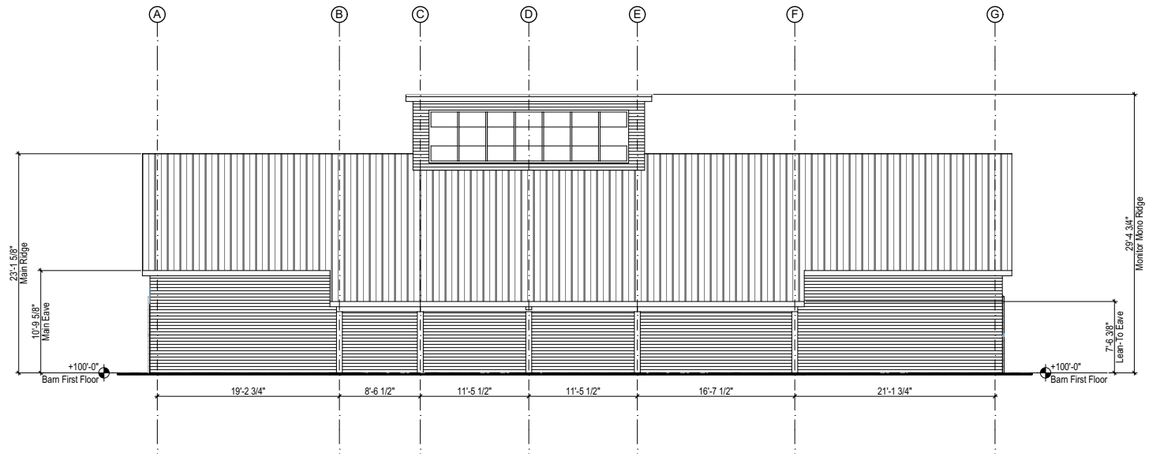


3 BA-2

Barn Southwest Exterior Elevation

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



4 BA-2

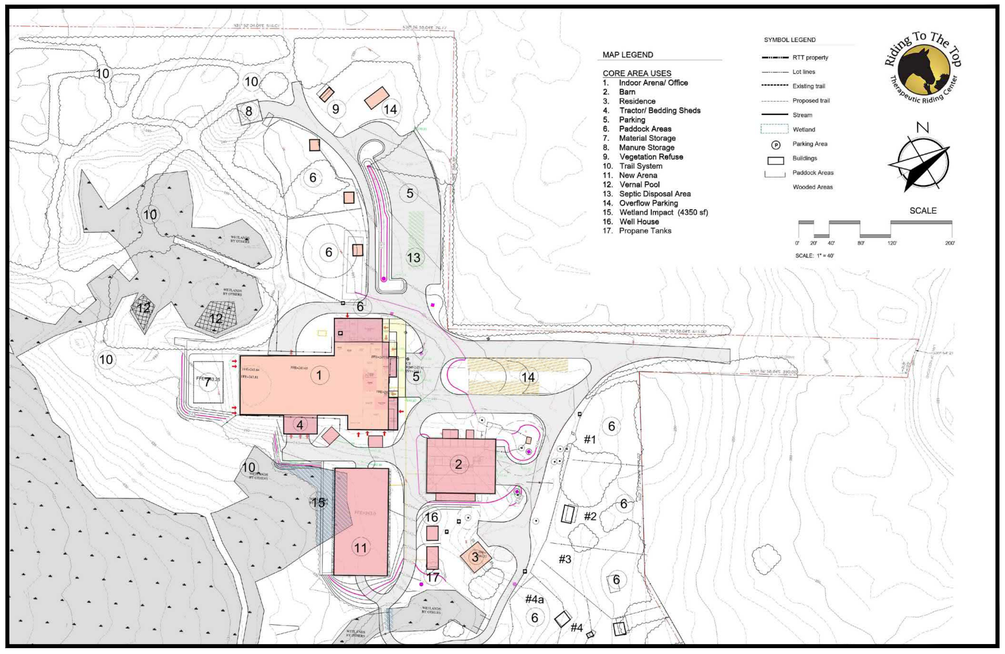
Barn Southeast Exterior Elevation

SCALE: 1/16" = 1'-0"

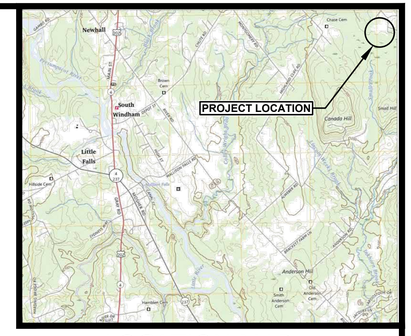
0 8' 16' 32'

Stephen Blatt Architects

RIDING TO THE TOP
WINDHAM, MAINE
JULY 2026



NORTH



LOCATION MAP
NOT TO SCALE

PLAN INDEX

PAGE:	DESCRIPTION:	SHEET:
1 OF 1	COVER SHEET	COVER
1 OF 1	RECORDED SUBDIVISION PLAN (BH2M)	
1 OF 10	EXISTING CONDITIONS & DEMO PLAN	C-100
2 OF 10	SITE LAYOUT AND MATERIALS PLAN (PCA)	C-101
3 OF 10	UTILITY PLAN	C-101B
4 OF 10	GRADING AND DRAINAGE PLAN	C-102
5 OF 10	EROSION AND SEDIMENT CONTROL PLAN	C-103
6 OF 10	LANDSCAPE AND LIGHTING PLAN (PCA)	L-100
7 OF 10	EROSION CONTROL NOTES	C-300
8 OF 10	EROSION CONTROL DETAILS	C-301
9 OF 10	SITE/CIVIL DETAILS I	C-302
10 OF 10	SITE/CIVIL DETAILS II	C-303

CLIENT:

RIDING TO THE TOP

LILAC DRIVE, WINDHAM, MAINE

ARCHITECT:
STEPHEN BLATT ARCHITECTS
5 SOUTH STREET
PORTLAND, MAINE 04101

CIVIL ENGINEERING & PERMITTING:
verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032

LANDSCAPE ARCHITECT:
CARROLL ASSOCIATES
217 COMMERCIAL STREET, #204
PORTLAND, MAINE 04101

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

MAG. 1985

N/F SANBORN 4617/205

N 40°-14'-39" E 716.17'

N/F ALDRICH 1791/47

N 45°-29'-45" E 516.01'

N/F RILEY 4672/90

N 25°-34'-01" W 133.95'

N 40°-35'-19" E 659.23'

N/F GREEN ONE DEVELOPMENT CORP. 9718/234

S 43°-45'-21" W 388.39'

TO HIGHLAND CLIFF RD

ASSUMED 3 ROD R.O.W. (49.5')

50' R.O.W. (SEE NOTE 10)

N 40°-14'-39" E 615.00'

S 26°-16'-41" E 30.00'

L = 21.96'

S 40°-14'-39" W 350.00'

30' DRIVEWAY EASEMENT FOR ACCESS TO LOTS 1 & 2
- ENTRANCE TO STRADDLE THE LOT 1 & 2 BOUNDARY
- 12" CULVERT TO BE INSTALLED @ ROAD EDGE.
- DRIVEWAY ENTRANCE SHALL BE ELEVATED TO @ LEAST THE ROAD LEVEL FOR 30'.

N/F WINDHAM 1815/320

N 30°-37'-28" W 1294.81'

REMAINING LAND
52.07 ACRES (±)

N 40°-89'-47" W 275.00'

TP #102 A

TP #103 A

TP #104 A

TP #100 A

TP #101 A

TP #105 A

TP #106 A

TP #107 A

TP #108 A

LOT 1
83,166 SQ. FT.

LOT 2
95,543 SQ. FT.

LOT 3
113,773 SQ. FT.

LOT 4
80,273 SQ. FT.

LOT 5
223,784 SQ. FT.

LOT 6
163,452 SQ. FT.

R = 130'
L = 200.80'
Δ = 88°-30'

R = 280.00'
L = 21.14'
D = 04°-19'-23"
T = 10.58'

R = 280'
L = 182.79'
Δ = 37°-24'-16"

170.80'

N 30°-17'-28" E 460.00'

161.68'

S 77°-22'-25" E 38.35

S 77°-22'-25" E 296.52'

BLDG. SETBACKS
15' SIDE
40' FRONT & REAR
(TYP.)

N 25°-18'-31" E 605.40'

220.00'

LAND OF NOD ROAD

220.00'

S 77°-22'-25" E 38.17'

N 47°-55'-25" W 417.43'

197.43'

6" & 24" PIPELINE

S 70°-59'-07" E 167.15'

R = 525.00'
L = 80.00'
D = 08°-43'-51"
T = 40.08'

ASSUMED EDGE OF RIGHT OF WAY

50.45'

N 82°-19'-51" E 45.01'

N 23°-18'-06" W 494.42'

525.00'

167.16'

S 23°-18'-06" E 350.00'

169.42'

PROP. 50' R.O.W. (PART OF LOT 6)

N 38°-00'-43" E 350.96'

R = 525'
L = 314.19'
Δ = 34°-17'-22"

108.51'

N 38°-00'-43" E

DRIVEWAY FOR ACCESS TO LOTS 4, 5, & 6

SIGHT DISTANCE: 450' EACH DIRECTION AFTER CLEARING OF GROWTH ON EACH SIDE OF ROAD

N 08°-34'-54" W 374.90'

EXIST. GRAVEL DRIVE

EXIST. 18" RCP

S 13°-32'-50" E 106.17'

75'

45'

S 46°-68'-00" W

50' R.O.W. (PART OF LOT 5)

N 00°-26'-51" W

S 00°-26'-51" E 385.70'

S 36°-41'-45" E 207.93'

S 50°-34'-10" E 26.40'

16" ASH

S 29°-52'-57" E 150.43'

S 67°-58'-35" W 611.59'

24" ASH

8" ASH

30" ASH

TO ROUTE 302

1251.92'
S 46°-58'-00" W

503.96'
S 52°-22'-58" W

S 53°-10'-31" W 202.40'

155.47'

S 67°-58'-35" W 145.00'

51.91'

120' PIPELINE EASEMENT

N/F ORBETON 4147/10

N/F JANET L. DAVID a.k.a. JANET L. PAYEUR 6509/38 (SEE NOTE 12)

BLDG. ENVELOPE

LOCATION MAP
SCALE: 1" = 4,000'

SITE

WINDHAM WESTBROOK

HIGHLAND LAKE

NOTES:
1. PROPOSED USE: 6 LOT RESIDENTIAL SUBDIVISION
2. OWNER: RONALD BEAULIEU, 20 NONESUCH COVE RD., SCARBOROUGH, ME
3. ZONING: F - FARM
4. MINIMUM LOT SIZE: 80,000 S.F.
5. TOTAL AREA OF SUBDIVISION: 759,991 SQ. FT. / 17.45 AC.
6. SEWAGE DISPOSAL: INDIVIDUAL LOT SUBSURFACE.
7. WATER: INDIVIDUAL LOT WELLS
8. UTILITIES: UNDERGROUND (ON LOTS, OVERHEAD ON LAND OF NOD ROAD)
9. ENGINEER/SURVEYOR: BH2M, 28 STATE ST. GORHAM, ME
10. ACCESS TO LOT 1 & LOT 2 SHALL BE FROM A COMMON DRIVEWAY TO BE CONSTRUCTED AS SHOWN ON PLANS.
11. ACCESS TO LOTS 4, 5 & 6 SHALL BE FROM A COMMON DRIVEWAY TO BE CONSTRUCTED WITHIN THE 50 FOOT RIGHT OF WAY AS SHOWN HEREON. THE PROPOSED DRIVEWAY SHALL BE CLEARED ON BOTH SIDES & LANDSCAPED WITH BARK MULCH & JUNIPERS. A MAINTENANCE AGREEMENT SHALL BE ESTABLISHED FOR LOTS 4, 5, & 6 REGARDING SHARED MAINTENANCE OF THE PROPOSED DRIVEWAY & ADJACENT LANDSCAPING.

NOTES CONT.
12. PLAN REFERENCE:
REFERENCE IS MADE TO A PLAN ENTITLED "PLAN OF LAND, LAND OF NOD ROAD, WINDHAM, MAINE MADE FOR JANET L. PAYEUR" DATED JULY 1985/ FEB. 1986. PREPARED BY JAMES C. LAUZIER, LAND SURVEYOR.
13. THIS PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN ENTITLED "FINAL PLAN TWIN MEADOWS SUBDIVISION" DATED JUNE 1992 & RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PG. 255

State of Maine, Cumberland ss.
Registry of Deeds
Received March 17 1994
at 3 h 0 m. PM and recorded in
Plan Book 194 Page 79
Attest: John B. O'Brien
Register

REVIEWED & APPROVED BY TOWN OF WINDHAM PLANNING BOARD
2-28-94 DATE

William Winter CHAIRMAN
Robert J. Enslow
Jon A. Reed
Alden Hall
Keith K. Williams

LEGEND

- PROPERTY LINE
- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- STONE WALL
- WIRE FENCE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD BOUNDARY SURVEY CATEGORY 1, CONDITION II (WITH THE FOLLOWING EXCEPTIONS)
1) NO WRITTEN REPORT

STATE OF MAINE PATRICK R. CAYER No. 2002 REGISTERED LAND SURVEYOR

PATRICK R. CAYER R.L.S. # 2002

SCALE 1" = 100'
100 0 50 100 200

DATE	REVISION
9-3-92	REVISED FOR FINAL PLAN
11-18-93	REVISED FINAL: ADDED DRIVEWAY EASEMENTS, LOT 1&2
12-1-93	REV. DRIVEWAY EASEMENT
12-22-93	REV. DRIVEWAY EASEMENT
1-10-94	REV. PER CLIENT COMMENTS

SEAL

JOB NO. 92-048 | DESIGNED BY PRC | DRAWN BY WJW | CHECKED BY LSB

DATE NOV. 1993 | SCALE 1" = 100'

AMENDED FINAL PLAN
"TWIN MEADOWS SUBDIVISION"
LAND OF:
RONALD BEAULIEU
20 NONESUCH COVE RD., SCARBOROUGH, ME
SUBDIVISION PLAN

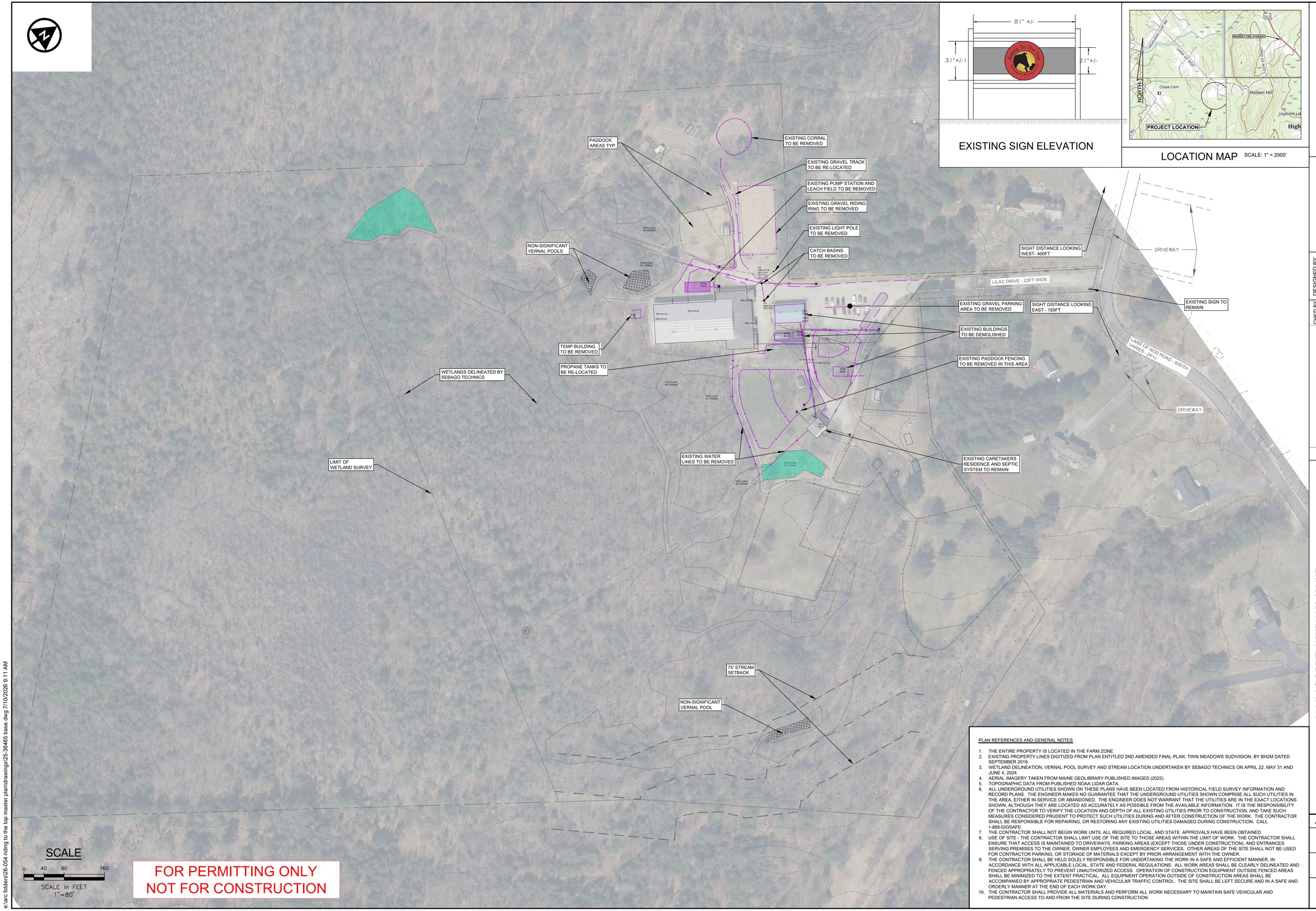
BERRY · HUFF · McDONALD · MILLIGAN INC.
SURVEYORS · PLANNERS

BH2M ENGINEERS
28 State Street
Gorham, Maine 04038

SHEET NO. 2 OF 3

165384

PROFESSIONAL GRAPHICS DPD-30



LOCATION MAP SCALE: 1" = 2000'

verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT MAINE 04032
207-869-9050

STATE OF MAINE
ANDREW J. JACKSON
26924
LICENSED
PROFESSIONAL ENGINEER
6-1-26

DESIGNED BY	TP
DRAWN BY	TP
CHECKED BY	AJ
CHK'D BY DATE	3-16-26
	6-1-26
	7-10-26
PROJECT NO.	25-36465

No.	REVISION
1	SUBMITTED FOR SKETCH PLAN REVIEW
2	ISSUED FOR PERMITTING
3	RE-ISSUED FOR PERMITTING

14 LILAC DRIVE, WINDHAM, MAINE

RIDING TO THE TOP THERAPEUTIC RIDING CENTER

EXISTING CONDITIONS & DEMO PLAN

PLAN REFERENCES AND GENERAL NOTES

1. THE ENTIRE PROPERTY IS LOCATED IN THE FARM ZONE.
2. EXISTING PROPERTY LINES DIGITIZED FROM PLAN ENTITLED 2ND AMENDED FINAL PLAN, TWIN MEADOWS SUDIVISION, BY BH2M DATED SEPTEMBER 2019.
3. WETLAND DELINEATION, VERNAL POOL SURVEY AND STREAM LOCATION UNDERTAKEN BY SEBAGO TECHNICS ON APRIL 22, MAY 31 AND JUNE 4, 2024.
4. AERIAL IMAGERY TAKEN FROM MAINE GEOLIBRARY PUBLISHED IMAGES (2022).
5. TOPOGRAPHIC DATA FROM PUBLISHED NOAA LIDAR DATA.
6. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM HISTORICAL FIELD SURVEY INFORMATION AND RECORD PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, OR RESTORING ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.
7. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL, AND STATE APPROVALS HAVE BEEN OBTAINED.
8. USE OF SITE - THE CONTRACTOR SHALL LIMIT USE OF THE SITE TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ACCESS IS MAINTAINED TO DRIVEWAYS, PARKING AREAS (EXCEPT THOSE UNDER CONSTRUCTION), AND ENTRANCES SERVING PREMISES TO THE OWNER, OWNER EMPLOYEES AND EMERGENCY SERVICES. OTHER AREAS OF THE SITE SHALL NOT BE USED FOR CONTRACTOR PARKING, OR STORAGE OF MATERIALS EXCEPT BY PRIOR ARRANGEMENT WITH THE OWNER.
9. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED APPROPRIATELY TO PREVENT UNAUTHORIZED ACCESS. OPERATION OF CONSTRUCTION EQUIPMENT OUTSIDE FENCED AREAS SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ALL EQUIPMENT OPERATION OUTSIDE OF CONSTRUCTION AREAS SHALL BE ACCOMPANIED BY APPROPRIATE PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL. THE SITE SHALL BE LEFT SECURE AND IN A SAFE AND ORDERLY MANNER AT THE END OF EACH WORK DAY.
10. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE SITE DURING CONSTRUCTION.

APPLICATION NO.
02/09/2026
1"=80'
C-100

e:\arc folders\26-054 riding to the top master plan\drawings\25-36465 base.dwg 7/10/2026 9:11 AM

MAP LEGEND

CORE AREA USES
BUILDINGS
1. Indoor Arena/ Office
2. Barn
3. Caretaker Residence
4. New Covered Arena
5. Tractor/ Bedding Sheds
6. Intern/ Tiny House

SITE IMPROVEMENTS
a. Parking- Staff and Visitor (35 spaces)
b. Parking- event/ Overflow (22 Spaces)
c. Parking- Dropoff- ADA (4 spaces)
d. Well House
e. Propane Tank Storage
f. Septic Disposal Area
g. Manure Storage
h. Vegetation Refuse
i. Material Storage
j. Paddock Areas
k. Existing Trail System

RESOURCE PROTECTION
A. Wetlands, mapped 2025
B. Vernal Pools, mapped 2025
C. Wetland Impacts- Proposed

SYMBOL LEGEND

- RTT property
- Lot lines
- Existing trail
- Proposed trail
- Stream
- Wetland
- Parking Area
- Buildings
- Paddock Area/ #
- Wooded Areas
- Trees to be Preserved

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS RIDING TO THE TOP, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 13771 PAGE 208.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 52.4 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 7, LOT 27B.
4. PLAN REFERENCES:
   A) SECOND AMENDMENT FINAL PLAN, TWIN MEADOWS SUBDIVISION, AS APPROVED BY THE TOWN OF WINDHAM ON SEPTEMBER 9, 2019 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM:
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND FIELD SURVEY BY SURVEY INC 03/23/26.
8. THE PROPERTY IS LOCATED IN THE FARM DISTRICT.
9. SPACE AND BULK REQUIREMENTS: FARM DISTRICT

CRITERIA	REQUIRED/ EXISTING	PROPOSED
MIN LOT SIZE:	80,000 SF	2,282,544 SF/ 52.4 AC
NET RESIDENTIAL AREA*		1,039,043 SF
NET RESIDENTIAL DENSITY:	60,000 SF/DU	519,521 SF/DU
MIN STREET FRONTAGE:	200 FT	289.0 FT
MIN FRONT YARD:	40 FT	105.65 FT
MIN REAR YARD:	10 FT	10 FT
MIN SIDE YARD:	10 FT	60.0 FT
MAX BUILDING HEIGHT:	35 FT	30.0 FT
MAX BUILDING COVERAGE	25%	1.75 %

10. * NET RESIDENTIAL AREA CALCULATION

TOTAL LAND AREA	2,282,544 SF/ 52.4 AC
ROAD R.O.W.	- 27,251 SF/ 0.6 AC
WETLANDS	- 1,216,250 SF/ 27.9 AC
NET RESIDENTIAL AREA	1,039,043 SF/ 23.9 AC

11. PARKING SUMMARY:

REGULAR SPACES	(10' X 20')	37
ADA SPACES	(10' X 20')	4
OVERFLOW SPACES	(10' X 20')	22
TOTAL PARKING		63

TINY HOUSE 14' X 28' SEE ARCH PLANS
SEPTIC DISPOSAL FIELD SEE HHE-200
VEGETATION DISPOSAL
75.0' SETBACK
60.0' SETBACK
EXISTING HORSE TRAILS TO REMAIN
EXISTING TREE BUFFER TO REMAIN NOTE: BUFFER EXCEEDS TYPE H BUFFER REQUIREMENTS. SUPPLEMENT W/ ADDITIONAL PLANTNGS IF NECESSARY.
GATE
R57.0'
R35.0'
MANURE STORAGE AREA
STAFF/ VISITOR PARKING (37 SPACES @ 10' X 20') GRAVEL SURFACE
BIO-RETENTION AREA SEE GRADING AND DRAINAGE PLANS
ADJUST EXISTING FENCE 3 FT OFFSET FROM ROAD
POLE LIGHT 14 FT POLE 3 REQD SEE L-100
EXISTING TREE BUFFER TO REMAIN
BUILDING MOUNTED LIGHTS AT ALL ENTRIES OF ALL BUILDINGS- SEE ARCH PLANS
POLE LT- 14' POLE 2 REQD SEE L-100
OVERFLOW PARKING REINFORCED TURF 22 SPACES @ 10' X 20'
PRIVATE EASEMENT "LILAC DRIVE" 50 FT R.O.W. 27,251 SF+/- SEE AMENDED SUBDIVISION PLAN
EXISTING DRIVEWAY (LILAC DRIVE: MAINTAIN EXISTING 22 FT WIDTH GRAVEL SURFACE (TYP)
SITE DISTANCE LOOKING WEST- 400 FT
514.30'
LILAC DRIVE
SITE DISTANCE LOOKING EAST- 155 FT
350.0'
39.0'
LAND OF HOD ROAD
ALIGN W/ EXISTING DOORS
MAIN ENTRY ADA PARKING/ DROPOFF AREA 4 SPACES @ 10' X 20' + AISLES BIT PAVEMENT
BITUMINOUS SIDEWALK
DUMPSTER PAD W/ ENCLOSURE 11' x 22'
HORSE WASH AREA 15' X 18'
OUTDOOR STALLS
EXISTING TREES TO REMAIN (TYP)
#1 #2 #3 #4 #5 #4a #5a
WELL HOUSE
PROPANE TANKS
PROPOSED WETLAND IMPACT SEE GRADING AND DRAINAGE PLANS
R65.0'
R100.0'
R25.0'

CONDITIONS OF APPROVAL:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

_____ CHAIR _____ DATE

SCALE
0' 20' 40' 80' 120' 200'
SCALE: 1" = 40'

07.10.26 NOT FOR CONSTRUCTION

OWNER:
RIDING TO THE TOP

Riding To The Top Therapeutic Riding Center

Project: **RIDING TO THE TOP**

Revisions	Description	Date
1	SUBMIT FOR SKETCH PLAN	03/15/26
2	SUBMIT FOR SITE PLAN	06/15/26
3	RE-SUBMIT FOR SITE PLAN	07/10/26

Drawn By: MAP
Approved By: PC
Scale:

SITE LAYOUT AND MATERIALS PLAN

Phase:
PERMITTING

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 204
PORTLAND, MAINE 04101
207.772.1552 V. C. 207.329.8976

Date:
June, 2026

Sheet No:
C-101

NORTH

RTT SEWER SCHEDULE

I.D	RIM	INV IN	FROM	B/DROP	INV OUT	SIZE
ST BARN	244.00	242.06	BARN	N/A	241.81	750
SMH#1	244.90	240.09	ST BARN	N/A	239.59	4'ID
ST ARENA	243.50	238.60	ARENA	N/A	238.35	1500
SPS#1	243.50	237.94	ST ARENA	N/A	239.50	4'ID
		238.61	SMH#1	N/A		

FROM	TO	LENGTH	SLOPE	U/S INV	D/S INV	SIZE
BARN	ST BARN	22	0.02	242.50	242.06	4"
ST BARN	SMH#1	156	0.011	241.81	240.09	4"
ARENA	ST ARENA	15	0.02	238.90	238.60	4"
ST ARENA	SPS #1	41	0.01	238.35	237.94	4"
SMH#1	SPS #1	126	0.011	239.99	238.61	4"

NOTE - INVERT OUT FROM ARENA BUILDING TO BE CONFIRMED WITH PLUMBING

OVERHEAD POWER TO REMAIN TO EXISTING POLE MOUNTED TRANSFORMER

HORSE WATER STATIONS (TYPICAL)

NEW 1" PE WATER LINE TO RESIDENCE

NEW WELL HOUSE

NEW 1" PE WATER LINE TO BARN

NEW 750 GAL SEPTIC TANK

HORSE WATER STATIONS (TYPICAL)

NEW 1.5" PE WATER LINE TO HORSE PADDOCKS UG ELECTRIC TO FOLLOW WATER LINE FOR HEATER SUPPLY

NEW PROPANE TANK ENCLOSURE

INTERCEPT EXISTING 2" WATER LINE FROM WELL AND RE-ROUTE TO NEW WELL HOUSE - SIZE AND LOCATION TO BE CONFIRMED WITH TEST PIT

NEW 1.5" PE WATER LINE ARENA BUILDING

NEW PROPANE LINE - INSTALLATION OF PIPING AND REGULATORS BY SUPPLIER

NEW 750 GAL SEPTIC TANK

NEW 1.5" PE WATER LINE TO TINY HOUSE

NEW SMH#1

HORSE WATER STATIONS (TYPICAL)

NEW 1.5" PE WATER LINE TO HORSE PADDOCKS - UG ELECTRIC SERVICE TO HEATERS TO FOLLOW WATER LINE

NEW SEPTIC FIELD IN THIS APPROXIMATE AREA - SEE HHE-200 FORM FOR DETAILS

NEW DUPLEX SEWER PUMP STATION SPS #1

NEW 1500 GAL SEPTIC TANK

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

SCALE

0 15 30 60

SCALE in FEET
1"=30'

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verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032
207-869-9050

STATE OF MAINE
ANDREW JOSEPH
JOHNSTON
25824
6-1-26
LICENSED
PROFESSIONAL ENGINEER

No.	REVISION	CHK'D BY DATE

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
TP	TP	AJ	25-36465

14 LILAC DRIVE, WINDHAM, MAINE

RIDING TO THE TOP THERAPEUTIC RIDING CENTER

UTILITY PLAN

APPLICATION NO.

02/09/2026

1"=30'

C-101B

plans folders\25-36465 riding to the top master plan\drawings\25-36465 base dwg 6-14-2026 10:12 AM

NORTH

NEW 4' I.D. CB-1 WITH BEE HIVE GRATE RIM=244.25 18" INV. IN=240.00 4" INV IN = 241.00 INV. OUT=239.90

REPLACE EXISTING CULVERT WITH NEW 15" HDPE PIPE INV. IN=245.05 - INSTALL RIPRAP APRON

BIORETENTION BASIN BR-3

CONNECT 4" UD TO NEW 12" SD WITH WYE FITTING

OCS-3 RIM=243.50 4" INV IN= 241.00 4"-INV.IN=240.83 8"-INV.OUT=240.83

NEW 4' I.D DMH-10 RIM=245.0 INV. IN=239.00 INV. OUT=238.90

18"SD L=173' S=0.005

18"SD L=122' S=0.005

BIORETENTION BASIN BR-2

OCS-2 RIM=243.50 4"-INV.IN=240.83 8"-INV.OUT=240.75

INSTALL GURDRAIL AND STONE FILTER AT EDGE OF PARKING LOT

BIORETENTION BASIN BR-1

OCS-1 RIM=244.50 4"-INV.IN=241.83 8"-INV.OUT=240.75

NEW TYPE F CB-4 BEEHIVE GRATE RIM=244.75 8" INV.OUT=241.25

FFE = 245.5'

3FT WIDE FILTERING DRIP STRIP TYP.

NEW 4' I.D DMH-11 RIM=238.50 INV. IN=234.50 INV. OUT=234.40

WETLAND FILL AT EXPANDED CROSSING = 320SF

FFE = 243.94'

FFE = 243.95'

NEW 4'I.D CB-3 RIM=243.44 8" INV IN = 239.50 8" INV IN = 240.17 12" INV.OUT=239.40

NEW TYPE F CB-2 RIM=243.44 8" INV.OUT=240.33

REMOVE EXISTING CB - CONNECT EXISTING SD TO NEW 12" SD WITH WYE FITTING

FFE = 243.0'

3FT WIDE FILTERING DRIP STRIP TYP.

CONNECT 8" SD TO NEW 15" SD WITH WYE FITTING

NEW 4' I.D CB-5 RIM=243.60 12" INV.IN=239.00 8" INV.IN=239.75 15" INV.OUT=238.80

FFE = 243.65'

5FT WIDE FILTERING DRIP STRIP TYP.

BLOCK RETAINING WALL WITH RAILING T.O.W = 242.50

18"SD L=169' S=0.005

WETLAND FILL = 3,670SF

NEW 18" INV.OUT=233.50 INSTALL RIPRAP APRON

CONNECT 4" UD TO NEW 12" SD WITH WYE FITTING

NEW 15" INV.OUT=236.50 INSTALL RIPRAP APRON

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

SCALE

0 15 30 60

SCALE in FEET
1"=30'

PLAN REFERENCES AND GENERAL NOTES

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verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032
207-869-9050

STATE OF MAINE
ANDREW JOSEPH
25824
LICENSED
PROFESSIONAL ENGINEER
6-1-26

DESIGNED BY	TP
DRAWN BY	TP
CHECKED BY	AJ
CHK'D BY DATE	
PROJECT NO.	25-36465

REVISION

No.

14 LILAC DRIVE, WINDHAM, MAINE

RIDING TO THE TOP THERAPEUTIC RIDING CENTER

GRADING AND DRAINAGE PLAN

APPLICATION NO.

02/09/2026

1"=30'

C-102

C:\Users\tpeterson\Verdantas\Verdantas Projects - Documents\Active Projects\Maine\Windham\25-36465 riding to the top master plan\drawings\25-36465 base dwg 6.14.2026 10:14 AM

NORTH

INSTALL STABILIZED CONSTRUCTION ACCESS

ADD SILT SACKS TO ALL CATCH BASINS DURING CONSTRUCTION

INSTALL SILT FENCE BARRIER AT DOWNSTREAM LIMITS OF WORK (TYPICAL THROUGHOUT)

PROJECT LIMITS OF DISTURBANCE

INSTALL DOUBLE ROW OF SILT FENCE UPSTREAM OF NATURAL RESOURCES (TYPICAL THROUGHOUT)

STABILIZE ALL SLOPES GREATER THAN 20% WITH DOUBLE NET BIODEGRADABLE COIR FIBER EROSION CONTROL BLANKET - NORTH AMERICAN GREEN C125BN OR APPROVED EQUAL

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INSTALL DOUBLE ROW OF SILT FENCE UPSTREAM OF NATURAL RESOURCES (TYPICAL THROUGHOUT)

SCALE

0 15 30 60

SCALE in FEET
1"=30'

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

PLAN REFERENCES AND GENERAL NOTES:

1. EXISTING PROPERTY LINE DIGITIZED FROM PLAN ENTITLED 2ND AMENDED FINAL PLAN, TWIN MEADOWS SUDIVISION, BY BH2M DATED SEPTEMBER 2019.
2. AERIAL IMAGERY TAKEN FROM MAINE GEOLIBRARY PUBLISHED IMPAGES (2022).
3. TOPOGRAPHIC DATA FROM PUBLISHED NOAA LIDAR DATA.
4. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM HISTORICAL FIELD SURVEY INFORMATION AND RECORD PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, OR RESTORING ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.
5. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL, AND STATE APPROVALS HAVE BEEN OBTAINED.
6. USE OF SITE - THE CONTRACTOR SHALL LIMIT USE OF THE SITE TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ACCESS IS MAINTAINED TO DRIVEWAYS, PARKING AREAS (EXCEPT THOSE UNDER CONSTRUCTION), AND ENTRANCES SERVING PREMISES TO THE OWNER, OWNER EMPLOYEES AND EMERGENCY SERVICES. OTHER AREAS OF THE SITE SHALL NOT BE USED FOR CONTRACTOR PARKING, OR STORAGE OF MATERIALS EXCEPT BY PRIOR ARRANGEMENT WITH THE OWNER.
7. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED APPROPRIATELY TO PREVENT UNAUTHORIZED ACCESS. OPERATION OF CONSTRUCTION EQUIPMENT OUTSIDE FENCED AREAS SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ALL EQUIPMENT OPERATION OUTSIDE OF CONSTRUCTION AREAS SHALL BE ACCOMPANIED BY APPROPRIATE PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL. THE SITE SHALL BE LEFT SECURE AND IN A SAFE AND ORDERLY MANNER AT THE END OF EACH WORK DAY.
8. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE SITE DURING CONSTRUCTION.

verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032
207-869-9050

STATE OF MAINE
ANDREW JOSEPH
LICENSED
PROFESSIONAL ENGINEER
6-1-26

DESIGNED BY	TP
DRAWN BY	TP
CHECKED BY	AJ
PROJECT NO.	25-36465

No.	REVISION	CH'KD BY DATE

14 LILAC DRIVE, WINDHAM, MAINE

RIDING TO THE TOP THERAPEUTIC RIDING CENTER

EROSION & SEDIMENT CONTROL PLAN

APPLICATION NO.

02/09/2026

1"=30'

C-103

plan folders\25-36465 riding to the top master plan\drawings\25-36465 base.dwg 6/15/2026 7:19 AM

A. SOIL EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

A. GENERAL

1. IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.

2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPS - MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.

3. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION, REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
   - a.a. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
   - a.b. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
   - a.c. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
   - a.d. FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
   - a.e. PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
   - a.f. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER.

2. THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.

3. EROSION CONTROL BERMS MAY BE USED IN PLACE OF SILT FENCE IN THE AREA ADJACENT TO THE DRAINAGEWAY AT THE NORTHWEST CORNER OF THE PROPERTY.

4. TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.

5. A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.

6. SILTSACKS ™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.

7. ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.

8. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.

9. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.

10. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNSTREAM OF STOCKPILES. STORMWATER SHALL BE DIVERTED AROUND STOCKPILE AREAS.

11. TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.

12. TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.

13. TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:
    AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 -10/1 APPLICATION RATE: 112 LBS/ACRE
    ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1 APPLICATION RATE: 40 LBS/ACRE
    PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15 APPLICATION RATE: 40 LBS/ACRE

15. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
   a. APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
   b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P2O5-K2O) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER1,000 SQUARE FEET).
   c. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
   d. THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
      30% CREEPING RED FESCUE
      50% KENTUCKY BLUEGRASS
      20% ITALIAN/PERENNIAL RYE GRASS
      NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.

16. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

17. DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.

18. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.

19. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 20%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

20. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:
1. IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS.
2. SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.
3. COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.
4. TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISBURSEMENT OF FINE-GRAINED SOILS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES.
5. THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

1. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
2. SILT FENCE: IN LIEU OF PROVIDING THE 6" X 6" TRENCH, FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
3. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
4. AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
5. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

E. HOUSEKEEPING

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
- DISCHARGES FROM FIREFIGHTING ACTIVITY;
- FIRE HYDRANT FLUSHINGS;
- VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
- ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED; UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND LANDSCAPE IRRIGATION.

7. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON_STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
  TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

F. INSPECTION AND MAINTENANCE

5. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OF IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (0.5IN OR GREATER IN 24-HOUR PERIOD). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

6. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.

7. INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:
   a. IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.
   b. DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.
   c. IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.
   d. INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

4. IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.

5. ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE AND RECORDS MUST BE RETAINED FOR THREE YEARS FROM THE TIME PERMANENT STABILIZATION IS ACHIEVED.

6. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

G. CONSTRUCTION SCHEDULE & SEQUENCE (TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).

1. PRE-CONSTRUCTION CONFERENCE: PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CONTRACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN, AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.

2. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.
   a. INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR CONSTRUCTION.
   b. INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. PROJECT LIMITS OF DISTURBANCE ARE CLEARLY DELINEATED ON THE DRAWINGS - NO ACTIVITY IS ALLOWED OUTSIDE THESE LIMITS. SIGNS SHALL BE ERECTED INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.
   c. INSTALL CONSTRUCTION ENTRANCES.
   d. CLEAR AND GRUB THE CONSTRUCTION AREA, REMOVE AND STOCKPILE UNSUITABLE FILL MATERIAL.
   e. CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.
   f. UNDERTAKE MAJOR EARTHWORK ACTIVITY TO ROUGH GRADE THE SITE
   g. INSTALL UTILITIES AND CONSTRUCT STABILIZED PADS IN BUILDING AREAS.
   h. INSTALL AND COMPACT NEW PAVEMENT BASE GRAVEL MATERIALS AND INSTALL BINDER PAVEMENT.
   i. LANDSCAPE (LOAM AND SEED).
   j. INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.
   k. REVIEW SITEWORK WITH ENGINEER AND OWNER AND COMPLETE ANY PUNCH LIST ITEMS.
   l. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
3. THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

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541 US ROUTE ONE, SUITE 21
FREEPORT MAINE 04032
207-869-9050

STATE OF MAINE
TIMOTHY PERRY
6-1-26
LICENSED PROFESSIONAL ENGINEER

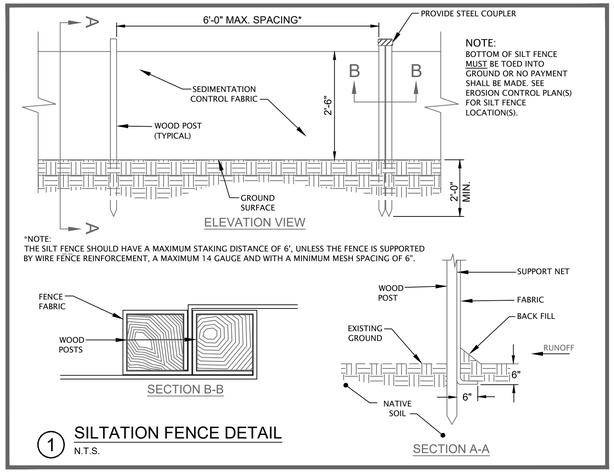
DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
TP	TP	AJ	25-36465

No.	REVISION	CHK'D BY DATE

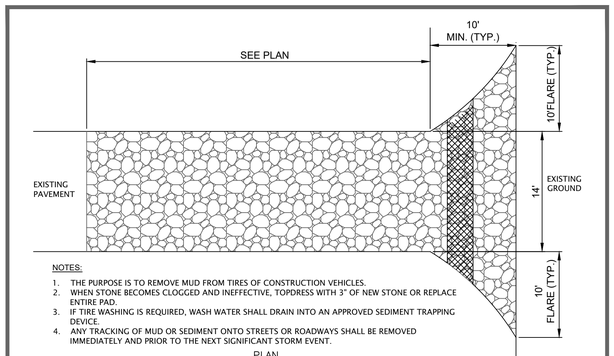
14 LILAC DRIVE, WINDHAM, MAINE
RIDING TO THE TOP THERAPEUTIC RIDING CENTER
EROSION CONTROL NOTES

DATE 02/09/2026
SCALE NTS
SHEET C-300

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1 SILTATION FENCE DETAIL
N.T.S.



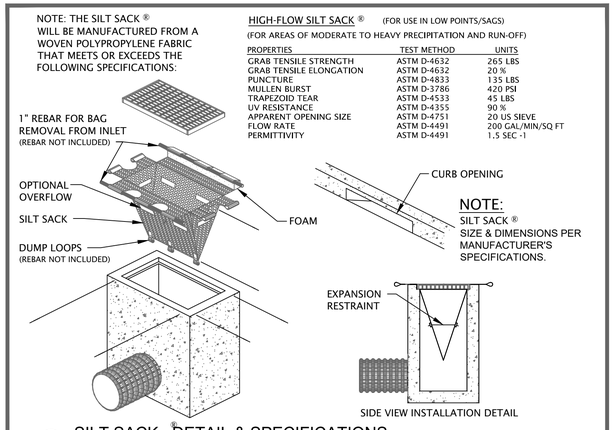
2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

NOTE: THE SILT SACK ® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

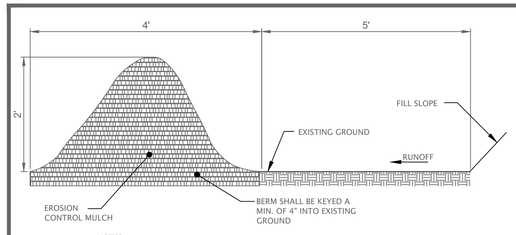
HIGH-FLOW SILT SACK ® (FOR USE IN LOW POINTS/SAGS)

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1



3 SILT SACK ® DETAIL & SPECIFICATIONS
N.T.S.



NOTES:
1. THE EROSION CONTROL MULCH MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

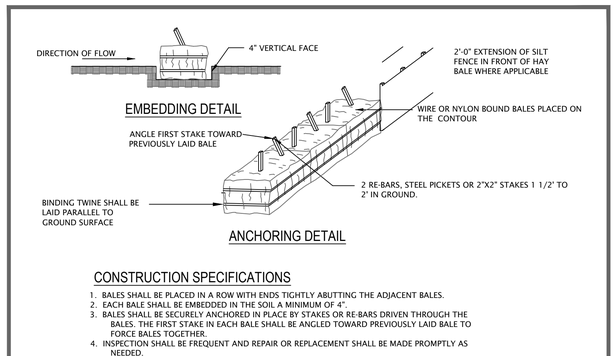
A. MOISTURE CONTENT - 30-60%
B. pH - 5.0-8.0
C. SCREEN SIZE - 100% LESS THAN 3", MAX. 70% LESS THAN 1"
D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
F. NO STONES LARGER THAN 2" IN DIAMETER

2. THE EROSION CONTROL MULCH BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

3. THE EROSION CONTROL MULCH FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES (LESS THAN 8%), ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS. THEY SHALL NOT BE USED ON SLOPES GREATER THAN 8% WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS SILT FENCE.

4. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT THE NATIVE EARTH CAN BE SEEN BELOW.

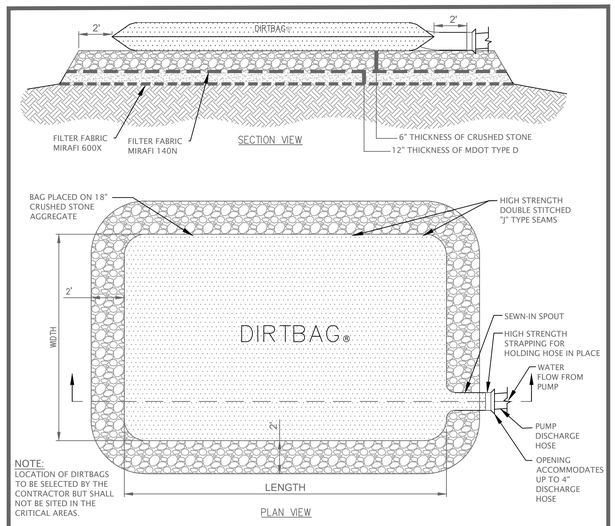
4 EROSION CONTROL MIX BERM SEDIMENT BARRIER
N.T.S.



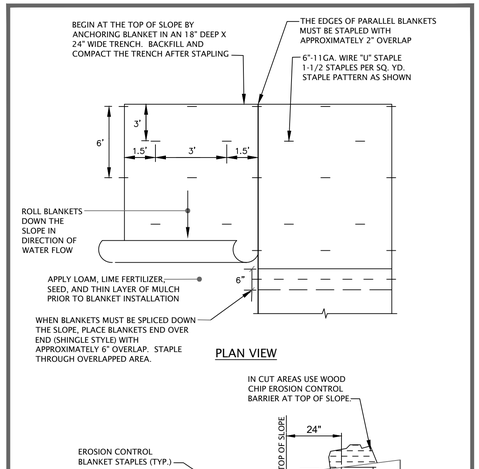
CONSTRUCTION SPECIFICATIONS

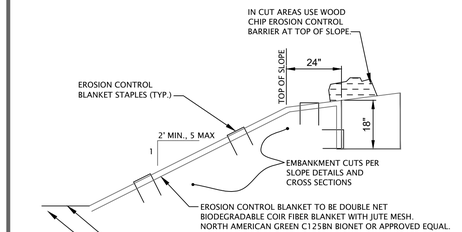
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. A SILT SACK IS ALSO REQUIRED WHEN HAY BALES ARE USED FOR INLET PROTECTION.

5 STRAW OR HAY BALE BARRIER
N.T.S.



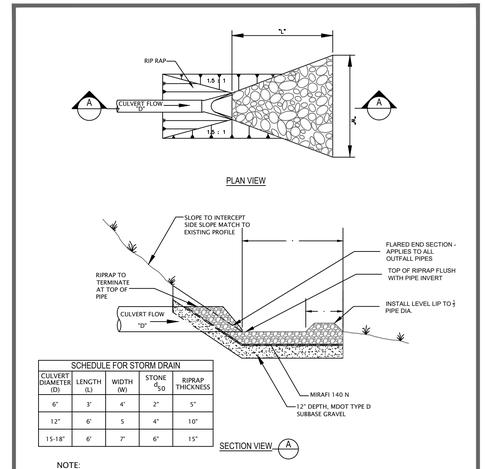
6 DIRTBAG / SPECIFICATIONS FOR DEWATERING DETAIL
N.T.S.





NOTES:
1. IF GRASS CATCH IS NOT 90% BY SEPTEMBER 1, ADD #4 REBAR @ 3'-0" ROWS ON 3' CENTERS. REMOVE OR DRIVE REBAR 3" BELOW GRADE IN SPRING FOLLOWING TURF ESTABLISHMENT.
2. MULCH RATE TO BE 1/2 THE RATE OTHERWISE SPECIFIED.
3. SLOPES STEEPER THAN 1.5:1 ARE PROHIBITED.

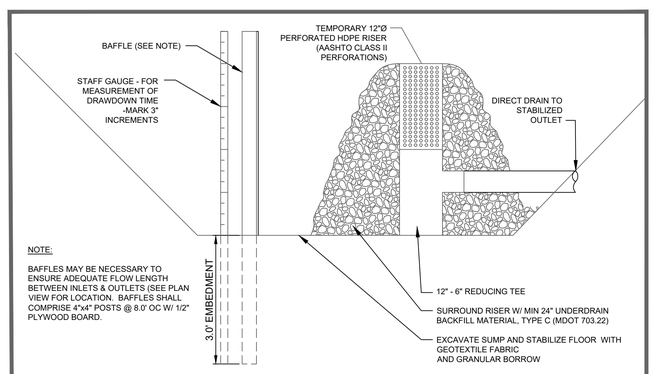
7 EROSION CONTROL BLANKET DETAIL
N.T.S.



SCHEDULE FOR STORM DRAIN				
CULVERT DIAMETER (D)	LENGTH (L)	WIDTH (W)	STONE ½D	RIPRAP THICKNESS
6"	3'	4'	2"	5"
12"	6'	5	4"	10"
15-18"	6'	7"	6"	15"

NOTE:
RIPRAP GRADATION AND PLACEMENT - THE RIPRAP GRADATION SHALL BE A WELL-GRADED MIX FROM ABOUT 1.5 TIMES THE D SIZE TO ABOUT 25 PERCENT OF THE D SIZE. THE RIPRAP STONES SHALL BE CAREFULLY PLACED WORKING FROM THE TOE OF THE SLOPE UPWARD. THE STONES SHOULD BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12 INCHES ONTO THE GEOTEXTILE. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH UNIFORMLY SLOPED SURFACE.

9 RIP RAP OUTLET APRON
N.T.S.



8 TEMPORARY BMP OUTLET FOR USE AS SEDIMENTATION BASIN
N.T.S.

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FREEPORT MAINE 04032
207-869-9050

ENGINEER'S_NAME
STATE OF MAINE
6-1-26
LICENSED PROFESSIONAL ENGINEER
P.E. #####
STATE: XXXXXX

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
TP	TP	AJ	25-36465

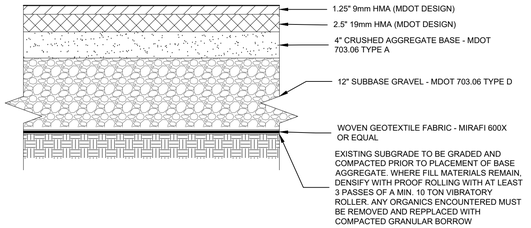
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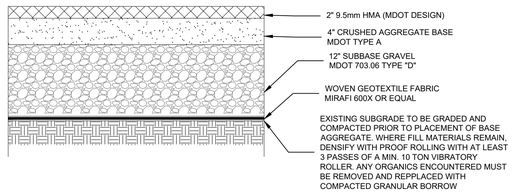
14 LILAC DRIVE, WINDHAM, MAINE
RIDING TO THE TOP THERAPEUTIC RIDING CENTER
EROSION CONTROL DETAILS

DATE 02/09/2026
SCALE NTS
SHEET C-301

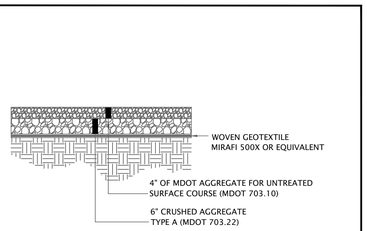
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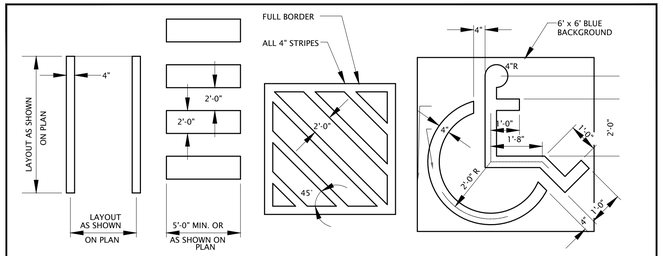
1 STANDARD DUTY BITUMINOUS PAVEMENT DETAIL
N.T.S.



2 BITUMINOUS SIDEWALK DETAIL
N.T.S.

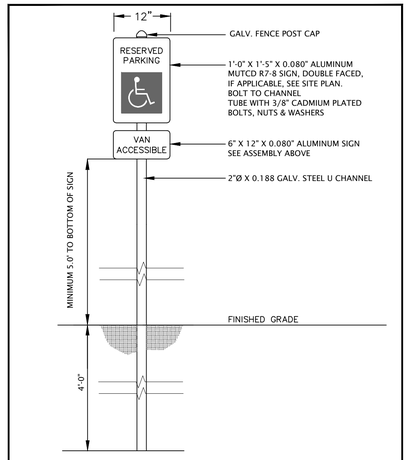


3 GRAVEL SURFACE DETAIL
N.T.S.

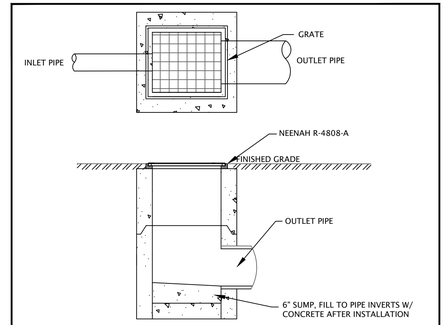


NOTE:
PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248. EITHER TYPE N, REGULAR TRAFFIC PAINT OR TYPE F, FAST DRY TRAFFIC PAINT (GLASS BEADS SHALL CONFORM TO THE REQUIREMENTS OF AASHTOM247, TYPE I).

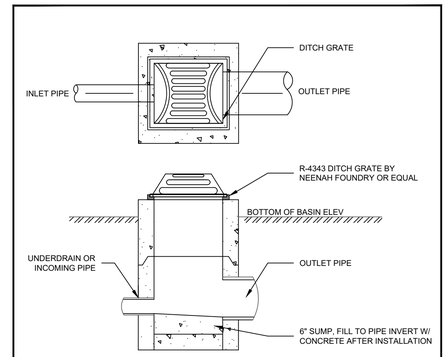
5 PAVEMENT MARKING DETAIL
N.T.S.



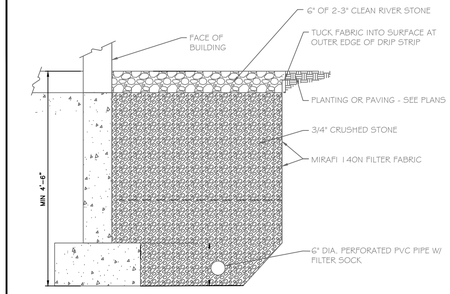
6 BARRIER FREE PARKING SIGN DETAIL
N.T.S.



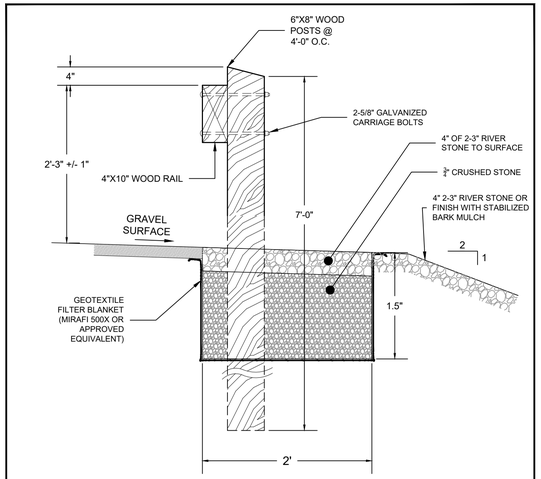
8 TYPE "F" CATCH BASIN DETAIL
N.T.S.



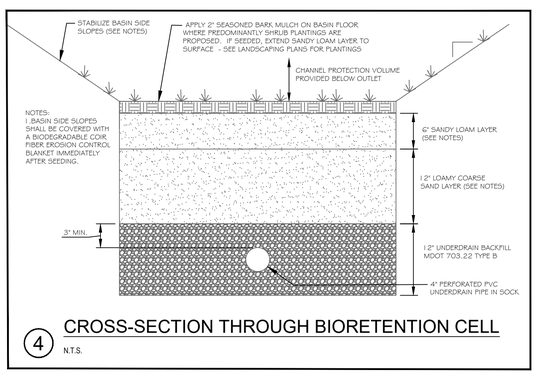
9 DOME GRATE TYPE "F" CATCH BASIN
N.T.S.



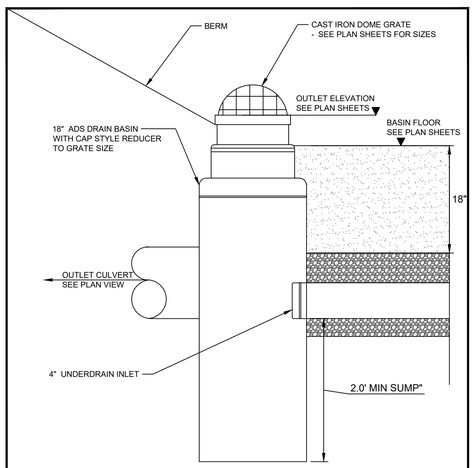
10 STONE DRIP EDGE FILTER DETAIL
N.T.S.



11 GURADRAIL AND EDGE FILTER DETAIL
N.T.S.



4 CROSS-SECTION THROUGH BIORETENTION CELL
N.T.S.



7 BIORETENTION PRIMARY OUTLET DETAIL
N.T.S.

BIORETENTION CELL, UNDREDRAINED FILTER AND ROOF DRIP EDGE FILTER CONSTRUCTION NOTES

CONSTRUCTION OVERSIGHT
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE BMP HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

BASIC STANDARDS - EROSION CONTROL MEASURES
MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

BIORETENTION AND UNDERDRAINED FILTER NOTES

1. FILTER SOIL MATERIAL FOR UNDERDRAINED SOIL FILTERS AND BIORETENTION AREAS SHALL COMPRISE A SILTY SAND OR SOIL MIXTURE COMBINED WITH AN ORGANIC SOIL AMENDMENT MATERIAL TO 20%-25% BY VOLUME. THE RESULTING MIXTURE SHALL HAVE BETWEEN 8% AND 12% PASSING THE #200 SEIVE, AND A CLAY CONTENT OF LESS THAN 2%.
   A. FILTER SOIL MATERIAL SHALL BE PLACED IN 12-INCH LIFTS USING LGP EQUIPMENT OR BY HAND. LGP EQUIPMENT SHALL EXERT A GROUND PRESSURE OF LESS THAN 5 PSI, AS STATED IN THE EQUIPMENT SPECIFICATION FROM THE MANUFACTURER. MATERIAL SHALL BE GRADED TO PROVIDE AN EVEN SURFACE, SEEDED AND COVERED WITH EROSION CONTROL BLANKET.
   B. UNDERDRAIN GRAVELS SHALL MEET THE SPECIFICATION REQUIREMENTS GIVE IN MDOT SPECIFICATION 703.22.
   C. SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. IMPERMEABLE LINERS FOR BIORETENTION CELLS, AND UNDERDRAINED FILTERS SHALL BE A 30MIL IMPERMEABLE LINER.

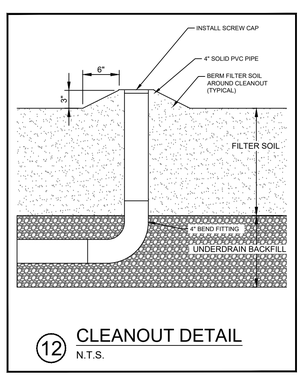
Table 7.1.2 - Sandy Loam to Fine Sandy Loam Specifications

Seive #	% Passing by Weight
No. 4	75-95
No. 10	60-90
No. 40	35-85
No. 200	20-70
200 (clay size)	<2.0

Table 7.1.3 - Loamy Coarse Sand Specifications

Seive #	% Passing by Weight
No. 10	85-100
No. 200	70-100
No. 60	15-40
No. 200	8-15
200 (clay size)	<2.0

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION



12 CLEANOUT DETAIL
N.T.S.

verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT MAINE 04032
207-869-9050

ENGINEER'S NAME
STATE OF MAINE
6-1-26
LICENSED PROFESSIONAL ENGINEER
P.E. #####
STATE: XXXXXX

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
TP	TP	AJ	25-36465

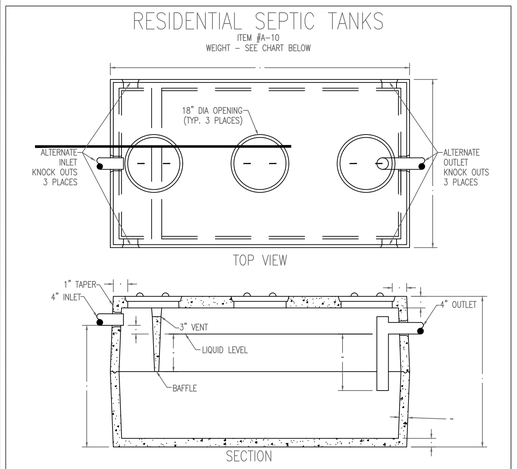
No.	REVISION	CH'K'D BY	DATE

14 LILAC DRIVE, WINDHAM, MAINE
RIDING TO THE TOP THERAPEUTIC RIDING CENTER
SITE CIVIL DETAILS I

DATE 02/09/2026
SCALE NTS
SHEET C-302

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RESIDENTIAL SEPTIC TANKS

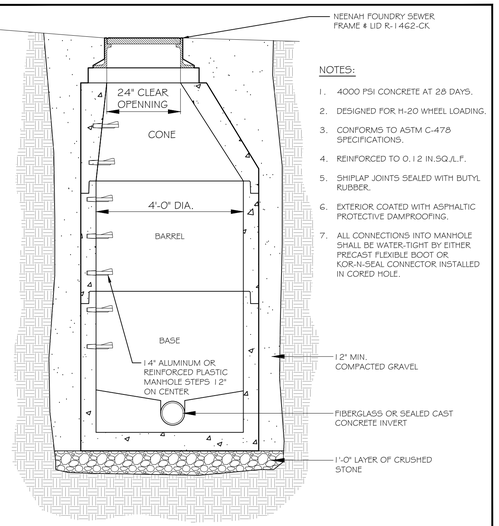


LIQUID CAPACITY (GALLONS)	A	B	C	D	WEIGHT (LBS)	REGULAR ITEM #	HEAVY DUTY ITEM #
750	8'-6"	4'-10"	42"	52"	7,400	A-1001	A-1001HD
1000 REG	8'-6"	4'-10"	55 1/2"	64"	8,100	A-1002	A-1002HD
1000 LB	10'-6"	6'-4"	37 1/2"	48"	10,500	A-1003	A-1003HD
1500	10'-6"	6'-4"	55 1/2"	64"	11,220	A-1004	A-1004HD
2000	10'-6"	6'-4"	65"	74"	12,250	A-1005	A-1005HD

DESIGN NOTES:
1 – CONCRETE 4000 PSI AT 28 DAYS.
2 – INLET BAFFLE IS PRECAST AS ONE UNIT WITH THE TOP SECTION OF THE SEPTIC TANK.
3 – TANKS REINFORCED WITH 6X6X10 G.A. WIRE.
4 – KEYED JOINTS SEALED WITH ASPHALT SEALANT.
5 – HEAVY DUTY SEPTIC TANK TOPS REINFORCED WITH 1/2" REBAR ON 6" CENTERS EACH WAY.
6 – OUTLET FILTERS AVAILABLE.

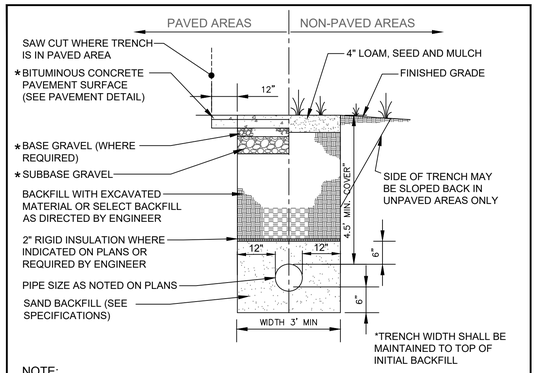
PRECAST CONCRETE PRODUCTS OF MAINE, INC. PHONE (207) 729-1628 FAX (207) 729-8710

1 SEPTIC TANK DETAIL
N.T.S.



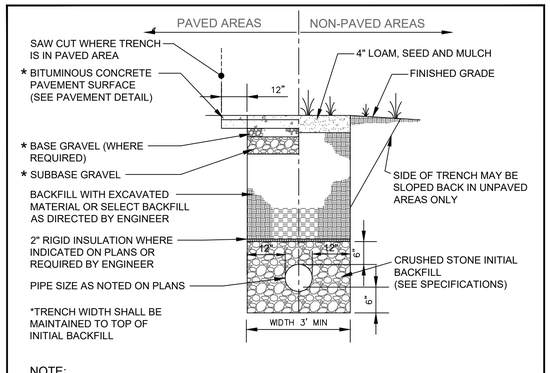
NOTES:
1. 4000 PSI CONCRETE AT 28 DAYS.
2. DESIGNED FOR H-20 WHEEL LOADING.
3. CONFORMS TO ASTM C-478 SPECIFICATIONS.
4. REINFORCED TO 0.12 IN.SQ./L.F.
5. SHIPLAP JOINTS SEALED WITH BUTYL RUBBER.
6. EXTERIOR COATED WITH ASPHALTIC PROTECTIVE DAMPROOFING.
7. ALL CONNECTIONS INTO MANHOLE SHALL BE WATER-TIGHT BY EITHER PRECAST FLEXIBLE BOOT OR KOR-N-SEAL CONNECTOR INSTALLED IN CORED HOLE.

2 PRECAST SEWER MANHOLE DETAIL
N.T.S.



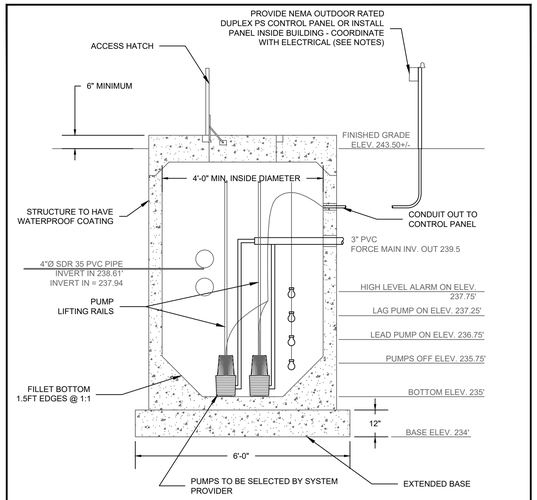
NOTE:
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

3 WATER PIPE TRENCH DETAIL
N.T.S.



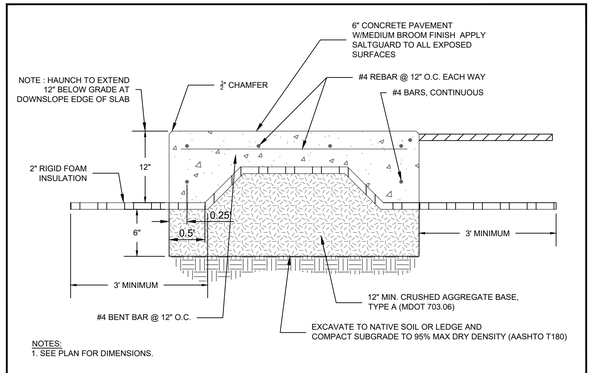
NOTE:
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

6 TYPICAL SEWER AND STORM DRAIN TRENCH DETAIL
N.T.S.



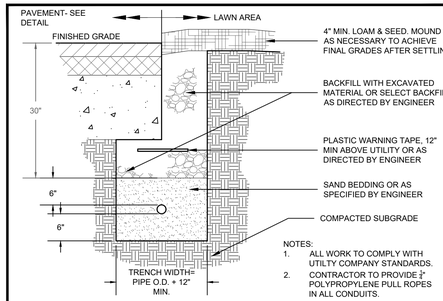
NOTES:
1. THIS DETAIL IS INTENDED TO SHOW THE GENERAL DESIGN CONFIGURATION OF THE PUMP STATION. THE CONTRACTOR MAY DEVELOP AND SUBMIT ALTERNATIVE DESIGNS THAT OFFER SIMILAR ACCESS , STORAGE AND PERFORMANCE STANDARDS.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE PUMP STATION FOR APPROVAL BY THE PROJECT ENGINEER.
3. FORCEMAIN SHALL RUN AT A CONSTANT UPWARD SLOPE OUT OF THE PUMP CHAMBER TO CONNETC WITH THE EXISTING 3" FORCE MAIN THAT DISCHARGES FROM THE SITE. ALL PIPE CONNECTIONS TO BE MADE WITH MANUFACTURED PRESSURE COUPLINGS.

9 DUPLEX SEWER PUMP STATION DETAIL
N.T.S.



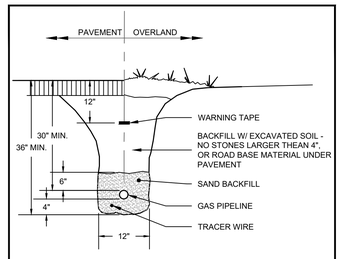
NOTES:
1. SEE PLAN FOR DIMENSIONS.

4 CONCRETE PAD DETAIL
N.T.S.

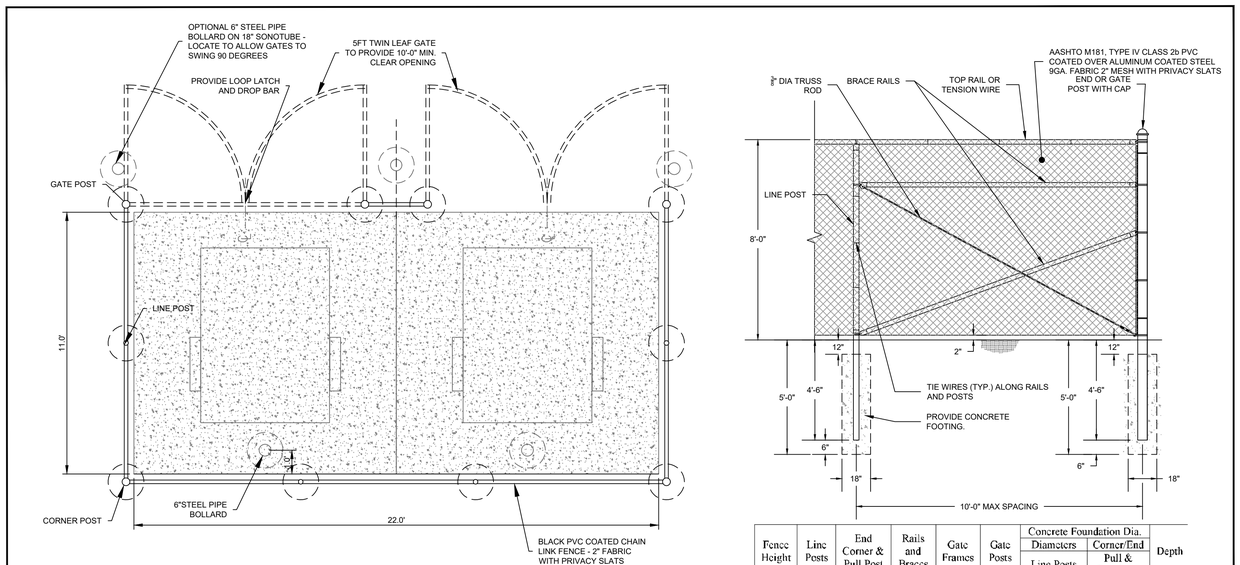


NOTES:
1. ALL WORK TO COMPLY WITH UTILITY COMPANY STANDARDS.
2. CONTRACTOR TO PROVIDE 2" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.

7 ELECTRIC UTILITY TRENCH DETAIL
N.T.S.



5 GAS PIPING TRENCH DETAIL
N.T.S.



Fence Height	Line Posts	End Corner & Pull Post	Rails and Braces	Gate Frames	Gate Posts	Concrete Foundation Dia. Diameters Line Posts	Concrete Foundation Dia. Corner/End Pull & Gate Posts	Depth
4'	1-7/8"	3"	1-1/2"	1-1/2"	2-1/2"	12"	12"	48"
6'	1-7/8"	3"	1-1/2"	1-1/2"	2-1/2"	12"	12"	48"
8'	2-3/8"	4"	1-3/4"	1-3/4"	4"	18"	18"	54"
14'	2-7/8"	4"	1-3/4"	1-1/2"	4"	18"	18"	54"

8 DOUBLE DUMPSTER ENCLOSURE DETAIL
NOTE: FINAL DIMENSIONS TO BE COORDINATED WITH SOLID WASTE HAULER

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT MAINE 04032
207-869-9050

ENGINEER'S_NAME
STATE OF MAINE
ANDREW JOHNSON
03974
LICENSED PROFESSIONAL ENGINEER
6-1-26
P.E._#####
STATE:_XXXXXX

No.	REVISION	CHK'D BY DATE	DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
1	PER STAFF REVIEW COMMMENTS	7-10-26	TP	TP	AJ	25-36465

14 LILAC DRIVE, WINDHAM, MAINE
RIDING TO THE TOP THERAPEUTIC RIDING CENTER
SITE CIVIL DETAILS II

DATE 02/09/2026
SCALE NTS
SHEET C-303

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SITE LIGHTING SCHEDULE

SYMBOL	QUANTITY	MOUNTING HGT
⌖	5	14 FT

FIXTURE:	WATTAGE	OPTICS	LUMENS
PEMCO	50 W	TYPE 4	5700 lm

PLANT LIST - TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
	DECIDUOUS TREES				
+	*Acer saccharum*	Sugar Maple	2-2.5" CAL.	B&B	Y
	GlediBetula n. Heritage	Heritage Birch	10-12' HGT	B&B	Y
	Quercus rubrum	Red Oak	2-2.5" CAL.	B&B	Y
	ORNAMENTAL/ FLOWERING TREES				
+	*Amelanchier canadensis*	Shadbush	5-6' CLUMP	B&B	Y
	Crataegus c. "Inermis"	Cockspur Hawthorn	2-2.5" CAL.	B&B	Y
	Prunus accolade	Accolade Cherry	2-2.5" CAL.	B&B	N
	EVERGREEN TREES				
	Picea glauca	White Spruce	5-6' HGT.	B&B	Y
	Pinus strobus	Eastern White Pine	5-6' HGT.	B&B	Y
	DECIDUOUS SHRUBS				
	Cornus sericea "Arctic Fire"	Dwarf Red Twig Dogwood	18-24" / #5	cont.	Y
	Hamamelis veralis	Vernal Witchhazel	18-24" / #5	cont.	Y
	Myrica pensylvanica 'Bobee'	Northern Bayberry	2.5-3' / #7	cont.	Y
	Rhus aromatica 'Gro-Low'	Fragrant Sumac	18-24" / #3	cont.	Y
	EVERGREEN SHRUBS				
	Juniperus h. Bar Harbor	Bar Harbor Juniper	2.5-3' / #7	cont.	Y
	Juniperus h. 'Andorra"	Andorra Juniper	2.5-3' / #7	cont.	Y
	Microbiota decussata	Siberian Carpet Cypress	18-24"	b+b	N
	Rhododendron caroliniium	Carolina Rhododendron	18-24"	b+b	N
	GROUND COVERS/ PERENNIALS				
	Nepita f. Jr Walker	Junior Walker Catnip	1 GAL	cont.	N
	Panicum V. Shenendoah	Shenendoah Switchgrass	2 GAL	cont.	Y

EXISTING TREE TO REMAIN

1 TREE IN ESPLANADE

NOT TO SCALE

2 SHRUB PLANTING

NOT TO SCALE

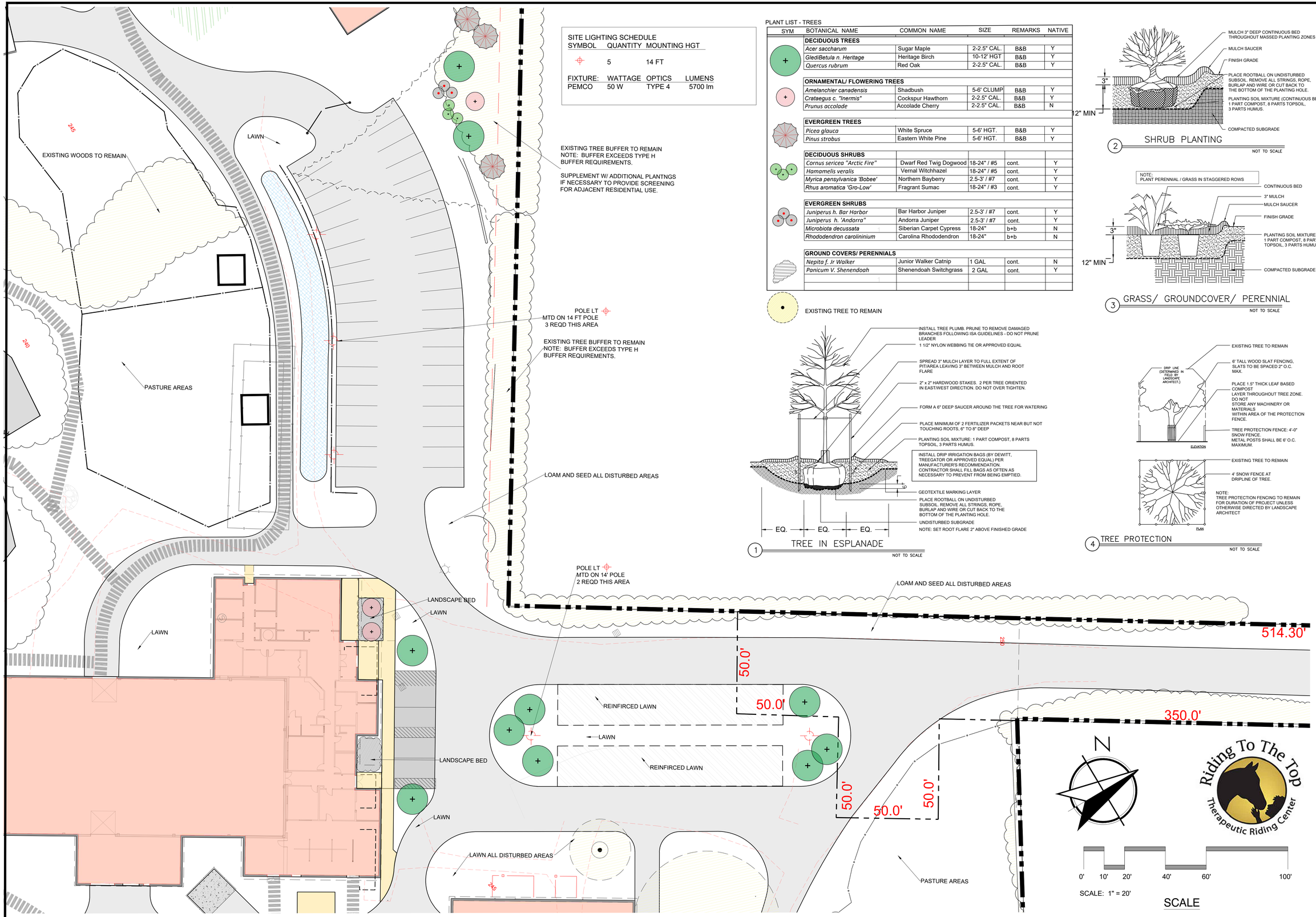
3 GRASS/ GROUNDCOVER/ PERENNIAL

NOT TO SCALE

NOTE:
TREE PROTECTION FENCING TO REMAIN FOR DURATION OF PROJECT UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT

4 TREE PROTECTION

NOT TO SCALE



06.08.26 NOT FOR CONSTRUCTION

OWNER:
RIDING TO THE TOP

Project:
RIDING TO THE TOP

Revisions	Date	Description
1	03/15/26	SUBMIT FOR SKETCH PLAN
2	06/15/26	SUBMIT FOR SITE PLAN

Scale:

Approved By: PC

Drawn By: MAP

SITE LANDSCAPE AND LIGHTING PLAN

Phase:
PERMITTING

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 204
PORTLAND, MAINE 04101
207.772.1552 V. C. 207.329.8976

Date:
June, 2026

Sheet No:
L-100

RIDING TO THE TOP
SITE IMPROVEMENTS
WINDHAM, MAINE

STORMWATER MANAGEMENT REPORT

May 2026

Prepared for:
Riding to the Top
14 Lilac Drive
Windham, Maine 04062

Prepared by:

verdantas



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Post-Development Conditions 5
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STORMWATER QUALITY ANALYSIS 5
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INTRODUCTION AND BACKGROUND

Verdantas has prepared the following stormwater management analysis for the expansion of the Riding to the Top facility in Windham, Maine. The property is described as Tax Map 7, Lot 27B on the town assessor's database and has a total land area of approximately 52 acres. Access to the site is provided off Land of Nod Road, via a private Drive, Lilac Drive.

Recent Master Plan work produced a schematic layout of new facilities at the site including a new barn, a new outdoor riding arena, new tractor shed, improvements to the existing building, re-configured parking, and updated utility infrastructure at the site.

Site History

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century. Since the 1990's it has served as a therapeutic riding center with various paddocks, buildings, and gravel parking areas. Based on the amount of re-development on the site it is anticipated that the project will require a Stormwater Permit from the MDEP.

Stormwater Management

Stormwater runoff from the project site generally drains in a southerly direction to a large wetland area located in the southern portion of the site. The wetland areas are tributary to Small Brook, then Inkhorn Brook and ultimately tributary to the Presumscot River. There are currently no stormwater quality or quantity control BMPs on the project site.

New stormwater Best Management Practices BMPs have been designed to capture and treat runoff from the new improvements associated with this project. These include roof drip line filters, and bioretention basins. The new BMP's will provide water quantity and water quality treatment for runoff from new impervious and developed areas associated with new development.

The new stormwater management system will maintain the existing drainage patterns at the site, while protecting water quality and ensuring that there is no increase in peak runoff from the property during design storm conditions. This stormwater management analysis has been prepared in accordance with the Maine Department of Environmental Protection (MDEP) Chapter 500 Regulations for Basic, General and Flooding Standards to ensure that the development will not result in a degradation of water quality or any other significant impacts to locations downstream of the development site because of stormwater runoff.

EXISTING CONDITIONS

Currently a substantial portion of the site is developed with buildings, gravel areas, and lawn areas. The southern portion of the site is wooded and contains a large wetland area. The project site consists of 1.67 acres of existing impervious surface area and 7.06 acres of existing developed area. There are currently no MDEP permits associated with the existing site.

Receiving Waters

Runoff from site drains Southery to a large wetland area. The wetland area is tributary to Small Brook, Inkhorn Brook, and the Presumpscot River. Neither Small Brook nor Inkhorn Brook are identified as Urban Impaired Stream watershed by the MDEP.

Historical Flooding

The site is not within Flood Zone as identified on the FIRM map for the Town of Windham, Community Panel Number 230055 C065 7F, dated June 20, 2024.

Alterations to Natural Drainageways

The project will not result in any alteration of natural drainageways.

PROJECT DESCRIPTION

The proposed redevelopment will include the construction of a new horse barn, gravel parking areas and additions to existing buildings and associated landscaping, utilities, and stormwater management facilities. The proposed project will utilize existing re-located propane tanks, and electric utilities. The existing onsite well will be permitted as a community well through the Department of Health and Human Services.

The site improvements will result in approximately 1.0 acres of new impervious surface area and 0.36 acres of new developed area.

Stormwater Management

The stormwater BMPs proposed to capture and treat runoff from the new developed areas of the site include roof drip line filters and bio-retention basins. These BMP's have been sized and designed in accordance with current State of Maine Chapter 500 Stormwater Law. The stormwater BMPs are designed to capture, treat, and detain runoff from impervious and developed areas of the site and will discharge to existing receiving waters via riprap aprons designed to dissipate runoff velocities.

METHODOLOGY AND MODELING ASSUMPTIONS

Runoff and routing calculations have been performed for the watershed areas affected by the proposed development under pre-development and post-development conditions scenarios. Time of concentration and runoff curve number calculations have been performed using the method described in Natural Resource Conservation Service (NRCS) Technical Release 55 (TR-55) – Urban Hydrology for Small Watersheds. The TR-20 based HydroCAD modeling software has been utilized to perform the more complex runoff and routing calculations, some of which are beyond the scope of the TR-55 method. Time of concentration calculations have been amended where the value given by the TR-55 method is less than six minutes (0.1hr). In these cases, a standard minimum value of six minutes has been used to keep this parameter within the acceptable working range of the model and prevent computational errors.

Design rainfall events have been modeled using the SCS Type III Hydrograph for 24-hour duration storms. The rainfall depth for each return period is taken from Maine Department of Environmental Protection Chapter 500 Stormwater Management, Appendix H (Cumberland County). The rainfall depth values for standard design storm frequencies are shown in the table below.

	TABLE 1 - 24-Hr Rainfall Depths for Cumberland County at Design Storm Frequencies			
	Maine Chapter 500: Stormwater Management, Appendix H			
Frequency	2-Year	10-Year	25-Year	100-Year
Rainfall Depth	3.1 in	4.6 in	5.8 in	8.1 in

Soil types around the site have been identified using the Natural Resource Conservation Service (NRCS) Web Soil Survey. The existing topography of the site was determined by field survey. and utilizing lidar contours. The existing vegetative cover was identified by site inspection, survey, and aerial photography. Soil types are identified on the attached pre and post development watershed plans.

Under pre-development conditions the site is represented by six subcatchments that drain to one Point of Analysis, Study Point SP-1. This study point represents the large wetland area in the southern portion of the site.

Under the post-development conditions scenario, the site is divided into 13 smaller subcatchment areas to model the impact of localized storage within the system. The overall routing configuration remains similar to pre-developed conditions. In this way, a direct comparison can be made of pre-development and post-development runoff values at the Design Points.

PROPOSED BMPS

New Stormwater Best Management Practices (BMPs) have been designed to effectively capture, detain, and treat runoff from the new and existing impervious areas associated with the new development at the site, before allowing it to discharge in a non-erosive manner to downstream areas.

The new BMP proposed for this project is as follows:

- Filtering Drip Strips – Filtering drip edges at the exterior pitched roof segments, collect runoff from the building's roof. A stone layer is provided to store the water quality volume from the roofs. The sand filter media provides treatment for this runoff. Once through the soil media, the runoff is collected in a perforated underdrain pipe system and discharged downstream. The filter structure provides for the slow release of smaller storm events, minimizing stream channel erosion, and cooling of the discharge.
- Bioretention Basins - The bioretention cells consist of shallow depressions filled with filter soil media and planted with a variety of grasses and shrubs. Runoff directed to the BMPs is detained temporarily and passes slowly through the soil media and the root zone of the planted material before draining into an underdrain system that discharges to an outlet culvert. The soil media and root zone activity provides water quality treatment for the runoff by removing suspended particles, and through uptake and binding of dissolved pollutants and nutrients.

STORMWATER QUANTITY ANALYSIS

Pre-development Conditions

The overall model for the site is represented by six subcatchment areas tributary to one point of analysis, SP-1. Full details of the pre-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Predevelopment Conditions Watershed Plan is included in this report.

Post-Development Conditions

In the post-development condition, the overall site is divided into 13 watershed areas and the same point of analysis, SP-1. Full details of the post-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Post-Development Conditions Watershed Plan is included as part of this report.

Water Quantity Analysis Summary

The table below summarizes the peak runoff values for predevelopment and post-development conditions during each of the design storm events analyzed.

Peak Rates of Runoff												
POA	Total Watershed Area		Avg. Weighted Curve No.		2-Year		10-Year		25-Year		100-Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
SP-1	28.59	28.59	63	64	4.6	4.6	14.9	14.6	25.9	24.7	49.9	47.4

As indicated in the table above the post development peak rates of runoff are maintained at or below the pre-development peak rates of runoff for all storm events at Study Points SP-1.

STORMWATER QUALITY ANALYSIS

Water Quality Treatment Measures

The project has been designed in accordance with the current Stormwater Law (Chapter 500) standards. As indicated in the stormwater calculations, the project will provide treatment for over 95% of the new impervious area.

The project will result in approximately 1.0 acres of new impervious surface area.

Water quality treatment will be provided by three bioretention basins and numerous roof drip line filtering drip strips designed in accordance with the latest version of the Maine Department of Environmental Protection BMPs Technical Design Manual, to achieve the required stormwater quality treatment percentages.

SOIL EROSION AND SEDIMENT CONTROL

A comprehensive Soil Erosion and Sediment Control (SESC) narrative has been prepared that includes Best Management Practices (BMPs) associated with the proposed construction activities. The location of SESC BMPs is shown on the accompanying plans. These are further described on the details and notes sheets in the accompanying plan set.

The Erosion and Sediment Control plan and details outline the required construction measures and techniques that will reduce potential degradation of the water quality at downstream locations. Temporary erosion control measures will be incorporated during construction, and long-term surface stabilization practices have been designed as part of the site development, thus minimizing the potential for erosion and sediment transport. These measures include the constructed BMPs for filtration of runoff from smaller storm events, riprap, permanent seeding, and other vegetative stabilization measures. Detailed information on the specific erosion and sedimentation control practices that are to be used on the site are provided on the following plan sheet, which will be included as part of the construction documents for the project.

STORMWATER MAINTENANCE PLAN

A Stormwater Management Inspection and Maintenance Manual has been prepared specifically for the project and is included in this report.

CONCLUSIONS

The stormwater management system designed for this project will mitigate impacts of development on stormwater runoff peak discharge rates and provide treatment of non-point source pollutants in the runoff in accordance with Maine's Stormwater Management Act and Regulations. Based on the analysis described herein, it is expected that runoff from the proposed development will not cause adverse impacts to downstream properties.

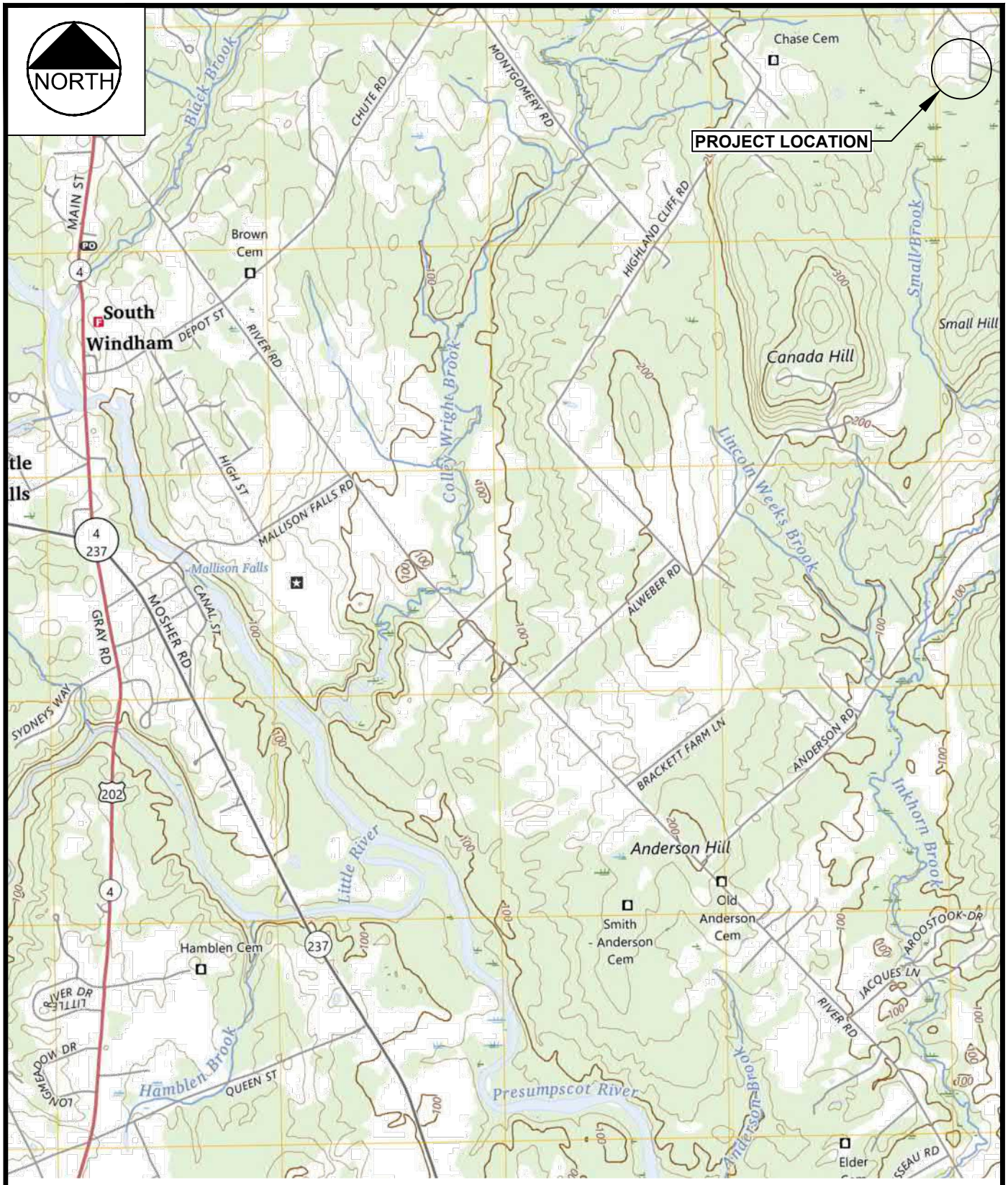
Limitations

This analysis is based on the information available to the engineer on site conditions and has been conducted using standard industry software designed to analyze comparative changes in land cover conditions. The accuracy of the runoff and routing calculations is limited by the methodology used in the software and the results should be viewed as suitable for comparative studies only.

FIGURES AND ATTACHMENTS

1. Figure 1 — USGS Map
2. Figure 2 — FEMA Flood Map
3. Figure 3 — USDA SCS Web Soil Survey Map
4. D-100 & D-101 — Watershed Plans
5. Attachment A — Stormwater Quality Calculations
6. Attachment B — TR-20 Computations (HydroCAD)
   i. Pre-development Model
   ii. Post-development Model
7. Attachment C — Stormwater Operations and Maintenance Manual

FIGURES



REFERENCE: USGS TOPOGRAPIC SURVEY GORHAM QUADRANGLE

RIDING TO THE TOP
WINDHAM, MAINE

USGS LOCATION MAP

verdantas

DRAWN: ADJ	DATE: JUNE 2026	FIGURE
DESIGNED: ADJ	SCALE: NTS	1
CHECKED: ADJ	JOB NO. 25-39094	
FILE NAME: FIGURES		

E:\ARC FOLDERS\25-36465 Riding To The Top Master Plan\Drawings\RTT FIGURES.dwg andy 6/8/2026 8:27 AM

National Flood Hazard Layer FIRMette

FEMA

70°22'58"W 43°45'7"N



70°22'21"W 43°44'41"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

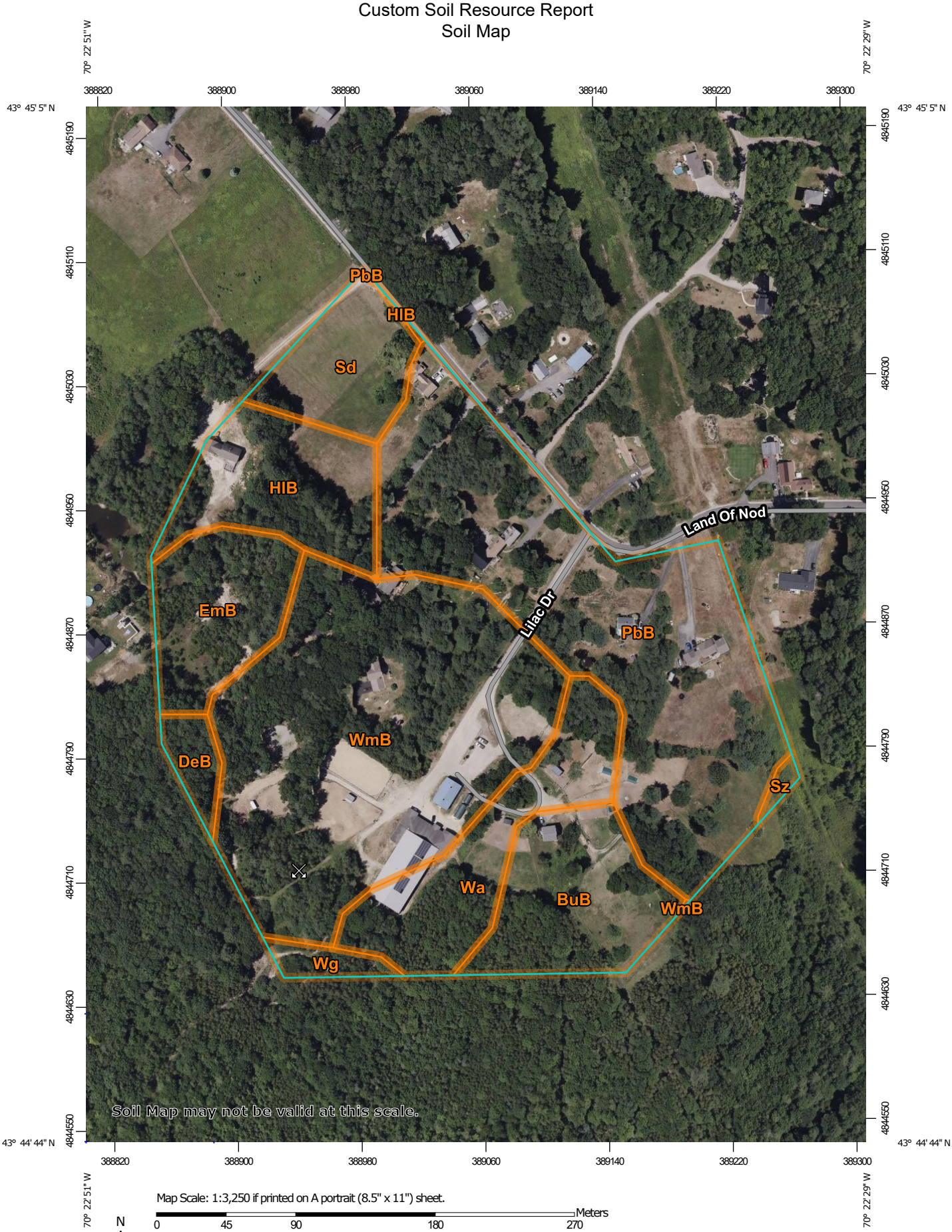
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2026 at 2:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,250 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

DRAINAGE LEGEND

- 1S — SUBCATCHMENT LABEL
- 1P — POND LABEL
- 1R — REACH LABEL
- REACH PATH
- TIME OF CONCENTRATION
- SUBCATCHMENT DIVIDE
- SOILS BOUNDARY
- SP-1 — POINT OF ANALYSIS

SCALE

0 30 60 120

SCALE in FEET
1"=60'

TC=241' @ 0.007 ft./ft. S.C.F.
TC=269' @ 0.017 ft./ft. S.C.F.
TC=75' @ 0.02 ft./ft. S.F.
TC=119' @ 0.016 ft./ft. S.C.F.
TC=59' @ 0.033 ft./ft. S.C.F.
TC=165' @ 0.008 ft./ft. PIPE
TC=503' @ 0.027 ft./ft. S.C.F.
TC=51' @ 0.078 ft./ft. S.F.
TC=58' @ 0.008 ft./ft. S.C.F.
TC=79' @ 0.037 ft./ft. S.C.F.
TC=236' @ 0.046 ft./ft. S.C.F.
TC=115' @ 0.034 ft./ft. S.F.
TC=62' @ 0.048 ft./ft. S.F.
TC=85' @ 0.035 ft./ft. S.C.F.
TC=60' @ 0.032 ft./ft. S.C.F.
TC=122' @ 0.013 ft./ft. S.C.F.
TC=75' @ 0.06 ft./ft. S.F.
TC=662' @ 0.024 ft./ft. S.C.F.
TC=372' @ 0.018 ft./ft. S.C.F.
TC=252' @ 0.043 ft./ft. S.C.F.

1S 2S 3S 4S 5S 6S
1R 2R 3R 4R 5R 6R 7R
1P

WETLANDS BY OTHERS

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HSG
BuB	Lamoine Silt Loam, 3-8 percent slopes	C/D
DeB	Deerfield Loamy Fine Sand 0-8 percent slopes	A
PbH	Paxton Fine Sandy Loam 3-8 percent slopes	C
Sp	Sebago Mucky Peat	A/D
Sz	Swanton Fine Sandy Loam	C/D
Wa	Walpole Fine Sandy Loam	A/D
Wg	Whately Fine Sandy Loam	C/D
WmB	Windsor Loamy Sand 0-8 percent slopes	A
Wg	Whately Fine Sandy Loam	C/D

verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT MAINE 04032
207-808-8650

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
TP	TP	AJ	25-36465

No.	REVISION	CHK'D BY	DATE

14 LILAC DRIVE, WINDHAM, MAINE

RIDING TO THE TOP THERAPEUTIC RIDING CENTER

PRE-DEVELOPMENT DRAINAGE PLAN

DATE 02/09/2026

SCALE 1"=60'

SHEET **D-100**

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DRAINAGE LEGEND

- 1S — SUBCATCHMENT LABEL
- 1P — POND LABEL
- 1R — REACH LABEL
- REACH PATH
- TIME OF CONCENTRATION
- SUBCATCHMENT DIVIDE
- SOILS BOUNDARY
- SP-1 — POINT OF ANALYSIS

TC=269' @ 0.017 ft./ft. S.C.F.
TC=75' @ 0.02 ft./ft. S.F.
TC=241' @ 0.007 ft./ft. S.C.F.
TC=119' @ 0.016 ft./ft. S.C.F.
TC=59' @ 0.033 ft./ft. S.C.F.
TC=503' @ 0.027 ft./ft. S.C.F.
TC=51' @ 0.078 ft./ft. S.F.
TC=58' @ 0.008 ft./ft. S.C.F.
TC=79' @ 0.037 ft./ft. S.C.F.
TC=115' @ 0.034 ft./ft. S.F.
TC=236' @ 0.046 ft./ft. S.C.F.
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TC=75' @ 0.04 ft./ft. S.F.
TC=372' @ 0.018 ft./ft. S.C.F.
TC=662' @ 0.024 ft./ft. S.C.F.
TC=252' @ 0.043 ft./ft. S.C.F.

SCALE
0 30 60 120
SCALE in FEET
1"=60'

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HSG
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Wa	Walpole Fine Sandy Loam	A/D
Wg	Whately Fine Sandy Loam	C/D
WmB	Windsor Loamy Sand 0-8 percent slopes	A
Wg	Whately Fine Sandy Loam	C/D

verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT MAINE 04032
207-869-9050

DESIGNED BY	TP
DRAWN BY	TP
CHECKED BY	AJ
PROJECT NO.	25-36465

No.	REVISION	CHK'D BY DATE
1		

14 LILAC DRIVE, WINDHAM, MAINE

RIDING TO THE TOP THERAPEUTIC RIDING CENTER

POST-DEVELOPMENT DRAINAGE PLAN

DATE 02/09/2026
SCALE 1"=60'
SHEET **D-101**

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ATTACHMENT A -STORMWATER QUALITY CALCULATIONS

RTT Water Quality Calculation Summary

Subcatchment Area	Impervious Area	Landscaped Area	Developed Area	Water Quality Volume Required	Water Quality Volume Provided	BMP	Min. Area Reqd	Area Provd
TREATED AREAS								
11S	12633	4209	16842	1193	3052	BIOCELL BR-1	1011	1789
12S	6066	0	6066	506	615	DRIP STRIP 3		
31S	7198	4894	12092	763	1149	BIOCELL BR-2	651	725
51S	9875	0	9875	823	840	DRIP STRIP-1		
52S	4208	2272	6480	426	495	DRIP STRIP-2		
53S	10126	0	10126	844	1040	DRIP STRIP-4		
61S	3393	1892	5285	346	544	BIOCELL-BR-3	294	337
TOTAL TREATED	53499	13267	66766					

1. WQV is calculated as 1" over the contributing impervious area plus 0.4" over the contributing landscaped area
2. Minimum area requirements are calculated as 5% contributing impervious area plus 2% contributing landscaped area for underdrained soil filter and 7% contributing impervious area plus 3% contributing landscaped area for bioretention cells

Stage-Area-Storage for Pond BR-1: BR-1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
241.50	1,789	0
241.55	1,789	30
241.60	1,789	59
241.65	1,789	89
241.70	1,789	118
241.75	1,789	148
241.80	1,789	177
241.85	1,789	207
241.90	1,789	236
241.95	1,789	266
242.00	1,789	295
242.05	1,789	325
242.10	1,789	354
242.15	1,789	384
242.20	1,789	413
242.25	1,789	443
242.30	1,789	472
242.35	1,789	502
242.40	1,789	531
242.45	1,789	561
242.50	1,789	590
242.55	1,789	620
242.60	1,789	649
242.65	1,789	679
242.70	1,789	708
242.75	1,789	738
242.80	1,789	767
242.85	1,789	797
242.90	1,789	827
242.95	1,789	856
243.00	1,789	886
243.05	1,789	915
243.10	1,789	945
243.15	1,789	974
243.20	1,789	1,004
243.25	1,789	1,033
243.30	1,789	1,063
243.35	1,789	1,092
243.40	1,789	1,122
243.45	1,789	1,151
243.50	1,789	1,181
243.55	1,789	1,270
243.60	1,789	1,360
243.65	1,789	1,449
243.70	1,789	1,539
243.75	1,789	1,628
243.80	1,789	1,717
243.85	1,789	1,807
243.90	1,789	1,896
243.95	1,789	1,986
244.00	1,789	2,075
244.05	1,821	2,165
244.10	1,854	2,257
244.15	1,886	2,351
244.20	1,920	2,446
244.25	1,953	2,543
244.30	1,987	2,641
244.35	2,020	2,741
244.40	2,055	2,843
244.45	2,089	2,947
244.50	2,124	3,052
244.55	2,165	3,160
244.60	2,206	3,269
244.65	2,248	3,380
244.70	2,290	3,494
244.75	2,333	3,609
244.80	2,376	3,727
244.85	2,419	3,847
244.90	2,462	3,969
244.95	2,507	4,093
245.00	**2,551**	**4,219**

Stage-Area-Storage for Pond BR-2: BR-2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
242.91	725	697
242.92	725	704
242.93	725	711
242.94	725	719
242.95	725	726
242.96	725	733
242.97	725	740
242.98	725	748
242.99	725	755
243.00	725	762
243.01	727	769
243.02	729	777
243.03	731	784
243.04	733	791
243.05	735	799
243.06	736	806
243.07	738	813
243.08	740	821
243.09	742	828
243.10	744	836
243.11	746	843
243.12	748	850
243.13	750	858
243.14	752	865
243.15	754	873
243.16	756	881
243.17	758	888
243.18	760	896
243.19	762	903
243.20	764	911
243.21	766	919
243.22	768	926
243.23	769	934
243.24	771	942
243.25	773	949
243.26	775	957
243.27	777	965
243.28	779	973
243.29	781	980
243.30	783	988
243.31	785	996
243.32	787	1,004
243.33	789	1,012
243.34	791	1,020
243.35	793	1,028
243.36	795	1,036
243.37	797	1,044
243.38	799	1,052
243.39	801	1,060
243.40	803	1,068
243.41	805	1,076
243.42	807	1,084
243.43	809	1,092
243.44	811	1,100
243.45	813	1,108
243.46	815	1,116
243.47	817	1,124
243.48	819	1,132
243.49	821	1,141
243.50	823	1,149
243.51	825	1,157
243.52	827	1,165
243.53	829	1,174
243.54	832	1,182
243.55	834	1,190
243.56	836	1,199
243.57	838	1,207
243.58	840	1,215
243.59	842	1,224
243.60	844	1,232
243.61	846	1,241
243.62	848	1,249
243.63	850	1,258
243.64	852	1,266
243.65	854	1,275
243.66	856	1,283
243.67	858	1,292
243.68	860	1,300
243.69	862	1,309
243.70	864	1,318
243.71	867	1,326
243.72	869	1,335
243.73	871	1,344
243.74	873	1,352
243.75	875	1,361
243.76	877	1,370
243.77	879	1,379
243.78	881	1,387
243.79	883	1,396
243.80	885	1,405
243.81	888	1,414
243.82	890	1,423
243.83	892	1,432
243.84	894	1,441
243.85	896	1,450
243.86	898	1,459
243.87	900	1,468
243.88	902	1,477
243.89	904	1,486
243.90	907	1,495
243.91	909	1,504
243.92	911	1,513
243.93	913	1,522
243.94	915	1,531

Stage-Area-Storage for Pond BR-3: BR-3 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
242.91	337	324
242.92	337	327
242.93	337	331
242.94	337	334
242.95	337	337
242.96	337	341
242.97	337	344
242.98	337	347
242.99	337	351
243.00	337	354
243.01	339	358
243.02	340	361
243.03	342	364
243.04	344	368
243.05	345	371
243.06	347	375
243.07	349	378
243.08	350	382
243.09	352	385
243.10	354	389
243.11	355	392
243.12	357	396
243.13	359	399
243.14	361	403
243.15	362	407
243.16	364	410
243.17	366	414
243.18	367	418
243.19	369	421
243.20	371	425
243.21	373	429
243.22	374	432
243.23	376	436
243.24	378	440
243.25	380	444
243.26	381	448
243.27	383	451
243.28	385	455
243.29	387	459
243.30	389	463
243.31	390	467
243.32	392	471
243.33	394	475
243.34	396	479
243.35	397	483
243.36	399	487
243.37	401	491
243.38	403	495
243.39	405	499
243.40	407	503
243.41	408	507
243.42	410	511
243.43	412	515
243.44	414	519
243.45	416	523
243.46	418	527
243.47	419	532
243.48	421	536
243.49	423	540
243.50	425	544
243.51	427	549
243.52	429	553
243.53	431	557
243.54	432	561
243.55	434	566
243.56	436	570
243.57	438	574
243.58	440	579
243.59	442	583
243.60	444	588
243.61	446	592
243.62	448	597
243.63	449	601
243.64	451	606
243.65	453	610
243.66	455	615
243.67	457	619
243.68	459	624
243.69	461	628
243.70	463	633
243.71	465	638
243.72	467	642
243.73	469	647
243.74	471	652
243.75	473	656
243.76	475	661
243.77	477	666
243.78	479	671
243.79	481	675
243.80	483	680
243.81	485	685
243.82	487	690
243.83	489	695
243.84	491	700
243.85	493	705
243.86	495	710
243.87	497	715
243.88	499	720
243.89	501	725
243.90	503	730
243.91	505	735
243.92	507	740
243.93	509	745
243.94	511	750

Roof Drip Line Filter DF-1 Sizing Riding Arena WS-51		Units
Impervious Area	9,785	SF
Landscaped Area	0	SF
Storage Volume Required	815	CF
Storage Volume Provided		
Length	140.0	FT
Width	3.0	FT
Depth	2.5	FT
Stone Porosity	0.4	
Length	140.0	FT
Width	3.0	FT
Depth	2.5	FT
Stone Porosity	0.4	
Total Water Quality Storage Volume Provided	840	CF

Roof Drip Line Filter DF-2 Sizing WS-52		Units
Impervious Area	4,208	SF
Landscaped Area	2,272	SF
Storage Volume Required	426	CF
Storage Volume Provided		
Length	78.0	FT
Width	3.0	FT
Depth	2.5	FT
Stone Porosity	0.4	
Length	87.0	FT
Width	3.0	FT
Depth	2.5	FT
Stone Porosity	0.4	
Total Water Quality Storage Volume Provided	495	CF

Roof Drip Line Filter DF-3 Sizing WS-12		Units
Impervious Area	6,066	SF
Landscaped Area	0	SF
Storage Volume Required	506	CF
Storage Volume Provided		
Length	123.0	FT
Width	5.0	FT
Depth	2.50	FT
Stone Porosity	0.4	
Length	0.0	FT
Width	0.0	FT
Depth	0.0	FT
Stone Porosity	0.0	
Total Water Quality Storage Volume Provided	615	CF

Roof Drip Line Filter DF-4 Sizing WS-53		Units
Impervious Area	10,126	SF
Landscaped Area	0	SF
Storage Volume Required	844	CF
Storage Volume Provided		
Length	206.0	FT
Width	5.0	FT
Depth	2.50	FT
Stone Porosity	0.4	
Length	0.0	FT
Width	0.0	FT
Depth	0.0	FT
Stone Porosity	0.0	
Total Water Quality Storage Volume Provided	1,030	CF

Area Listing (all nodes)

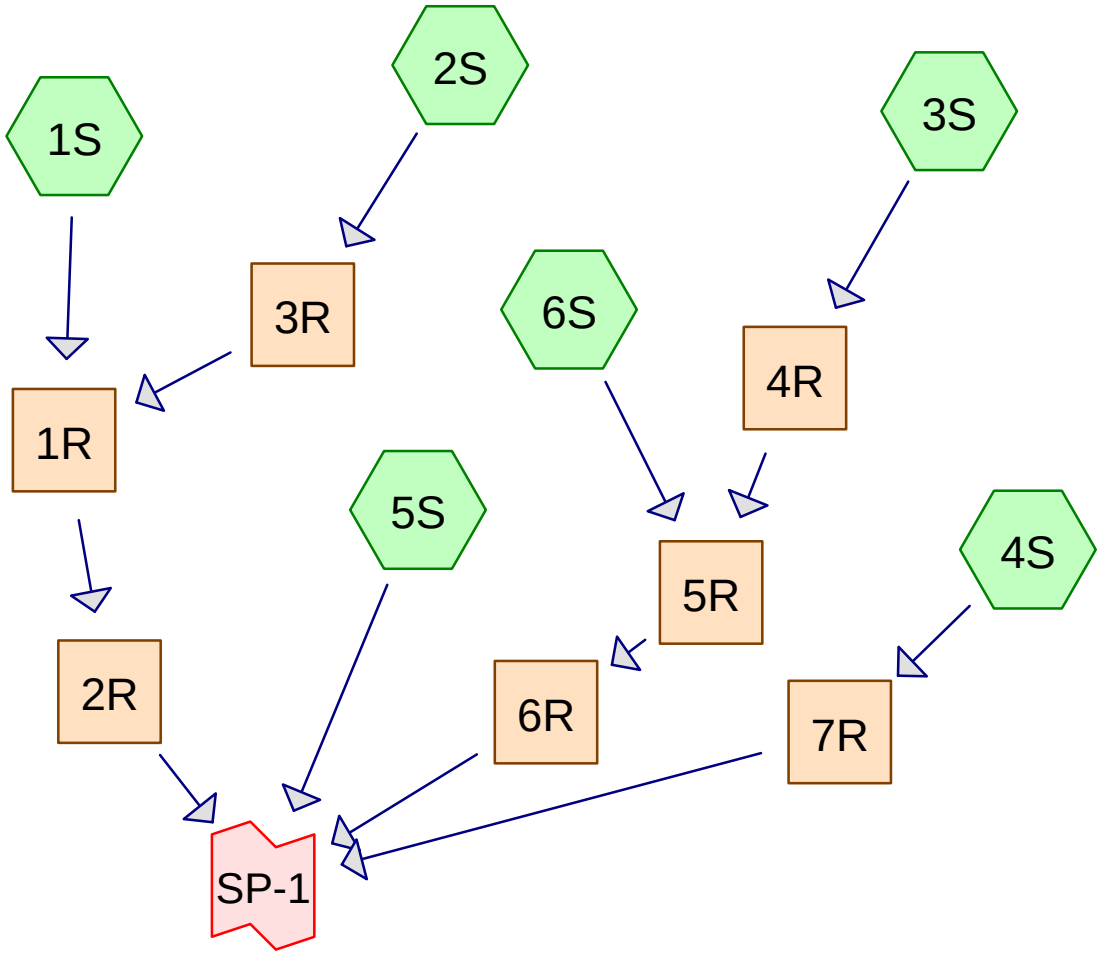
Area (acres)	CN	Description (subcatchment-numbers)
0.593	54	1/2 acre lots, 25% imp, HSG A (OFFSITE) (20S)
2.349	80	1/2 acre lots, 25% imp, HSG C (OFFSITE) (20S, 30S, 40S)
0.226	61	1/4 acre lots, 38% imp, HSG A (OFFSITE) (10S)
1.590	68	<50% Grass cover, Poor, HSG A (10S, 30S, 40S)
0.336	86	<50% Grass cover, Poor, HSG C (50S)
2.666	39	>75% Grass cover, Good, HSG A (10S, 11S, 20S, 30S, 31S, 40S, 50S, 52S, 60S, 61S)
0.170	74	>75% Grass cover, Good, HSG C (20S, 30S)
0.459	76	Gravel roads, HSG A (10S)
0.637	96	Gravel surface, HSG A (20S, 30S, 40S, 50S, 60S)
0.216	96	Gravel surface, HSG B (31S, 61S)
0.087	96	Gravel surface, HSG C (20S, 30S)
0.290	96	Gravel surface, HSG D (11S)
0.896	98	Roofs, HSG D (10S, 12S, 51S, 52S, 53S, 61S)
0.073	98	Unconnected roofs, HSG A (50S)
3.875	30	Woods, Good, HSG A (10S, 50S, 60S)
1.851	30	Woods, Good, HSG A (OFFSITE) (20S, 30S)
0.966	70	Woods, Good, HSG C (30S, 40S)
0.346	70	Woods, Good, HSG C (OFFSITE) (40S)
0.716	77	Woods, Good, HSG D (WETLANDS) (10S)
8.074	77	Woods, Good, HSG D (wetlands) (50S)
1.811	72	Woods/grass comb., Good, HSG C (50S)
0.367	72	Woods/grass comb., Good, HSG C (OFFSITE) (20S)
28.594	**64**	**TOTAL AREA**

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.593	54	1/2 acre lots, 25% imp, HSG A (OFFSITE) (2S)
2.349	80	1/2 acre lots, 25% imp, HSG C (OFFSITE) (2S, 3S, 4S)
0.226	61	1/4 acre lots, 38% imp, HSG A (OFFSITE) (1S)
1.930	68	<50% Grass cover, Poor, HSG A (1S, 3S, 4S)
0.832	86	<50% Grass cover, Poor, HSG C (5S)
2.455	39	>75% Grass cover, Good, HSG A (1S, 2S, 3S, 4S, 5S)
0.170	74	>75% Grass cover, Good, HSG C (2S, 3S)
0.417	76	Gravel roads, HSG A (1S)
0.669	96	Gravel surface, HSG A (2S, 3S, 4S, 5S, 6S)
0.087	96	Gravel surface, HSG C (2S, 3S)
0.261	98	Roofs, HSG D (1S)
0.234	98	Unconnected roofs, HSG A (5S)
4.137	30	Woods, Good, HSG A (1S, 5S, 6S)
1.851	30	Woods, Good, HSG A (OFFSITE) (2S, 3S)
0.966	70	Woods, Good, HSG C (3S, 4S)
0.346	70	Woods, Good, HSG C (OFFSITE) (4S)
0.716	77	Woods, Good, HSG D (WETLANDS) (1S)
8.107	77	Woods, Good, HSG D (wetlands) (5S)
1.881	72	Woods/grass comb., Good, HSG C (5S)
0.367	72	Woods/grass comb., Good, HSG C (OFFSITE) (2S)
28.594	**63**	**TOTAL AREA**

ATTACHMENT B -HYDROCAD RUNOFF AND ROUTING CALCULATIONS

ATTACHMENT B (I) -PRE-DEVELOPMENT MODEL RESULTS



Subcat Reach Pond Link

Routing Diagram for 25-36465 PRE
Prepared by Atlantic Resource Consultants, Printed 6/4/2026
HydroCAD® 10.00-22 s/n 08018 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Runoff Area=239,875 sf 6.30% Impervious Runoff Depth=0.13"
Flow Length=928' Tc=79.7 min CN=51 Runoff=0.1 cfs 0.059 af

Subcatchment 2S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=0.22"
Flow Length=612' Tc=34.8 min CN=55 Runoff=0.2 cfs 0.061 af

Subcatchment 3S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=0.48"
Flow Length=612' Tc=47.4 min CN=63 Runoff=0.5 cfs 0.117 af

Subcatchment 4S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=0.87"
Flow Length=699' Tc=14.6 min CN=72 Runoff=1.5 cfs 0.150 af

Subcatchment 5S: Runoff Area=616,776 sf 1.65% Impervious Runoff Depth=0.68"
Flow Length=809' Tc=47.9 min UI Adjusted CN=68 Runoff=4.3 cfs 0.801 af

Subcatchment 6S: Runoff Area=26,339 sf 0.00% Impervious Runoff Depth=0.92"
Tc=6.0 min CN=73 Runoff=0.6 cfs 0.046 af

Reach 1R: Avg. Flow Depth=0.05' Max Vel=0.42 fps Inflow=0.2 cfs 0.120 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=0.2 cfs 0.120 af

Reach 2R: Avg. Flow Depth=0.03' Max Vel=0.25 fps Inflow=0.2 cfs 0.120 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=0.2 cfs 0.120 af

Reach 3R: Avg. Flow Depth=0.14' Max Vel=2.56 fps Inflow=0.2 cfs 0.061 af
15.0" Round Pipe n=0.012 L=282.0' S=0.0110 '/' Capacity=7.3 cfs Outflow=0.2 cfs 0.061 af

Reach 4R: Avg. Flow Depth=0.17' Max Vel=5.03 fps Inflow=0.5 cfs 0.117 af
18.0" Round Pipe n=0.012 L=20.0' S=0.0335 '/' Capacity=20.8 cfs Outflow=0.5 cfs 0.117 af

Reach 5R: Avg. Flow Depth=0.18' Max Vel=6.33 fps Inflow=0.6 cfs 0.163 af
12.0" Round Pipe n=0.012 L=20.0' S=0.0485 '/' Capacity=8.5 cfs Outflow=0.6 cfs 0.163 af

Reach 6R: Avg. Flow Depth=0.05' Max Vel=0.36 fps Inflow=0.6 cfs 0.163 af
n=0.080 L=803.0' S=0.0248 '/' Capacity=9.3 cfs Outflow=0.5 cfs 0.163 af

Reach 7R: Avg. Flow Depth=0.06' Max Vel=0.39 fps Inflow=1.5 cfs 0.150 af
n=0.080 L=873.0' S=0.0206 '/' Capacity=8.5 cfs Outflow=0.7 cfs 0.150 af

Link SP-1: Inflow=4.6 cfs 1.234 af
Primary=4.6 cfs 1.234 af

Total Runoff Area = 28.594 ac Runoff Volume = 1.234 af Average Runoff Depth = 0.52"
95.40% Pervious = 27.278 ac 4.60% Impervious = 1.317 ac

Summary for Subcatchment 1S:

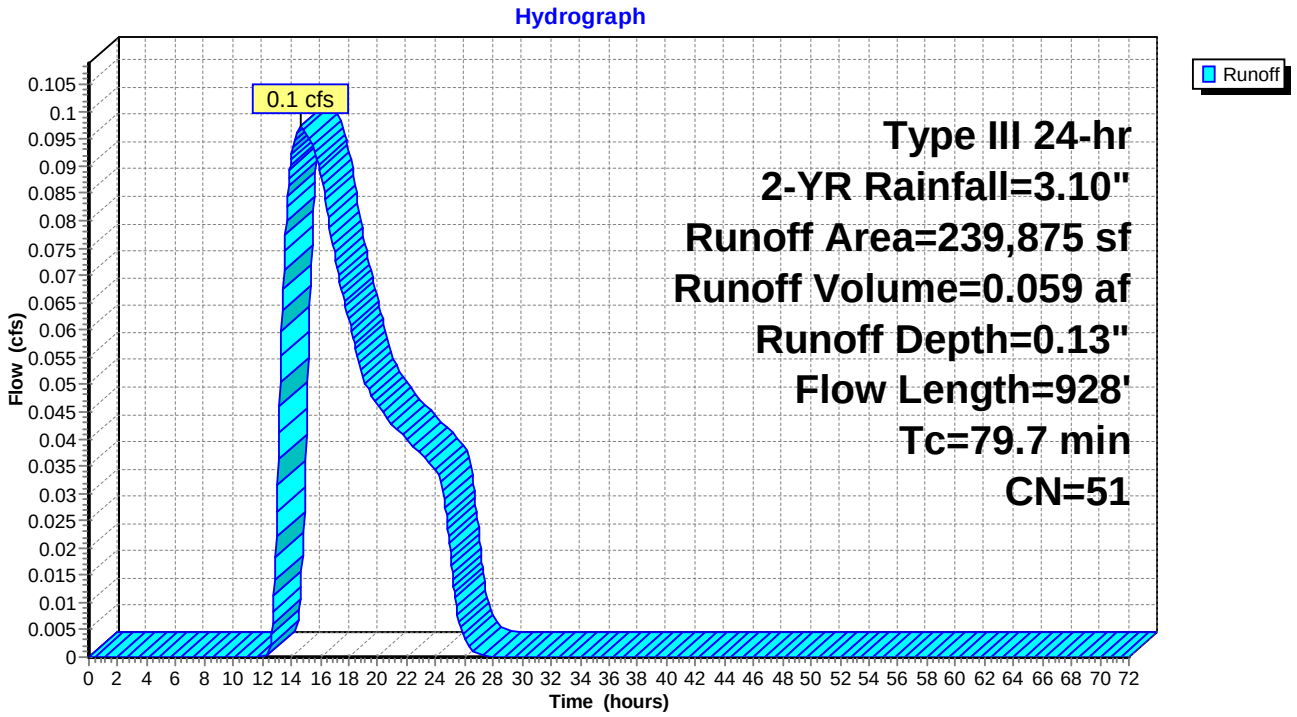
Runoff = 0.1 cfs @ 14.62 hrs, Volume= 0.059 af, Depth= 0.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	18,161	76	Gravel roads, HSG A
	11,376	98	Roofs, HSG D
*	9,860	61	1/4 acre lots, 38% imp, HSG A (OFFSITE)
	111,814	30	Woods, Good, HSG A
*	31,181	77	Woods, Good, HSG D (WETLANDS)
	37,056	68	<50% Grass cover, Poor, HSG A
	20,427	39	>75% Grass cover, Good, HSG A
	239,875	51	Weighted Average
	224,752		93.70% Pervious Area
	15,123		6.30% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.2	75	0.0200	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.10"
13.8	269	0.0170	0.33		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
15.6	119	0.0160	0.13	0.41	**Trap/Vee/Rect Channel Flow, C-D** Bot.W=5.00' D=0.50' Z= 3.0 '/' Top.W=8.00' n= 0.800 Sheet flow: Woods+dense brush
0.4	59	0.0330	2.72		**Shallow Concentrated Flow, D-E** Grassed Waterway Kv= 15.0 fps
0.5	165	0.0080	5.10	6.26	**Pipe Channel, E-F** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
19.2	241	0.0070	0.21		**Shallow Concentrated Flow, F-G** Forest w/Heavy Litter Kv= 2.5 fps
79.7	928	Total			

Subcatchment 1S:



Summary for Subcatchment 2S:

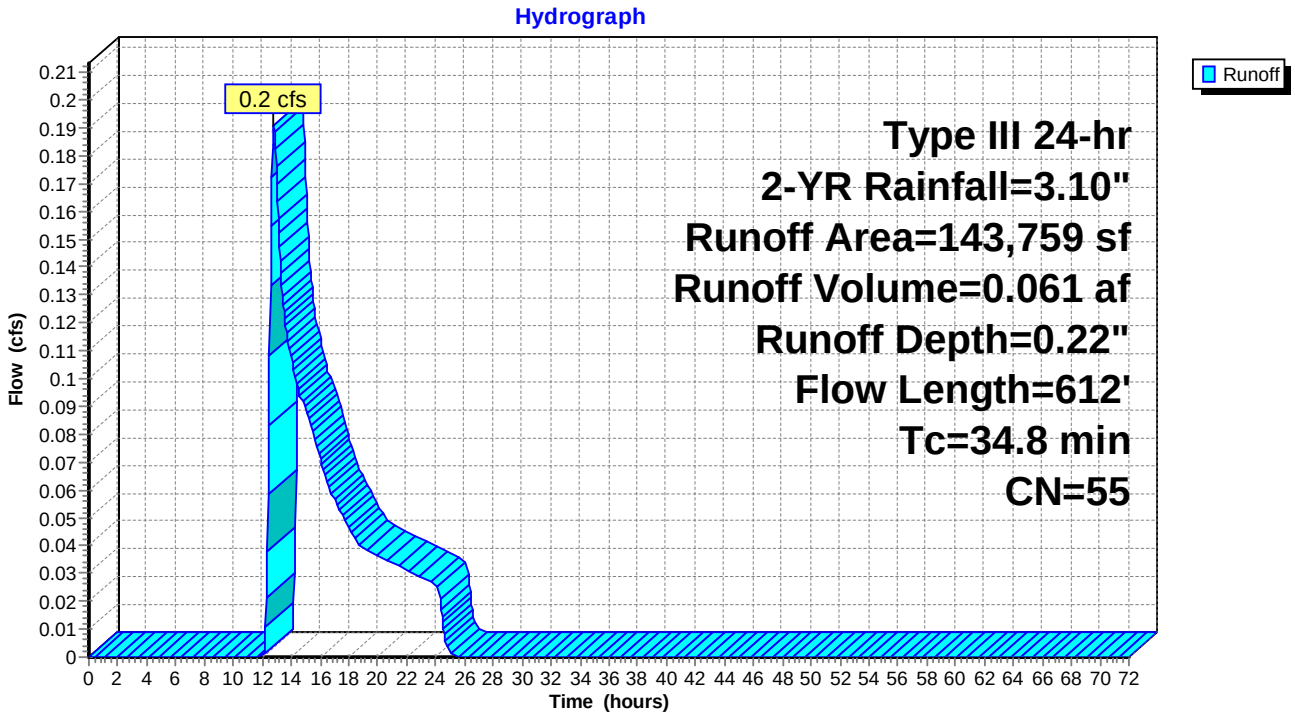
Runoff = 0.2 cfs @ 12.79 hrs, Volume= 0.061 af, Depth= 0.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	1,897	96	Gravel surface, HSG C
	2,812	96	Gravel surface, HSG A
	4,296	74	>75% Grass cover, Good, HSG C
	5,516	39	>75% Grass cover, Good, HSG A
*	53,256	30	Woods, Good, HSG A (OFFSITE)
*	15,978	72	Woods/grass comb., Good, HSG C (OFFSITE)
*	34,153	80	1/2 acre lots, 25% imp, HSG C (OFFSITE)
*	25,851	54	1/2 acre lots, 25% imp, HSG A (OFFSITE)
	143,759	55	Weighted Average
	128,758		89.57% Pervious Area
	15,001		10.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	51	0.0780	0.07		**Sheet Flow, A-B**
					Woods: Dense underbrush n= 0.800 P2= 3.10"
1.5	58	0.0080	0.63		**Shallow Concentrated Flow, B-C**
					Short Grass Pasture Kv= 7.0 fps
20.4	503	0.0270	0.41		**Shallow Concentrated Flow, C-D**
					Forest w/Heavy Litter Kv= 2.5 fps
34.8	612	Total			

Subcatchment 2S:



Summary for Subcatchment 3S:

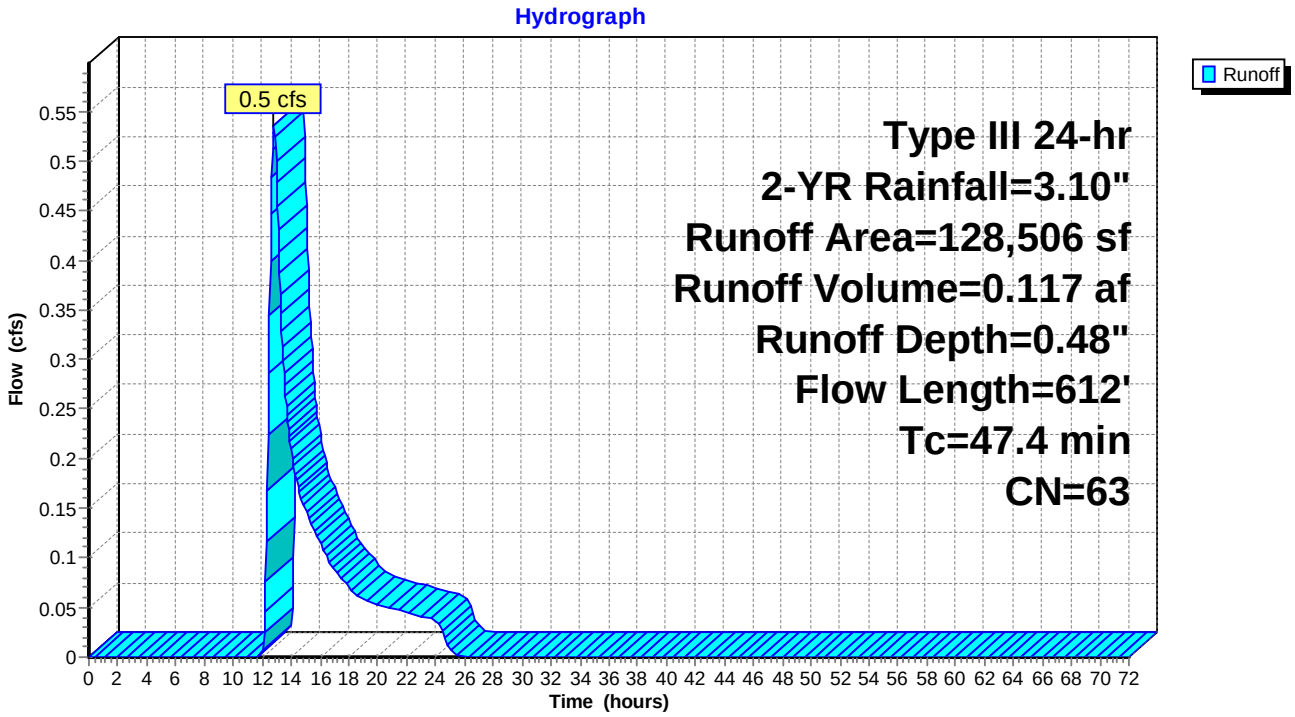
Runoff = 0.5 cfs @ 12.80 hrs, Volume= 0.117 af, Depth= 0.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	1,878	96	Gravel surface, HSG C
	2,328	96	Gravel surface, HSG A
	3,117	74	>75% Grass cover, Good, HSG C
	7,509	39	>75% Grass cover, Good, HSG A
	19,834	68	<50% Grass cover, Poor, HSG A
*	27,367	30	Woods, Good, HSG A (OFFSITE)
	33,248	70	Woods, Good, HSG C
*	33,225	80	1/2 acre lots, 25% imp, HSG C (OFFSITE)
	128,506	63	Weighted Average
	120,200		93.54% Pervious Area
	8,306		6.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.4	115	0.0340	0.06		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.10"
2.5	122	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
7.3	236	0.0460	0.54		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
1.0	79	0.0370	1.35		**Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps
2.2	60	0.0320	0.45		**Shallow Concentrated Flow, E-F** Forest w/Heavy Litter Kv= 2.5 fps
47.4	612	Total			

Subcatchment 3S:



Summary for Subcatchment 4S:

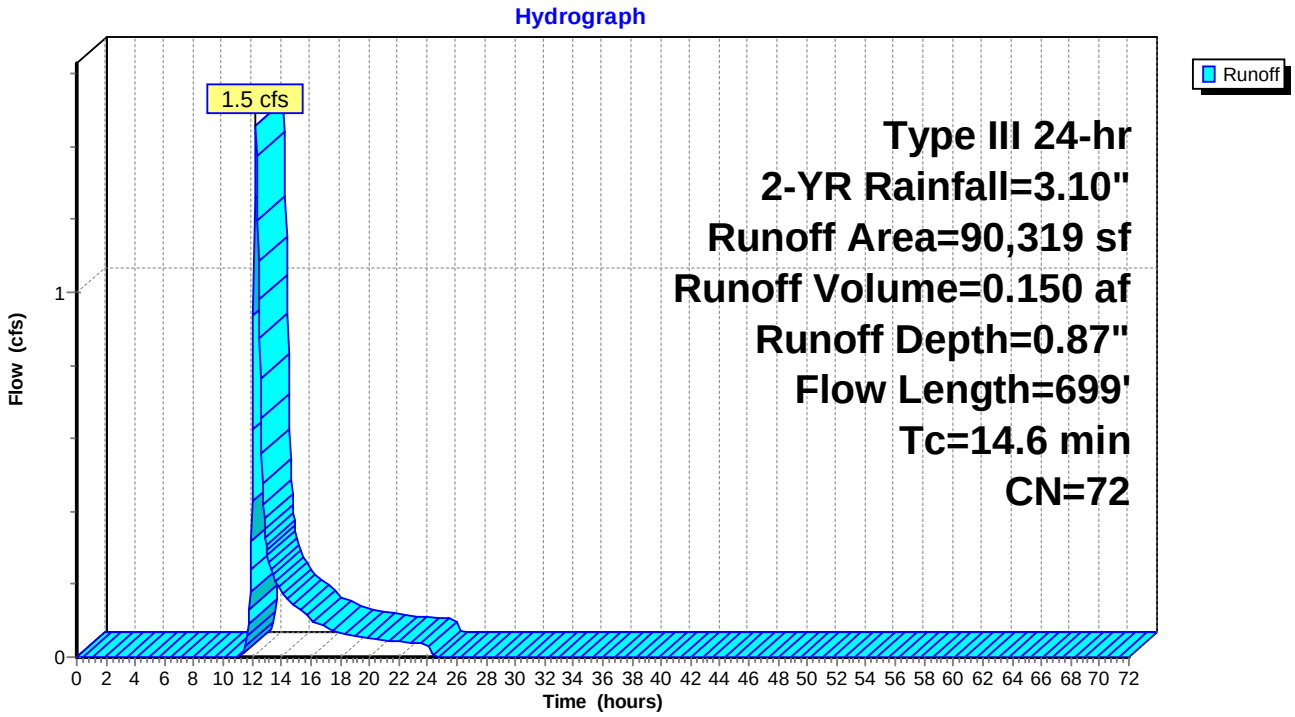
Runoff = 1.5 cfs @ 12.22 hrs, Volume= 0.150 af, Depth= 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	8,816	70	Woods, Good, HSG C
	27,189	68	<50% Grass cover, Poor, HSG A
	1,086	96	Gravel surface, HSG A
	3,211	39	>75% Grass cover, Good, HSG A
*	15,087	70	Woods, Good, HSG C (OFFSITE)
*	34,930	80	1/2 acre lots, 25% imp, HSG C (OFFSITE)
	90,319	72	Weighted Average
	81,587		90.33% Pervious Area
	8,733		9.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.1	75	0.0600	0.25		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
6.6	372	0.0180	0.94		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
2.9	252	0.0430	1.45		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
14.6	699	Total			

Subcatchment 4S:



Summary for Subcatchment 5S:

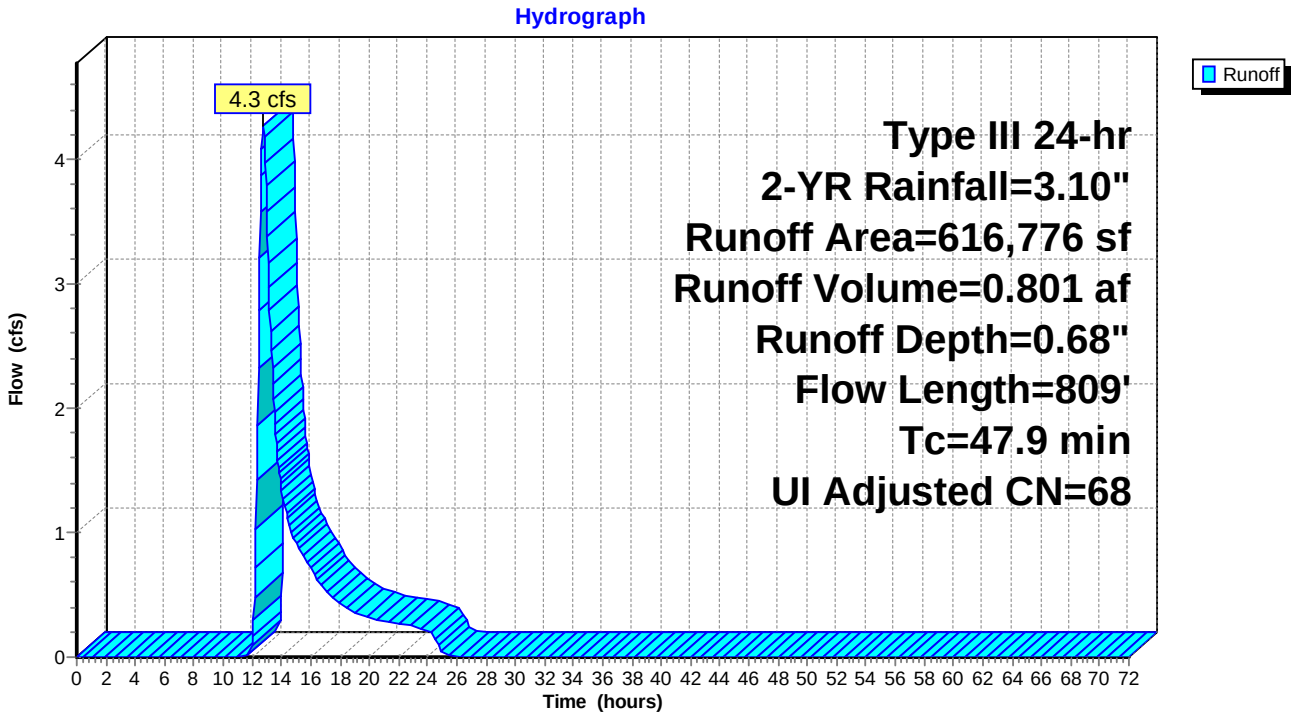
Runoff = 4.3 cfs @ 12.76 hrs, Volume= 0.801 af, Depth= 0.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Adj	Description
*	353,141	77		Woods, Good, HSG D (wetlands)
	81,955	72		Woods/grass comb., Good, HSG C
	59,316	30		Woods, Good, HSG A
	10,191	98		Unconnected roofs, HSG A
	36,253	86		<50% Grass cover, Poor, HSG C
	5,346	39		>75% Grass cover, Good, HSG A
	5,632	96		Gravel surface, HSG A
	64,942	39		>75% Grass cover, Good, HSG A
	616,776	69	68	Weighted Average, UI Adjusted
	606,585			98.35% Pervious Area
	10,191			1.65% Impervious Area
	10,191			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.3	62	0.0480	0.06		**Sheet Flow, A-B**
					Woods: Dense underbrush n= 0.800 P2= 3.10"
1.1	85	0.0350	1.31		**Shallow Concentrated Flow, B-C**
					Short Grass Pasture Kv= 7.0 fps
28.5	662	0.0240	0.39		**Shallow Concentrated Flow, C-D**
					Forest w/Heavy Litter Kv= 2.5 fps
47.9	809	Total			

Subcatchment 5S:



Summary for Subcatchment 6S:

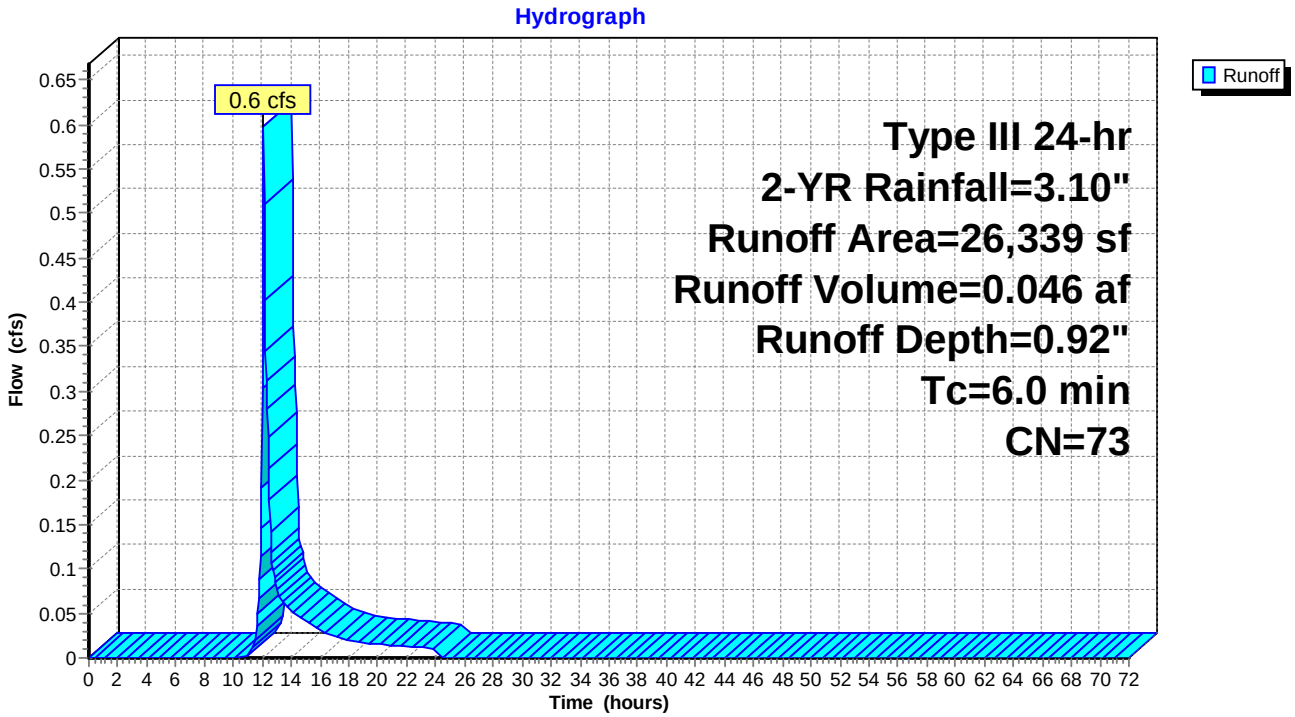
Runoff = 0.6 cfs @ 12.10 hrs, Volume= 0.046 af, Depth= 0.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
17,264	96	Gravel surface, HSG A
9,075	30	Woods, Good, HSG A
26,339	73	Weighted Average
26,339		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 6S:



Summary for Reach 1R:

Inflow Area = 8.807 ac, 7.85% Impervious, Inflow Depth = 0.16" for 2-YR event
Inflow = 0.2 cfs @ 12.91 hrs, Volume= 0.120 af
Outflow = 0.2 cfs @ 13.12 hrs, Volume= 0.120 af, Atten= 1%, Lag= 12.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.42 fps, Min. Travel Time= 6.4 min
Avg. Velocity = 0.27 fps, Avg. Travel Time= 10.2 min

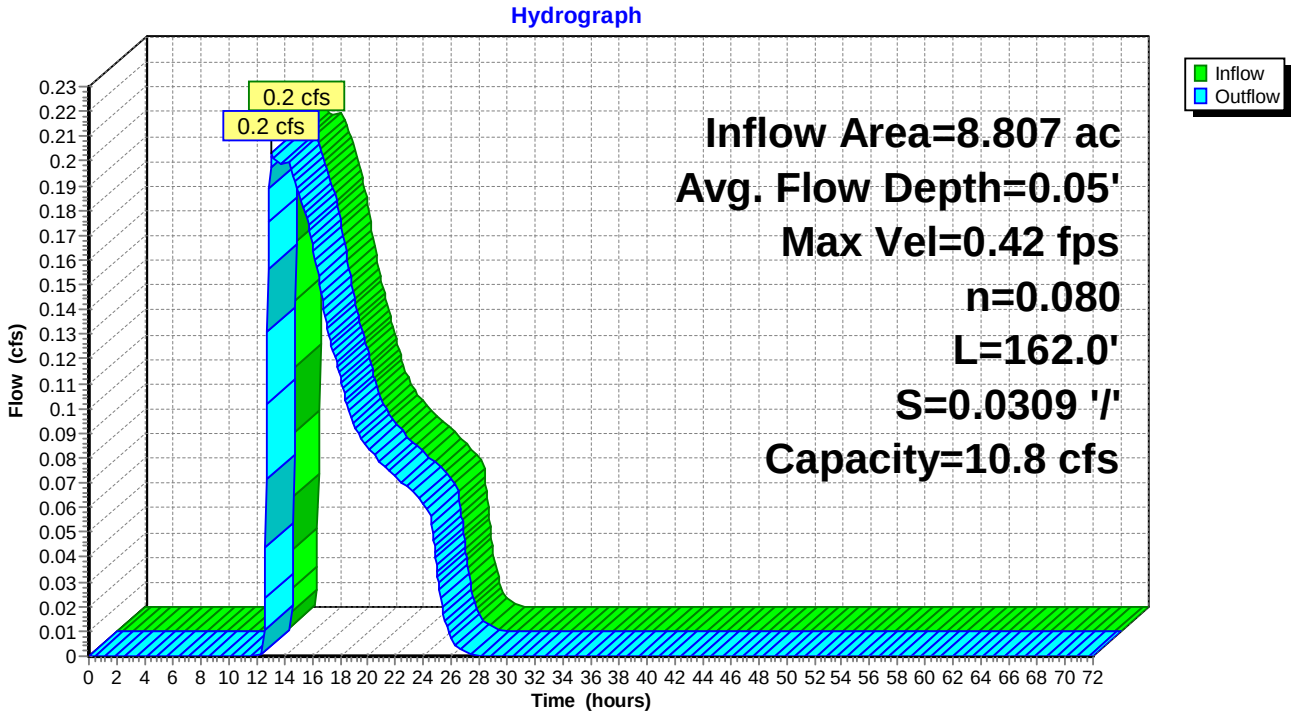
Peak Storage= 78 cf @ 13.01 hrs
Average Depth at Peak Storage= 0.05'
Bank-Full Depth= 0.50' Flow Area= 5.8 sf, Capacity= 10.8 cfs

10.00' x 0.50' deep channel, n= 0.080 Earth, dense brush, high stage
Side Slope Z-value= 3.0 '/' Top Width= 13.00'
Length= 162.0' Slope= 0.0309 '/'
Inlet Invert= 235.00', Outlet Invert= 230.00'



‡

Reach 1R:



Summary for Reach 2R:

Inflow Area = 8.807 ac, 7.85% Impervious, Inflow Depth = 0.16" for 2-YR event
Inflow = 0.2 cfs @ 13.12 hrs, Volume= 0.120 af
Outflow = 0.2 cfs @ 14.65 hrs, Volume= 0.120 af, Atten= 2%, Lag= 92.1 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.25 fps, Min. Travel Time= 22.2 min
Avg. Velocity = 0.12 fps, Avg. Travel Time= 45.7 min

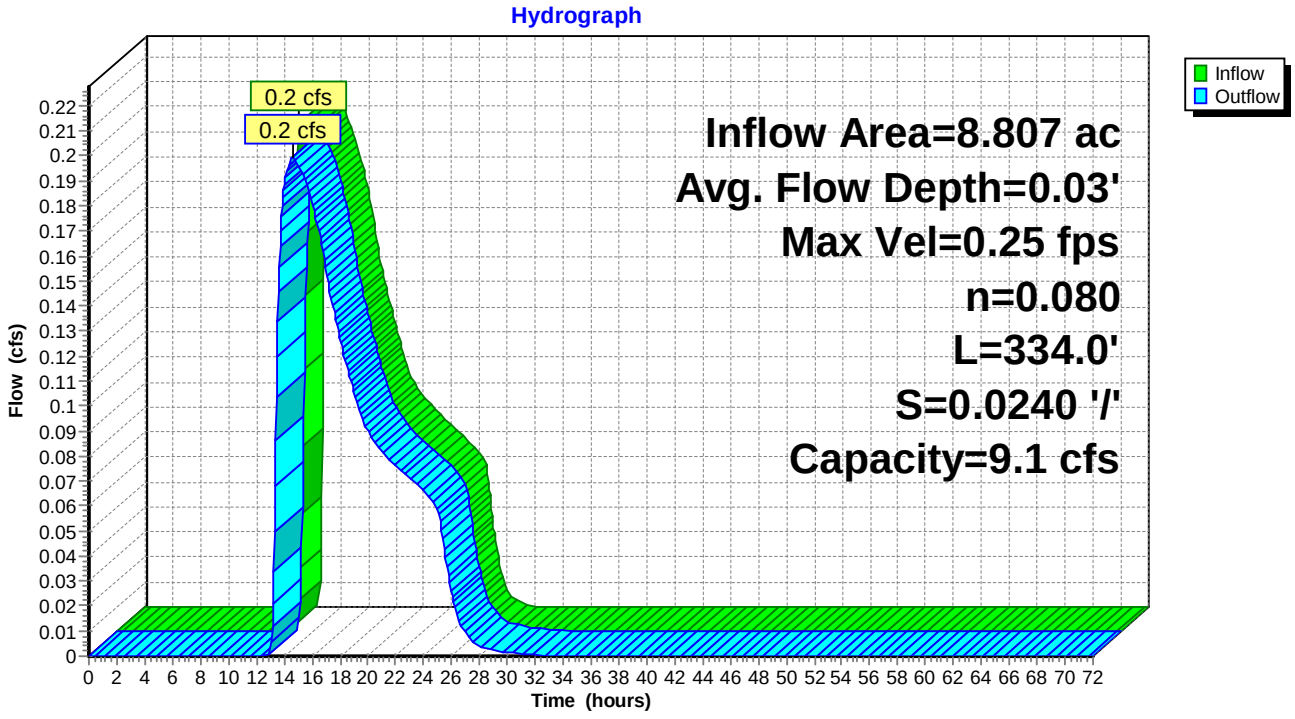
Peak Storage= 266 cf @ 14.28 hrs
Average Depth at Peak Storage= 0.03'
Bank-Full Depth= 0.25' Flow Area= 8.8 sf, Capacity= 9.1 cfs

30.00' x 0.25' deep channel, n= 0.080 Earth, dense brush, high stage
Side Slope Z-value= 20.0 '/' Top Width= 40.00'
Length= 334.0' Slope= 0.0240 '/'
Inlet Invert= 230.00', Outlet Invert= 222.00'



‡

Reach 2R:



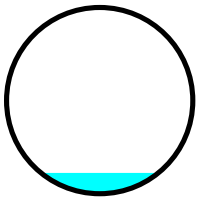
Summary for Reach 3R:

Inflow Area = 3.300 ac, 10.43% Impervious, Inflow Depth = 0.22" for 2-YR event
Inflow = 0.2 cfs @ 12.79 hrs, Volume= 0.061 af
Outflow = 0.2 cfs @ 12.84 hrs, Volume= 0.061 af, Atten= 0%, Lag= 3.4 min

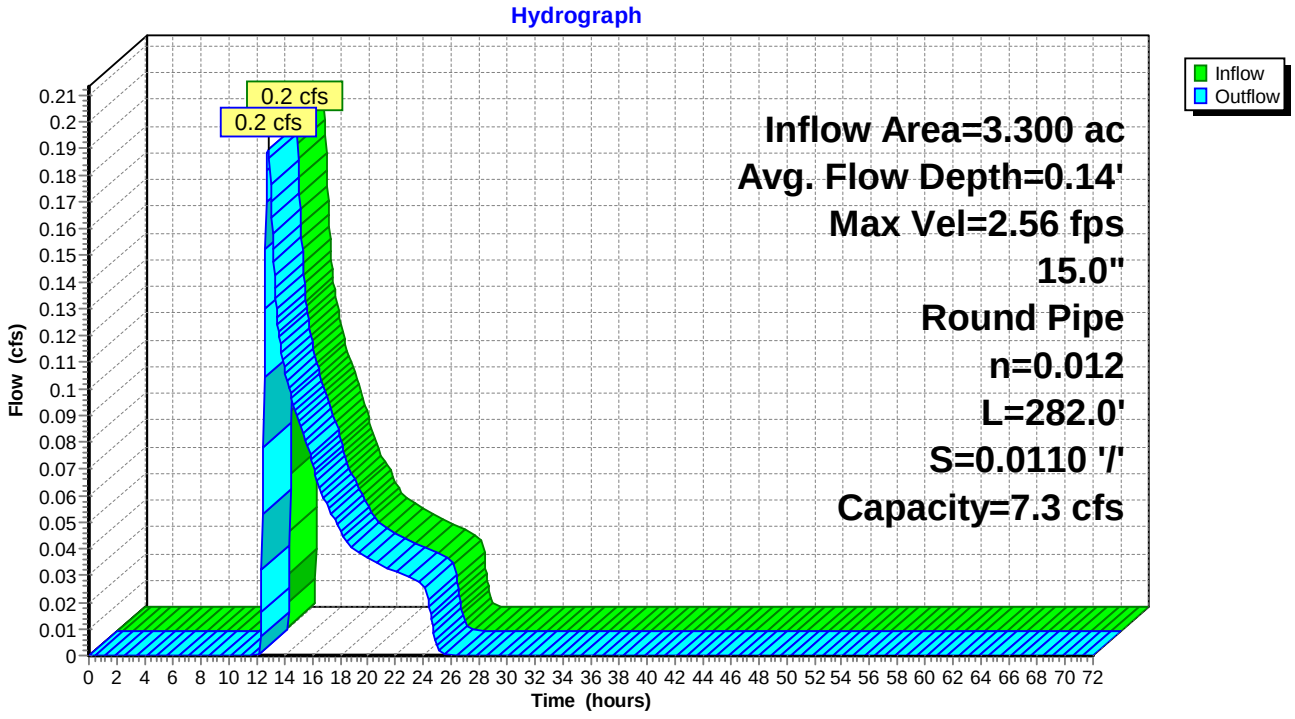
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.56 fps, Min. Travel Time= 1.8 min
Avg. Velocity = 1.63 fps, Avg. Travel Time= 2.9 min

Peak Storage= 21 cf @ 12.81 hrs
Average Depth at Peak Storage= 0.14'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 7.3 cfs

15.0" Round Pipe
n= 0.012
Length= 282.0' Slope= 0.0110 '/'
Inlet Invert= 240.90', Outlet Invert= 237.80'



Reach 3R:



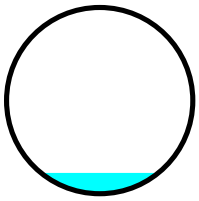
Summary for Reach 4R:

Inflow Area = 2.950 ac, 6.46% Impervious, Inflow Depth = 0.48" for 2-YR event
Inflow = 0.5 cfs @ 12.80 hrs, Volume= 0.117 af
Outflow = 0.5 cfs @ 12.81 hrs, Volume= 0.117 af, Atten= 0%, Lag= 0.1 min

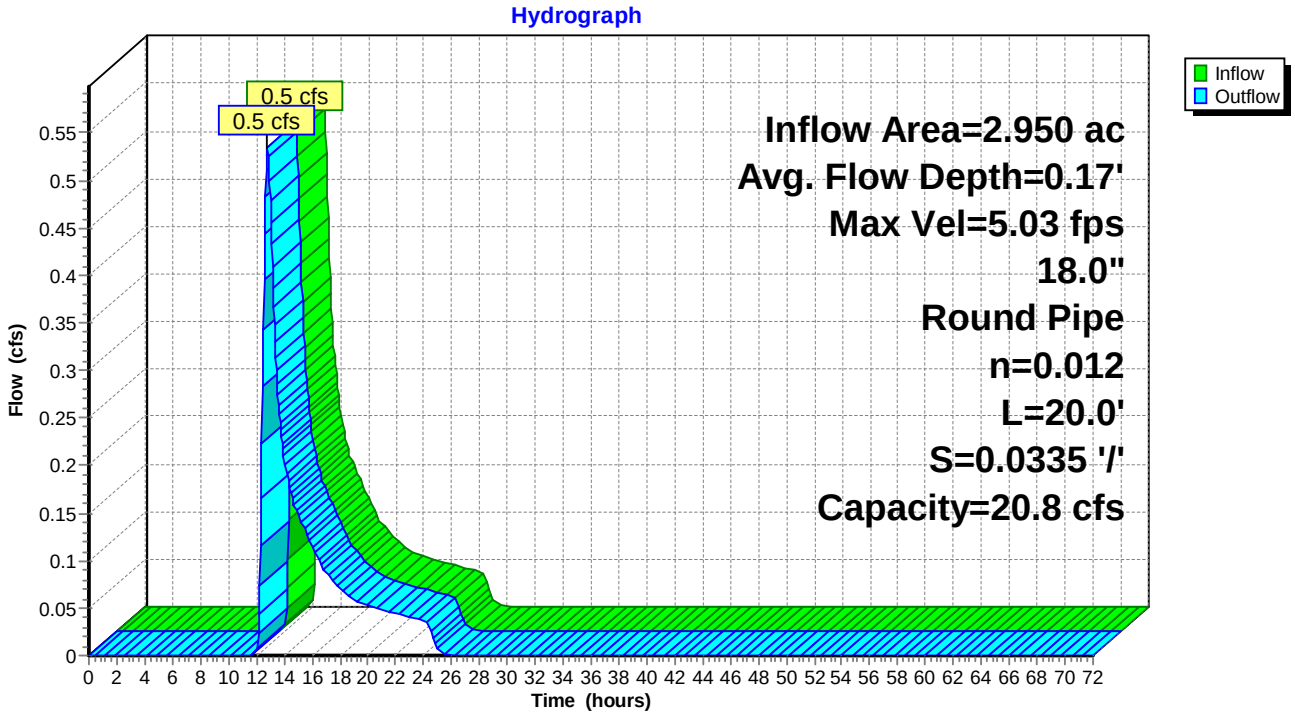
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.03 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.72 fps, Avg. Travel Time= 0.1 min

Peak Storage= 2 cf @ 12.81 hrs
Average Depth at Peak Storage= 0.17'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 20.8 cfs

18.0" Round Pipe
n= 0.012
Length= 20.0' Slope= 0.0335 '/'
Inlet Invert= 245.05', Outlet Invert= 244.38'



Reach 4R:



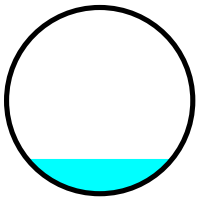
Summary for Reach 5R:

Inflow Area = 3.555 ac, 5.36% Impervious, Inflow Depth = 0.55" for 2-YR event
Inflow = 0.6 cfs @ 12.79 hrs, Volume= 0.163 af
Outflow = 0.6 cfs @ 12.79 hrs, Volume= 0.163 af, Atten= 0%, Lag= 0.1 min

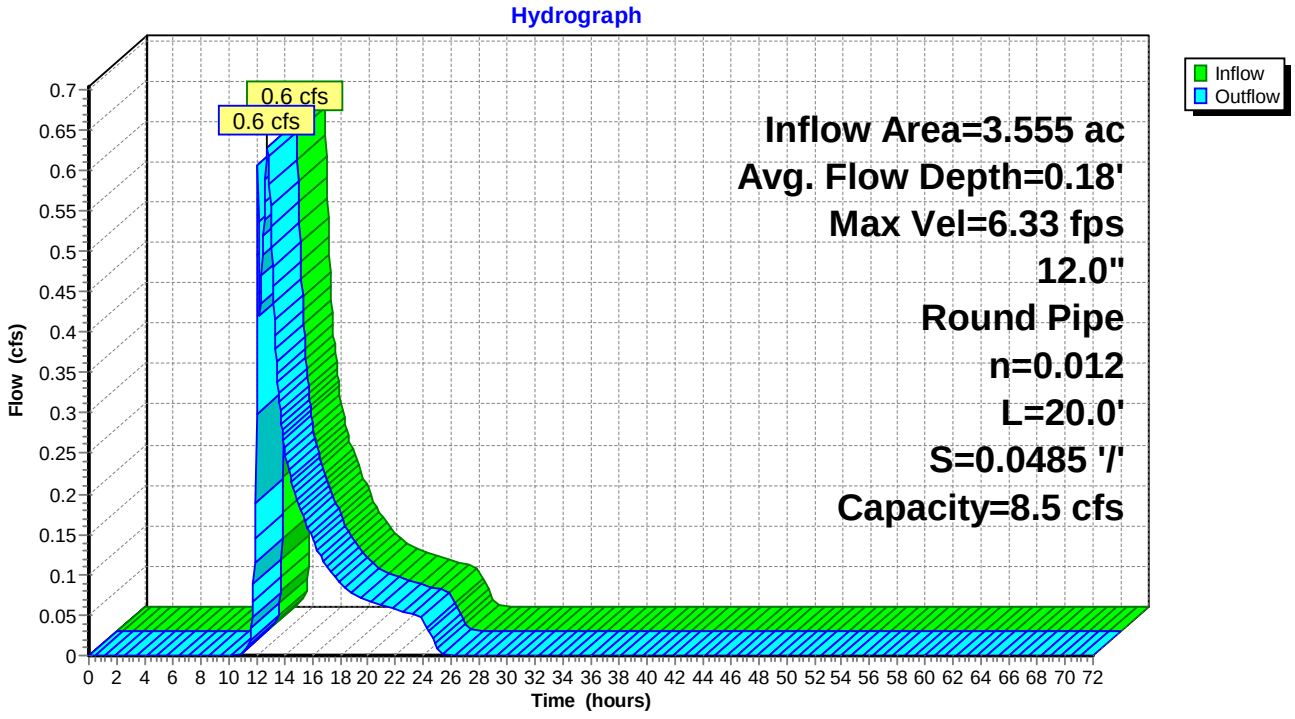
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.33 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 3.48 fps, Avg. Travel Time= 0.1 min

Peak Storage= 2 cf @ 12.79 hrs
Average Depth at Peak Storage= 0.18'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 8.5 cfs

12.0" Round Pipe
n= 0.012
Length= 20.0' Slope= 0.0485 '/'
Inlet Invert= 242.85', Outlet Invert= 241.88'



Reach 5R:



Summary for Reach 6R:

Inflow Area = 3.555 ac, 5.36% Impervious, Inflow Depth = 0.55" for 2-YR event
Inflow = 0.6 cfs @ 12.79 hrs, Volume= 0.163 af
Outflow = 0.5 cfs @ 13.72 hrs, Volume= 0.163 af, Atten= 20%, Lag= 55.6 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.36 fps, Min. Travel Time= 36.9 min
Avg. Velocity = 0.10 fps, Avg. Travel Time= 132.3 min

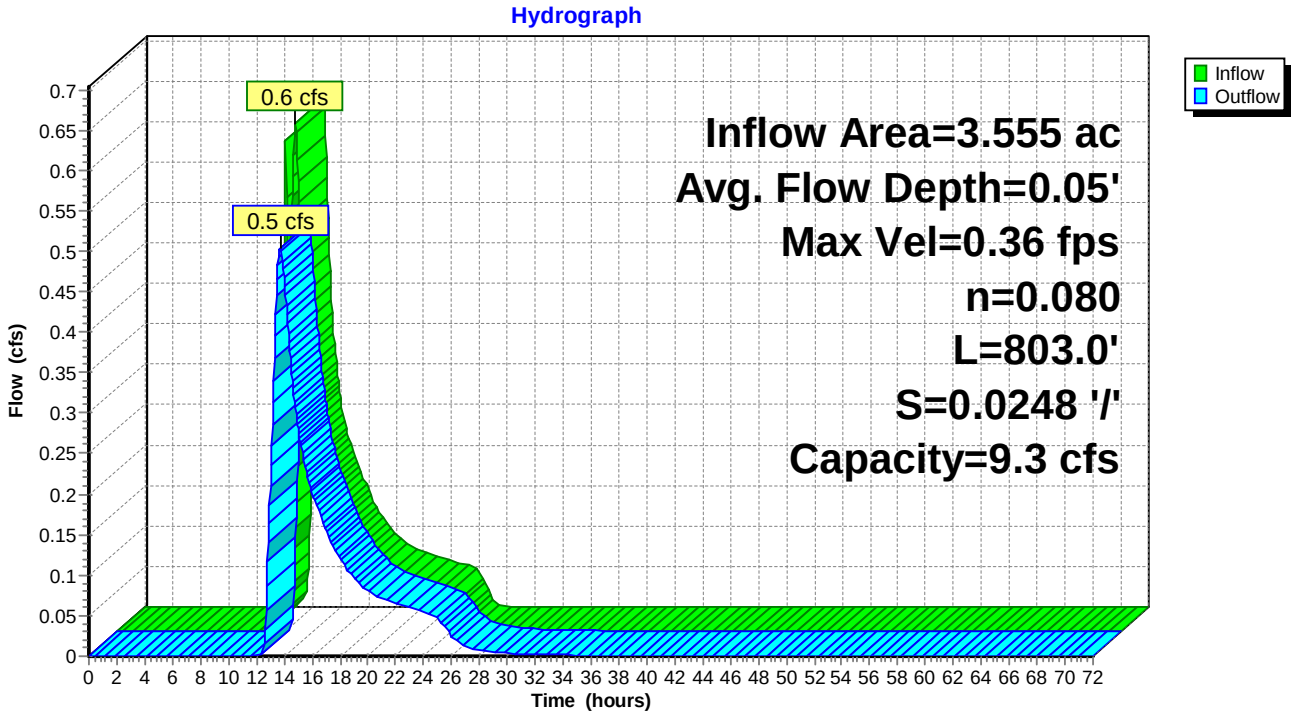
Peak Storage= 1,117 cf @ 13.10 hrs
Average Depth at Peak Storage= 0.05'
Bank-Full Depth= 0.25' Flow Area= 8.8 sf, Capacity= 9.3 cfs

30.00' x 0.25' deep channel, n= 0.080
Side Slope Z-value= 20.0 '/' Top Width= 40.00'
Length= 803.0' Slope= 0.0248 '/'
Inlet Invert= 241.88', Outlet Invert= 222.00'



‡

Reach 6R:



Summary for Reach 7R:

Inflow Area = 2.073 ac, 9.67% Impervious, Inflow Depth = 0.87" for 2-YR event
Inflow = 1.5 cfs @ 12.22 hrs, Volume= 0.150 af
Outflow = 0.7 cfs @ 13.20 hrs, Volume= 0.150 af, Atten= 51%, Lag= 58.3 min

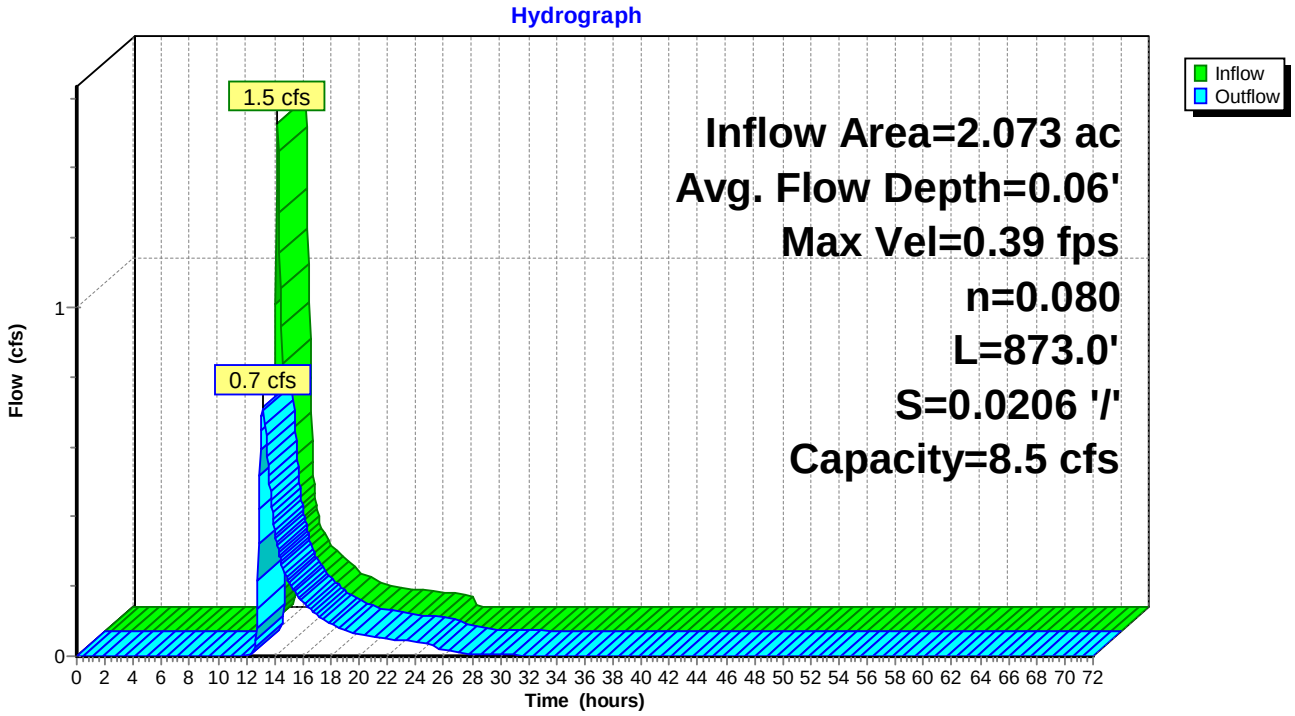
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.39 fps, Min. Travel Time= 37.1 min
Avg. Velocity = 0.09 fps, Avg. Travel Time= 168.8 min

Peak Storage= 1,592 cf @ 12.57 hrs
Average Depth at Peak Storage= 0.06'
Bank-Full Depth= 0.25' Flow Area= 8.8 sf, Capacity= 8.5 cfs

30.00' x 0.25' deep channel, n= 0.080
Side Slope Z-value= 20.0 '/' Top Width= 40.00'
Length= 873.0' Slope= 0.0206 '/'
Inlet Invert= 240.00', Outlet Invert= 222.00'



Reach 7R:

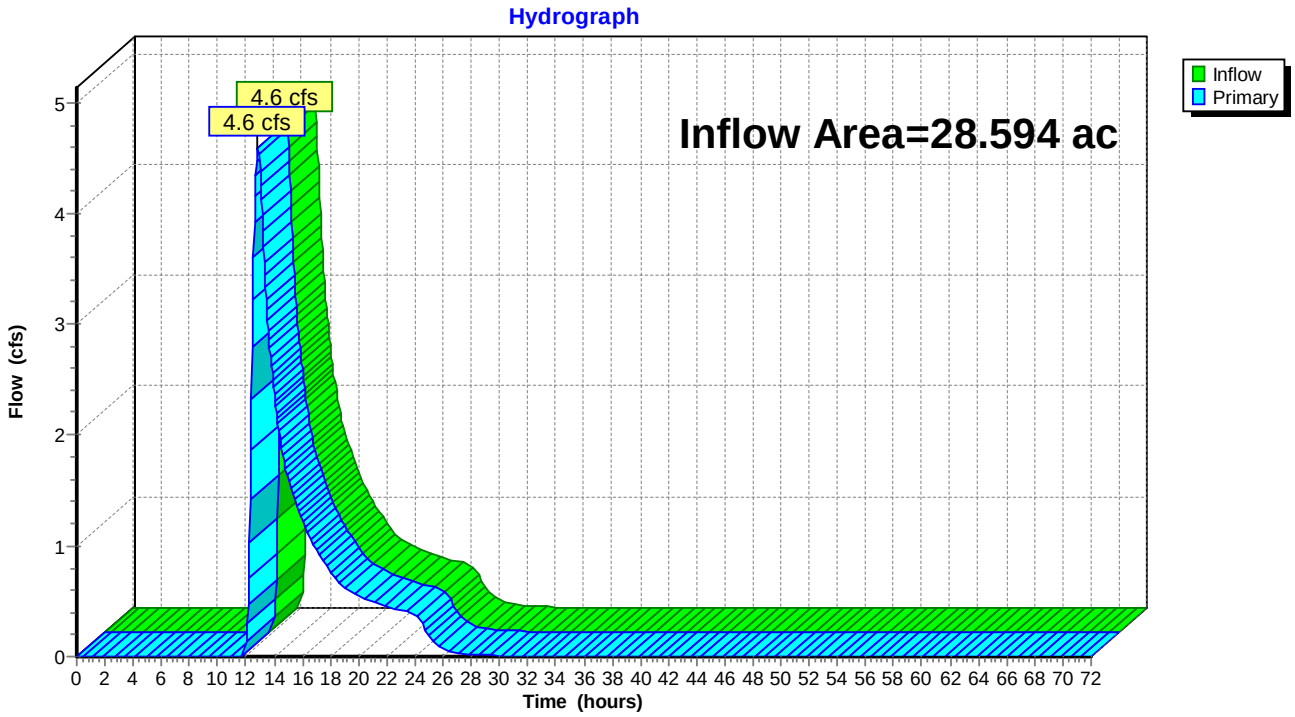


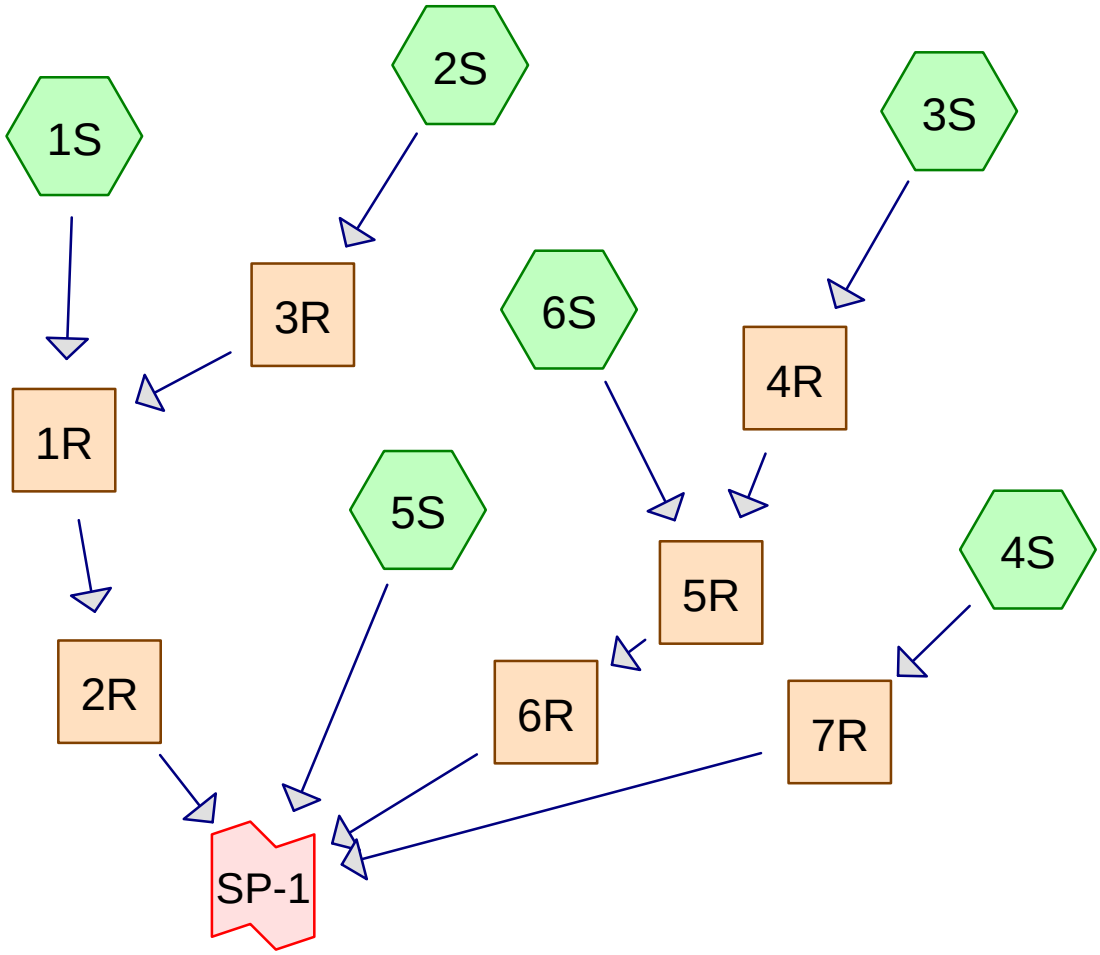
Summary for Link SP-1:

Inflow Area = 28.594 ac, 4.60% Impervious, Inflow Depth = 0.52" for 2-YR event
Inflow = 4.6 cfs @ 12.85 hrs, Volume= 1.234 af
Primary = 4.6 cfs @ 12.85 hrs, Volume= 1.234 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link SP-1:





Subcat Reach Pond Link

Routing Diagram for 25-36465 PRE
Prepared by Atlantic Resource Consultants, Printed 6/4/2026
HydroCAD® 10.00-22 s/n 08018 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Runoff Area=239,875 sf 6.30% Impervious Runoff Depth=0.58"
Flow Length=928' Tc=79.7 min CN=51 Runoff=0.8 cfs 0.268 af

Subcatchment 2S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=0.79"
Flow Length=612' Tc=34.8 min CN=55 Runoff=1.2 cfs 0.217 af

Subcatchment 3S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=1.26"
Flow Length=612' Tc=47.4 min CN=63 Runoff=1.8 cfs 0.310 af

Subcatchment 4S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=1.89"
Flow Length=699' Tc=14.6 min CN=72 Runoff=3.4 cfs 0.327 af

Subcatchment 5S: Runoff Area=616,776 sf 1.65% Impervious Runoff Depth=1.60"
Flow Length=809' Tc=47.9 min UI Adjusted CN=68 Runoff=11.3 cfs 1.888 af

Subcatchment 6S: Runoff Area=26,339 sf 0.00% Impervious Runoff Depth=1.97"
Tc=6.0 min CN=73 Runoff=1.4 cfs 0.099 af

Reach 1R: Avg. Flow Depth=0.16' Max Vel=0.93 fps Inflow=1.6 cfs 0.485 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=1.6 cfs 0.485 af

Reach 2R: Avg. Flow Depth=0.09' Max Vel=0.54 fps Inflow=1.6 cfs 0.485 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=1.5 cfs 0.485 af

Reach 3R: Avg. Flow Depth=0.35' Max Vel=4.44 fps Inflow=1.2 cfs 0.217 af
15.0" Round Pipe n=0.012 L=282.0' S=0.0110 '/' Capacity=7.3 cfs Outflow=1.2 cfs 0.217 af

Reach 4R: Avg. Flow Depth=0.30' Max Vel=7.20 fps Inflow=1.8 cfs 0.310 af
18.0" Round Pipe n=0.012 L=20.0' S=0.0335 '/' Capacity=20.8 cfs Outflow=1.8 cfs 0.310 af

Reach 5R: Avg. Flow Depth=0.33' Max Vel=8.82 fps Inflow=2.0 cfs 0.410 af
12.0" Round Pipe n=0.012 L=20.0' S=0.0485 '/' Capacity=8.5 cfs Outflow=2.0 cfs 0.410 af

Reach 6R: Avg. Flow Depth=0.09' Max Vel=0.58 fps Inflow=2.0 cfs 0.410 af
n=0.080 L=803.0' S=0.0248 '/' Capacity=9.3 cfs Outflow=1.8 cfs 0.410 af

Reach 7R: Avg. Flow Depth=0.11' Max Vel=0.59 fps Inflow=3.4 cfs 0.327 af
n=0.080 L=873.0' S=0.0206 '/' Capacity=8.5 cfs Outflow=2.1 cfs 0.327 af

Link SP-1: Inflow=14.9 cfs 3.110 af
Primary=14.9 cfs 3.110 af

Total Runoff Area = 28.594 ac Runoff Volume = 3.110 af Average Runoff Depth = 1.31"
95.40% Pervious = 27.278 ac 4.60% Impervious = 1.317 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Runoff Area=239,875 sf 6.30% Impervious Runoff Depth=1.12"
Flow Length=928' Tc=79.7 min CN=51 Runoff=1.9 cfs 0.512 af

Subcatchment 2S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=1.40"
Flow Length=612' Tc=34.8 min CN=55 Runoff=2.5 cfs 0.386 af

Subcatchment 3S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=2.04"
Flow Length=612' Tc=47.4 min CN=63 Runoff=3.0 cfs 0.501 af

Subcatchment 4S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=2.83"
Flow Length=699' Tc=14.6 min CN=72 Runoff=5.2 cfs 0.489 af

Subcatchment 5S: Runoff Area=616,776 sf 1.65% Impervious Runoff Depth=2.47"
Flow Length=809' Tc=47.9 min UI Adjusted CN=68 Runoff=18.0 cfs 2.912 af

Subcatchment 6S: Runoff Area=26,339 sf 0.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=73 Runoff=2.0 cfs 0.147 af

Reach 1R: Avg. Flow Depth=0.25' Max Vel=1.24 fps Inflow=3.4 cfs 0.898 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=3.4 cfs 0.898 af

Reach 2R: Avg. Flow Depth=0.14' Max Vel=0.73 fps Inflow=3.4 cfs 0.898 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=3.3 cfs 0.898 af

Reach 3R: Avg. Flow Depth=0.50' Max Vel=5.42 fps Inflow=2.5 cfs 0.386 af
15.0" Round Pipe n=0.012 L=282.0' S=0.0110 '/' Capacity=7.3 cfs Outflow=2.5 cfs 0.386 af

Reach 4R: Avg. Flow Depth=0.39' Max Vel=8.41 fps Inflow=3.0 cfs 0.501 af
18.0" Round Pipe n=0.012 L=20.0' S=0.0335 '/' Capacity=20.8 cfs Outflow=3.0 cfs 0.501 af

Reach 5R: Avg. Flow Depth=0.43' Max Vel=10.15 fps Inflow=3.3 cfs 0.648 af
12.0" Round Pipe n=0.012 L=20.0' S=0.0485 '/' Capacity=8.5 cfs Outflow=3.3 cfs 0.648 af

Reach 6R: Avg. Flow Depth=0.13' Max Vel=0.72 fps Inflow=3.3 cfs 0.648 af
n=0.080 L=803.0' S=0.0248 '/' Capacity=9.3 cfs Outflow=3.1 cfs 0.648 af

Reach 7R: Avg. Flow Depth=0.15' Max Vel=0.71 fps Inflow=5.2 cfs 0.489 af
n=0.080 L=873.0' S=0.0206 '/' Capacity=8.5 cfs Outflow=3.5 cfs 0.489 af

Link SP-1: Inflow=25.9 cfs 4.948 af
Primary=25.9 cfs 4.948 af

Total Runoff Area = 28.594 ac Runoff Volume = 4.948 af Average Runoff Depth = 2.08"
95.40% Pervious = 27.278 ac 4.60% Impervious = 1.317 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Runoff Area=239,875 sf 6.30% Impervious Runoff Depth=2.42"
Flow Length=928' Tc=79.7 min CN=51 Runoff=4.7 cfs 1.110 af

Subcatchment 2S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=2.85"
Flow Length=612' Tc=34.8 min CN=55 Runoff=5.6 cfs 0.785 af

Subcatchment 3S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=3.75"
Flow Length=612' Tc=47.4 min CN=63 Runoff=5.8 cfs 0.921 af

Subcatchment 4S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=4.78"
Flow Length=699' Tc=14.6 min CN=72 Runoff=8.8 cfs 0.826 af

Subcatchment 5S: Runoff Area=616,776 sf 1.65% Impervious Runoff Depth=4.32"
Flow Length=809' Tc=47.9 min UI Adjusted CN=68 Runoff=32.0 cfs 5.097 af

Subcatchment 6S: Runoff Area=26,339 sf 0.00% Impervious Runoff Depth=4.90"
Tc=6.0 min CN=73 Runoff=3.4 cfs 0.247 af

Reach 1R: Avg. Flow Depth=0.42' Max Vel=1.70 fps Inflow=8.1 cfs 1.894 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=8.1 cfs 1.894 af

Reach 2R: Avg. Flow Depth=0.23' Max Vel=1.00 fps Inflow=8.1 cfs 1.894 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=8.0 cfs 1.894 af

Reach 3R: Avg. Flow Depth=0.82' Max Vel=6.58 fps Inflow=5.6 cfs 0.785 af
15.0" Round Pipe n=0.012 L=282.0' S=0.0110 '/' Capacity=7.3 cfs Outflow=5.6 cfs 0.785 af

Reach 4R: Avg. Flow Depth=0.54' Max Vel=10.08 fps Inflow=5.8 cfs 0.921 af
18.0" Round Pipe n=0.012 L=20.0' S=0.0335 '/' Capacity=20.8 cfs Outflow=5.8 cfs 0.921 af

Reach 5R: Avg. Flow Depth=0.64' Max Vel=11.82 fps Inflow=6.2 cfs 1.168 af
12.0" Round Pipe n=0.012 L=20.0' S=0.0485 '/' Capacity=8.5 cfs Outflow=6.2 cfs 1.168 af

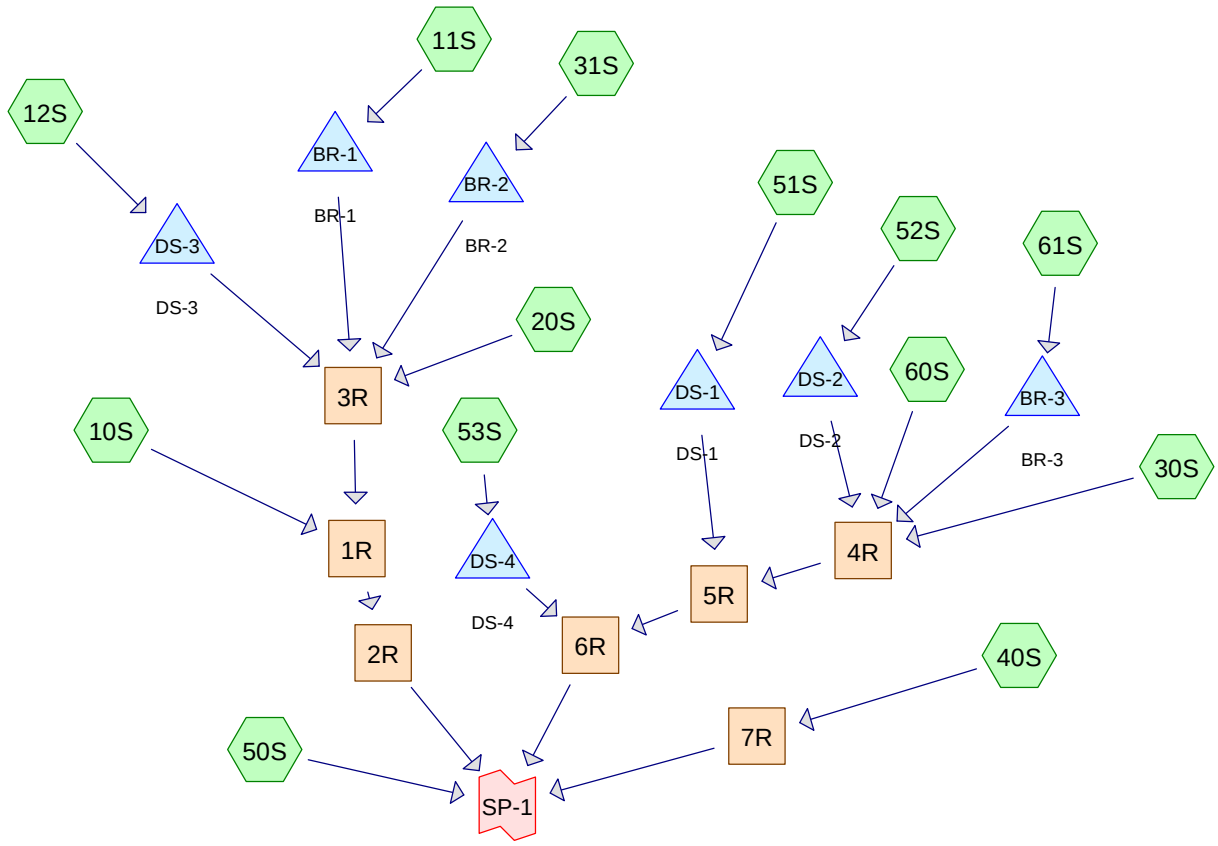
Reach 6R: Avg. Flow Depth=0.19' Max Vel=0.91 fps Inflow=6.2 cfs 1.168 af
n=0.080 L=803.0' S=0.0248 '/' Capacity=9.3 cfs Outflow=5.9 cfs 1.168 af

Reach 7R: Avg. Flow Depth=0.21' Max Vel=0.88 fps Inflow=8.8 cfs 0.826 af
n=0.080 L=873.0' S=0.0206 '/' Capacity=8.5 cfs Outflow=6.4 cfs 0.826 af

Link SP-1: Inflow=49.9 cfs 8.985 af
Primary=49.9 cfs 8.985 af

Total Runoff Area = 28.594 ac Runoff Volume = 8.985 af Average Runoff Depth = 3.77"
95.40% Pervious = 27.278 ac 4.60% Impervious = 1.317 ac

ATTACHMENT B (II) -POST-DEVELOPMENT MODEL RESULTS



Subcat Reach Pond Link

Routing Diagram for 25-36465 POST
Prepared by Atlantic Resource Consultants, Printed 6/7/2026
HydroCAD® 10.00-22 s/n 08018 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Runoff Area=216,967 sf 5.22% Impervious Runoff Depth=0.11"
Flow Length=905' Tc=79.3 min CN=50 Runoff=0.1 cfs 0.045 af

Subcatchment 11S: Runoff Area=16,842 sf 0.00% Impervious Runoff Depth=1.46"
Tc=6.0 min CN=82 Runoff=0.6 cfs 0.047 af

Subcatchment 12S: Runoff Area=6,066 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.4 cfs 0.033 af

Subcatchment 20S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=0.22"
Flow Length=612' Tc=34.8 min CN=55 Runoff=0.2 cfs 0.061 af

Subcatchment 30S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=0.48"
Flow Length=612' Tc=47.4 min CN=63 Runoff=0.5 cfs 0.117 af

Subcatchment 31S: Runoff Area=12,092 sf 0.00% Impervious Runoff Depth=0.92"
Tc=6.0 min CN=73 Runoff=0.3 cfs 0.021 af

Subcatchment 40S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=0.87"
Flow Length=699' Tc=20.7 min CN=72 Runoff=1.3 cfs 0.150 af

Subcatchment 50S: Runoff Area=582,688 sf 0.54% Impervious Runoff Depth=0.68"
Flow Length=599' Tc=55.5 min CN=68 Runoff=3.7 cfs 0.757 af

Subcatchment 51S: Runoff Area=9,875 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.7 cfs 0.054 af

Subcatchment 52S: Runoff Area=6,480 sf 64.94% Impervious Runoff Depth=1.14"
Tc=6.0 min CN=77 Runoff=0.2 cfs 0.014 af

Subcatchment 53S: Runoff Area=10,126 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.7 cfs 0.056 af

Subcatchment 60S: Runoff Area=8,562 sf 0.00% Impervious Runoff Depth=0.13"
Tc=6.0 min CN=51 Runoff=0.0 cfs 0.002 af

Subcatchment 61S: Runoff Area=5,285 sf 22.59% Impervious Runoff Depth=1.08"
Tc=6.0 min CN=76 Runoff=0.1 cfs 0.011 af

Reach 1R: Avg. Flow Depth=0.06' Max Vel=0.50 fps Inflow=0.3 cfs 0.126 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=0.3 cfs 0.126 af

Reach 2R: Avg. Flow Depth=0.03' Max Vel=0.29 fps Inflow=0.3 cfs 0.126 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=0.3 cfs 0.126 af

Reach 3R: Avg. Flow Depth=0.15' Max Vel=4.10 fps Inflow=0.3 cfs 0.080 af
12.0" Round Pipe n=0.012 L=201.0' S=0.0250 '/' Capacity=6.1 cfs Outflow=0.3 cfs 0.080 af

Reach 4R: Avg. Flow Depth=0.17' Max Vel=5.09 fps Inflow=0.6 cfs 0.126 af
18.0" Round Pipe n=0.012 L=328.0' S=0.0322 '/' Capacity=20.4 cfs Outflow=0.6 cfs 0.126 af

Reach 5R: Avg. Flow Depth=0.27' Max Vel=2.73 fps Inflow=0.6 cfs 0.135 af
18.0" Round Pipe n=0.012 L=169.0' S=0.0053 '/' Capacity=8.3 cfs Outflow=0.6 cfs 0.135 af

Reach 6R: Avg. Flow Depth=0.05' Max Vel=0.37 fps Inflow=0.7 cfs 0.162 af
n=0.080 L=614.0' S=0.0228 '/' Capacity=8.9 cfs Outflow=0.6 cfs 0.162 af

Reach 7R: Avg. Flow Depth=0.06' Max Vel=0.41 fps Inflow=1.3 cfs 0.150 af
n=0.080 L=803.0' S=0.0224 '/' Capacity=8.8 cfs Outflow=0.7 cfs 0.150 af

Pond BR-1: BR-1 Peak Elev=242.50' Storage=590 cf Inflow=0.6 cfs 0.047 af
Discarded=0.1 cfs 0.044 af Primary=0.0 cfs 0.003 af Outflow=0.1 cfs 0.047 af

Pond BR-2: BR-2 Peak Elev=241.76' Storage=223 cf Inflow=0.3 cfs 0.021 af
Discarded=0.0 cfs 0.017 af Primary=0.0 cfs 0.004 af Outflow=0.1 cfs 0.021 af

Pond BR-3: BR-3 Peak Elev=241.77' Storage=104 cf Inflow=0.1 cfs 0.011 af
Discarded=0.0 cfs 0.008 af Primary=0.0 cfs 0.003 af Outflow=0.0 cfs 0.011 af

Pond DS-1: DS-1 Peak Elev=241.06' Storage=804 cf Inflow=0.7 cfs 0.054 af
Discarded=0.1 cfs 0.045 af Primary=0.0 cfs 0.010 af Outflow=0.1 cfs 0.054 af

Pond DS-2: DS-2 Peak Elev=241.55' Storage=153 cf Inflow=0.2 cfs 0.014 af
Discarded=0.0 cfs 0.011 af Primary=0.0 cfs 0.004 af Outflow=0.0 cfs 0.014 af

Pond DS-3: DS-3 Peak Elev=239.86' Storage=302 cf Inflow=0.4 cfs 0.033 af
Discarded=0.0 cfs 0.021 af Primary=0.1 cfs 0.012 af Outflow=0.1 cfs 0.033 af

Pond DS-4: DS-4 Peak Elev=239.76' Storage=278 cf Inflow=0.7 cfs 0.056 af
Discarded=0.0 cfs 0.029 af Primary=0.3 cfs 0.026 af Outflow=0.4 cfs 0.056 af

Link SP-1: Inflow=4.6 cfs 1.194 af
Primary=4.6 cfs 1.194 af

Total Runoff Area = 28.411 ac Runoff Volume = 1.368 af Average Runoff Depth = 0.58"
93.70% Pervious = 26.620 ac 6.30% Impervious = 1.790 ac

Summary for Subcatchment 10S:

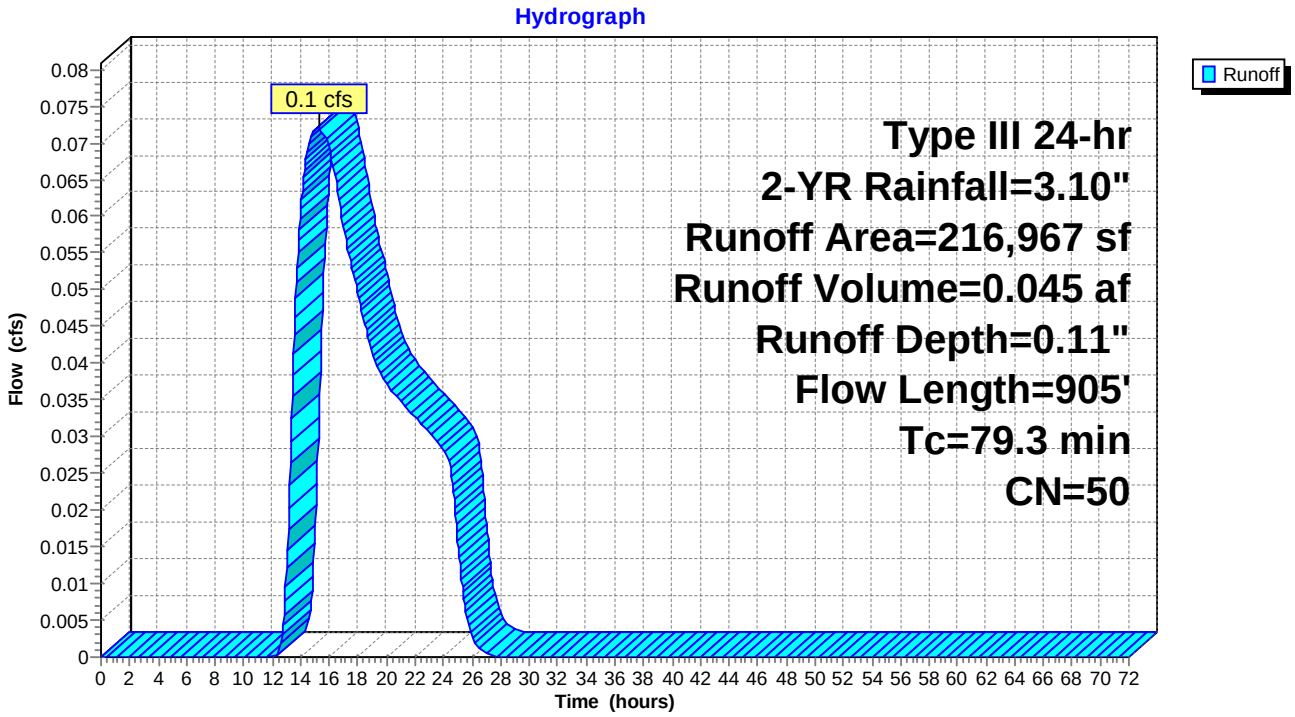
Runoff = 0.1 cfs @ 15.23 hrs, Volume= 0.045 af, Depth= 0.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	19,980	76	Gravel roads, HSG A
	7,572	98	Roofs, HSG D
*	9,860	61	1/4 acre lots, 38% imp, HSG A (OFFSITE)
	105,918	30	Woods, Good, HSG A
*	31,181	77	Woods, Good, HSG D (WETLANDS)
	22,254	68	<50% Grass cover, Poor, HSG A
	20,202	39	>75% Grass cover, Good, HSG A
	216,967	50	Weighted Average
	205,648		94.78% Pervious Area
	11,319		5.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.2	75	0.0200	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.10"
13.8	269	0.0170	0.33		**Shallow Concentrated Flow, B-C** Forest w/Heavy Litter Kv= 2.5 fps
15.6	119	0.0160	0.13	0.41	**Trap/Vee/Rect Channel Flow, C-D** Bot.W=5.00' D=0.50' Z= 3.0 '/' Top.W=8.00' n= 0.800 Sheet flow: Woods+dense brush
0.5	201	0.0170	7.44	9.12	**Pipe Channel, D-E** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
19.2	241	0.0070	0.21		**Shallow Concentrated Flow, E-F** Forest w/Heavy Litter Kv= 2.5 fps
79.3	905	Total			

Subcatchment 10S:



Summary for Subcatchment 11S:

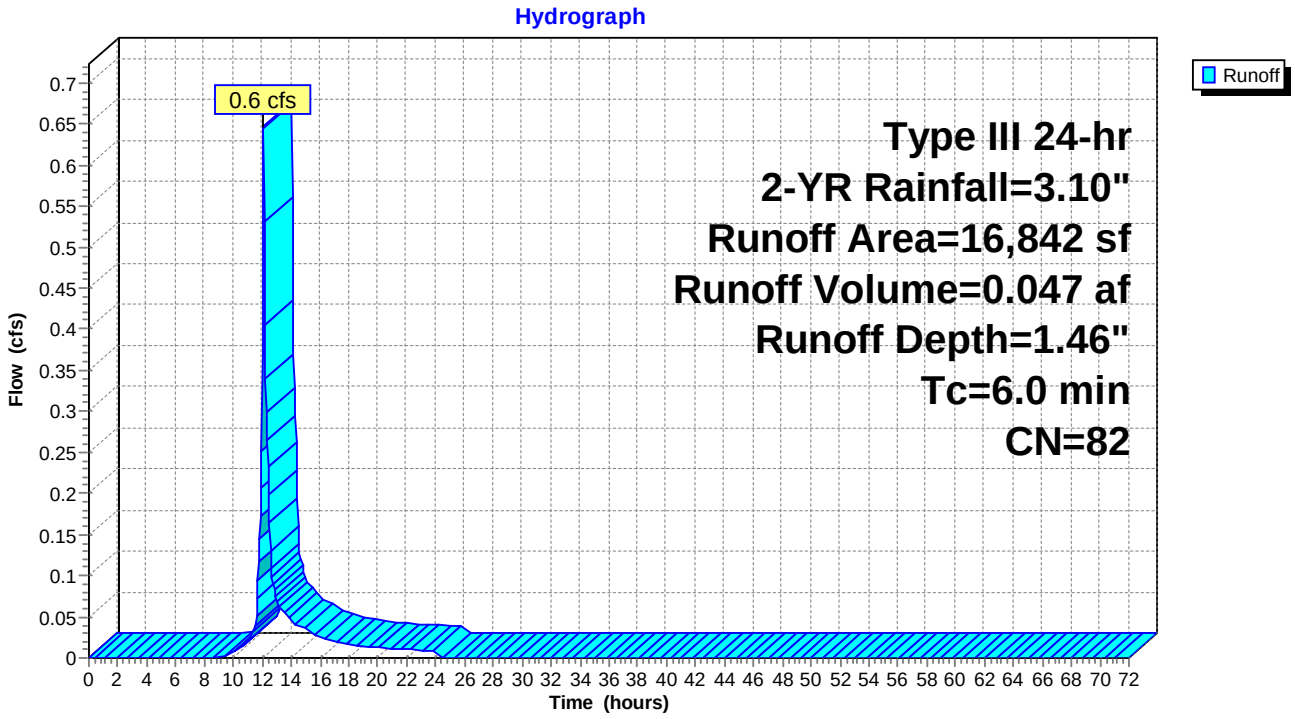
Runoff = 0.6 cfs @ 12.09 hrs, Volume= 0.047 af, Depth= 1.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
12,633	96	Gravel surface, HSG D
4,209	39	>75% Grass cover, Good, HSG A
16,842	82	Weighted Average
16,842		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 11S:



Summary for Subcatchment 12S:

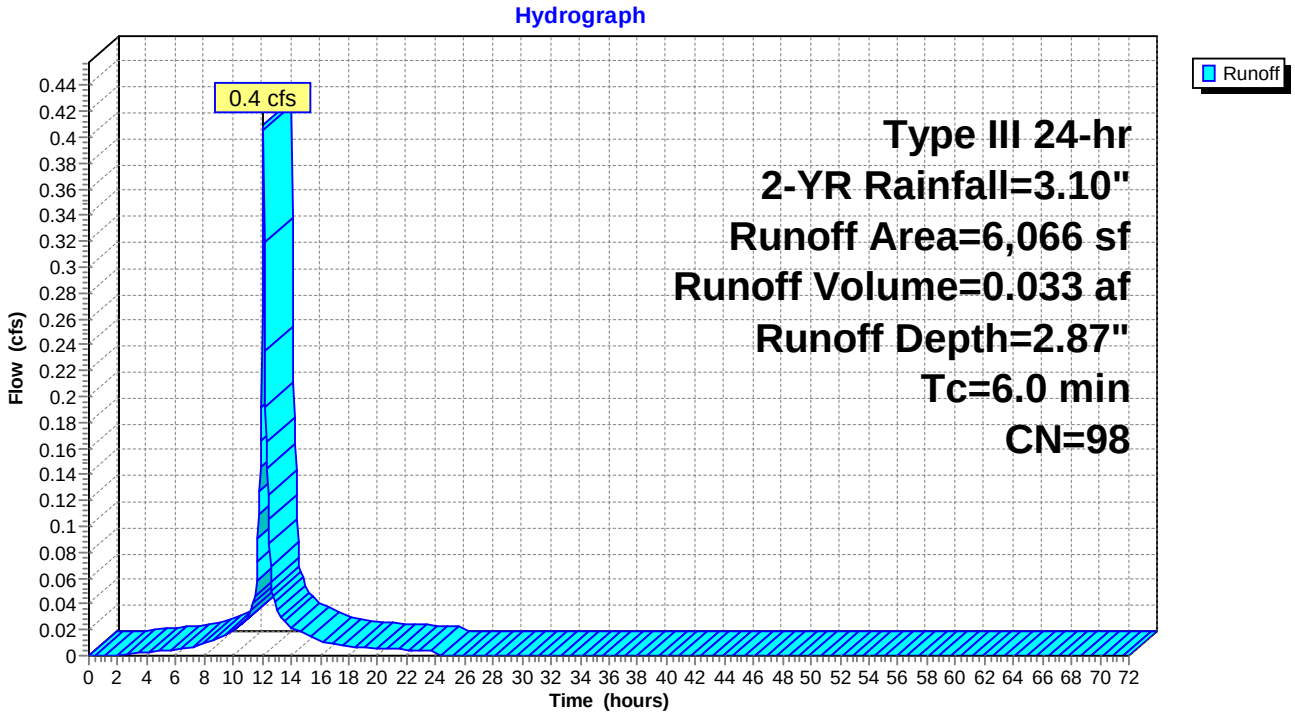
Runoff = 0.4 cfs @ 12.09 hrs, Volume= 0.033 af, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
6,066	98	Roofs, HSG D
6,066		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 12S:



Summary for Subcatchment 20S:

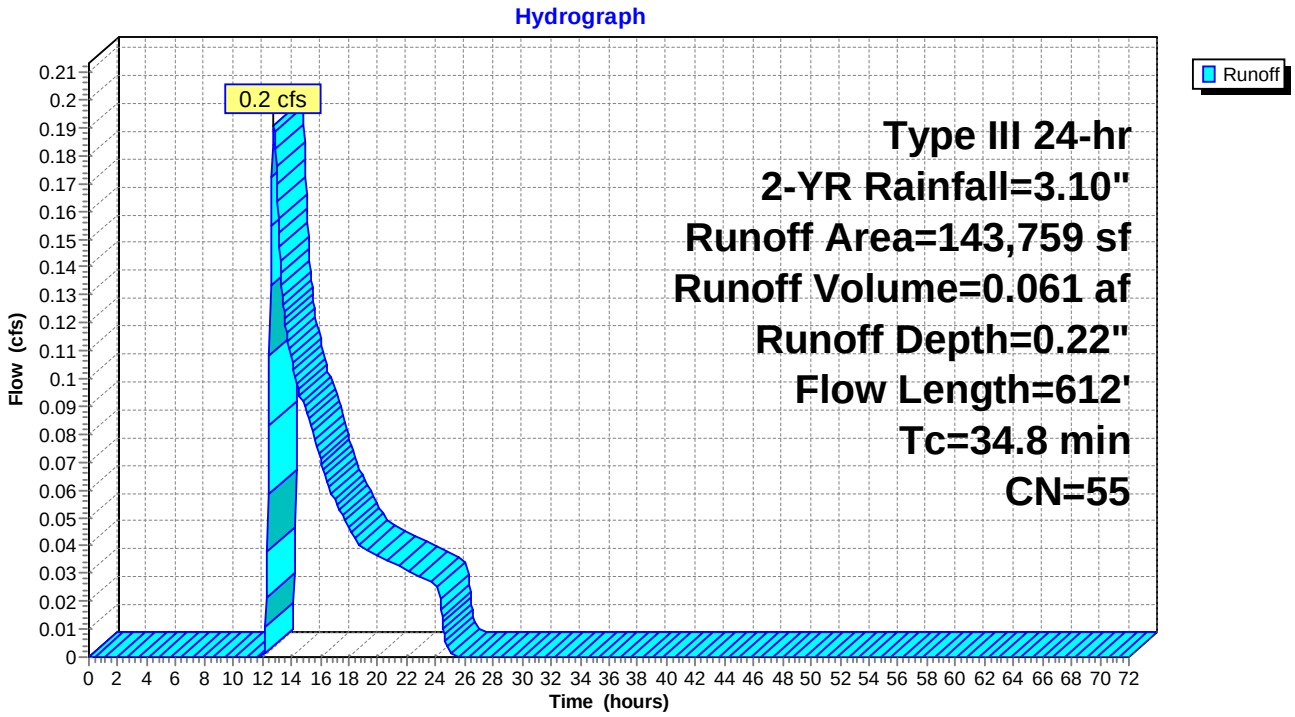
Runoff = 0.2 cfs @ 12.79 hrs, Volume= 0.061 af, Depth= 0.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	1,897	96	Gravel surface, HSG C
	2,812	96	Gravel surface, HSG A
	4,296	74	>75% Grass cover, Good, HSG C
	5,516	39	>75% Grass cover, Good, HSG A
*	53,256	30	Woods, Good, HSG A (OFFSITE)
*	15,978	72	Woods/grass comb., Good, HSG C (OFFSITE)
*	34,153	80	1/2 acre lots, 25% imp, HSG C (OFFSITE)
*	25,851	54	1/2 acre lots, 25% imp, HSG A (OFFSITE)
	143,759	55	Weighted Average
	128,758		89.57% Pervious Area
	15,001		10.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	51	0.0780	0.07		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.10"
1.5	58	0.0080	0.63		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
20.4	503	0.0270	0.41		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
34.8	612	Total			

Subcatchment 20S:



Summary for Subcatchment 30S:

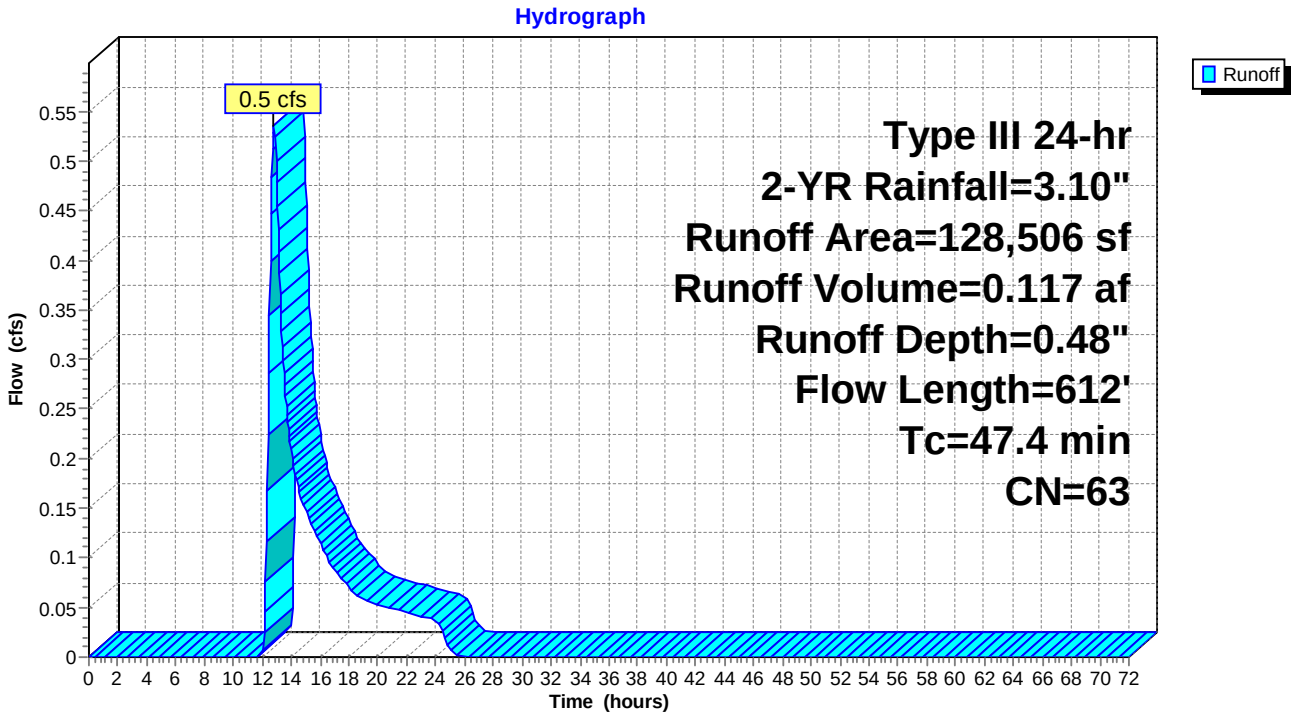
Runoff = 0.5 cfs @ 12.80 hrs, Volume= 0.117 af, Depth= 0.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	1,878	96	Gravel surface, HSG C
	2,328	96	Gravel surface, HSG A
	3,117	74	>75% Grass cover, Good, HSG C
	7,509	39	>75% Grass cover, Good, HSG A
	19,834	68	<50% Grass cover, Poor, HSG A
*	27,367	30	Woods, Good, HSG A (OFFSITE)
	33,248	70	Woods, Good, HSG C
*	33,225	80	1/2 acre lots, 25% imp, HSG C (OFFSITE)
	128,506	63	Weighted Average
	120,200		93.54% Pervious Area
	8,306		6.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.4	115	0.0340	0.06		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.10"
2.5	122	0.0130	0.80		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
7.3	236	0.0460	0.54		**Shallow Concentrated Flow, C-D** Forest w/Heavy Litter Kv= 2.5 fps
1.0	79	0.0370	1.35		**Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps
2.2	60	0.0320	0.45		**Shallow Concentrated Flow, E-F** Forest w/Heavy Litter Kv= 2.5 fps
47.4	612	Total			

Subcatchment 30S:



Summary for Subcatchment 31S:

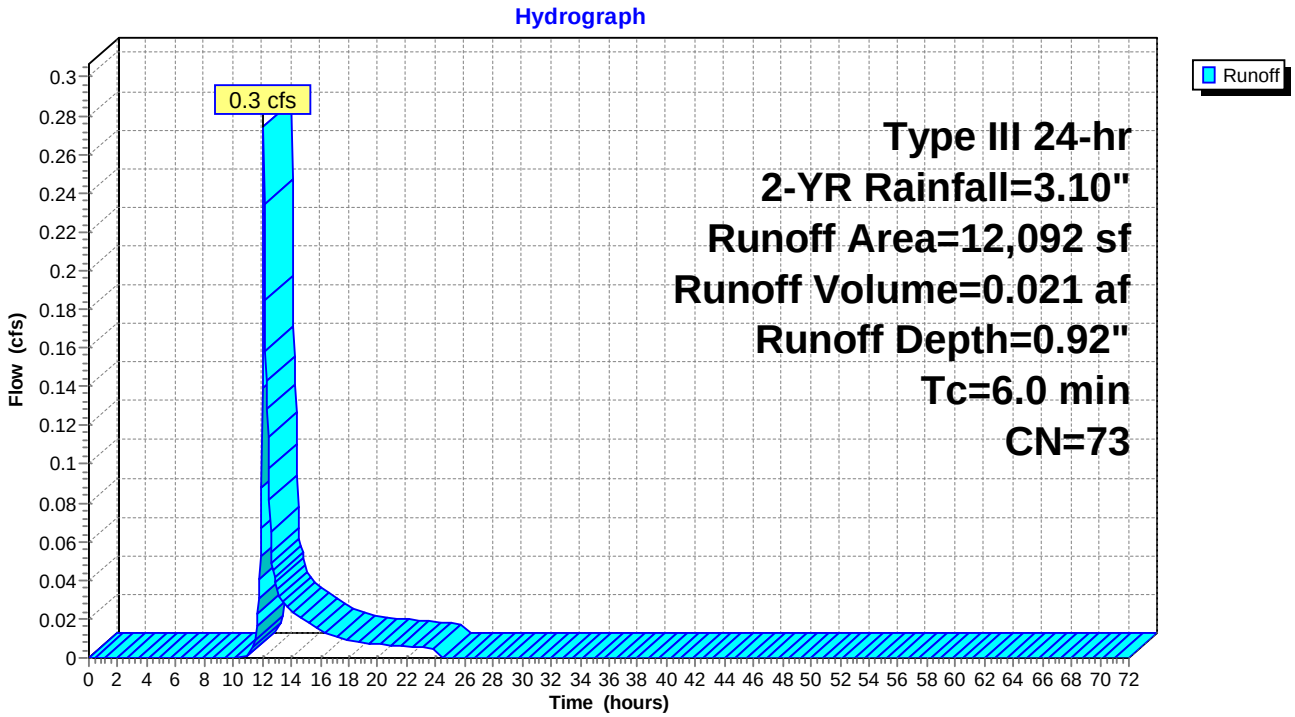
Runoff = 0.3 cfs @ 12.10 hrs, Volume= 0.021 af, Depth= 0.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
7,198	96	Gravel surface, HSG B
4,894	39	>75% Grass cover, Good, HSG A
12,092	73	Weighted Average
12,092		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 31S:



Summary for Subcatchment 40S:

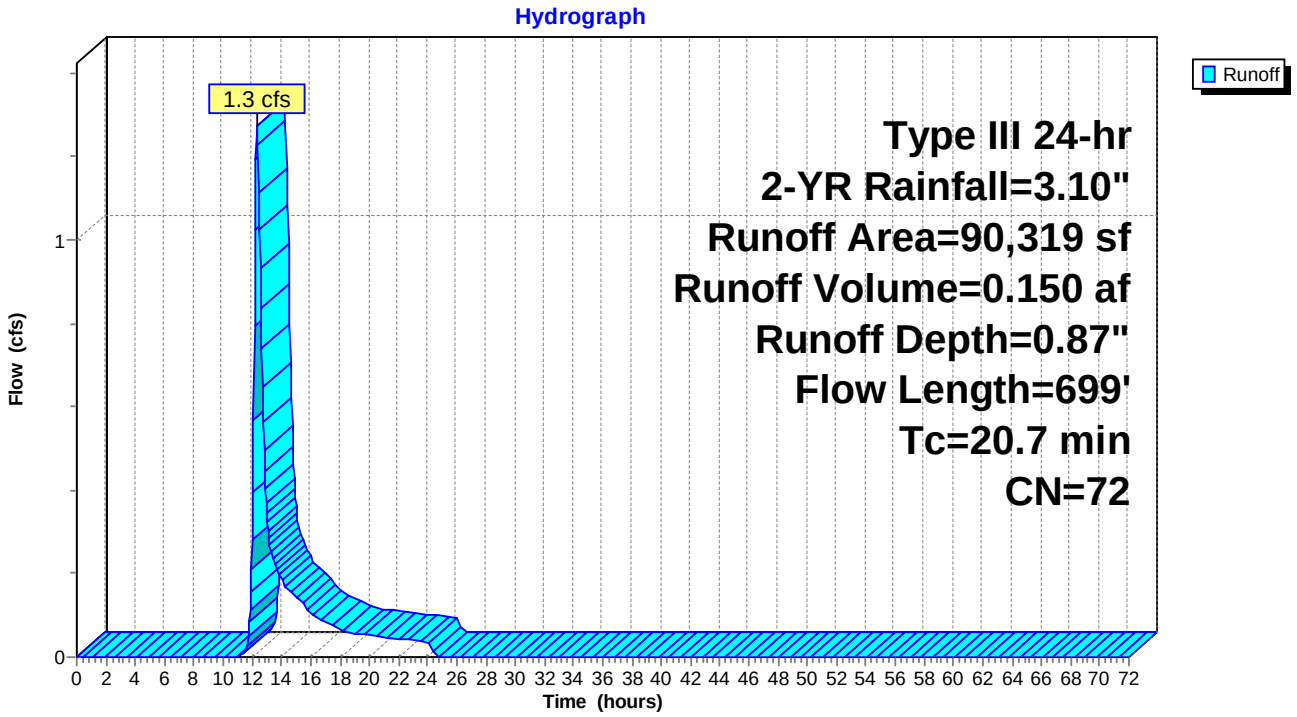
Runoff = 1.3 cfs @ 12.32 hrs, Volume= 0.150 af, Depth= 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
	8,816	70	Woods, Good, HSG C
	27,189	68	<50% Grass cover, Poor, HSG A
	1,086	96	Gravel surface, HSG A
	3,211	39	>75% Grass cover, Good, HSG A
*	15,087	70	Woods, Good, HSG C (OFFSITE)
*	34,930	80	1/2 acre lots, 25% imp, HSG C (OFFSITE)
	90,319	72	Weighted Average
	81,587		90.33% Pervious Area
	8,733		9.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	75	0.0460	0.15		**Sheet Flow, A-B** Grass: Dense n= 0.240 P2= 3.10"
8.4	372	0.0110	0.73		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
4.0	252	0.0230	1.06		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
20.7	699	Total			

Subcatchment 40S:



Summary for Subcatchment 50S:

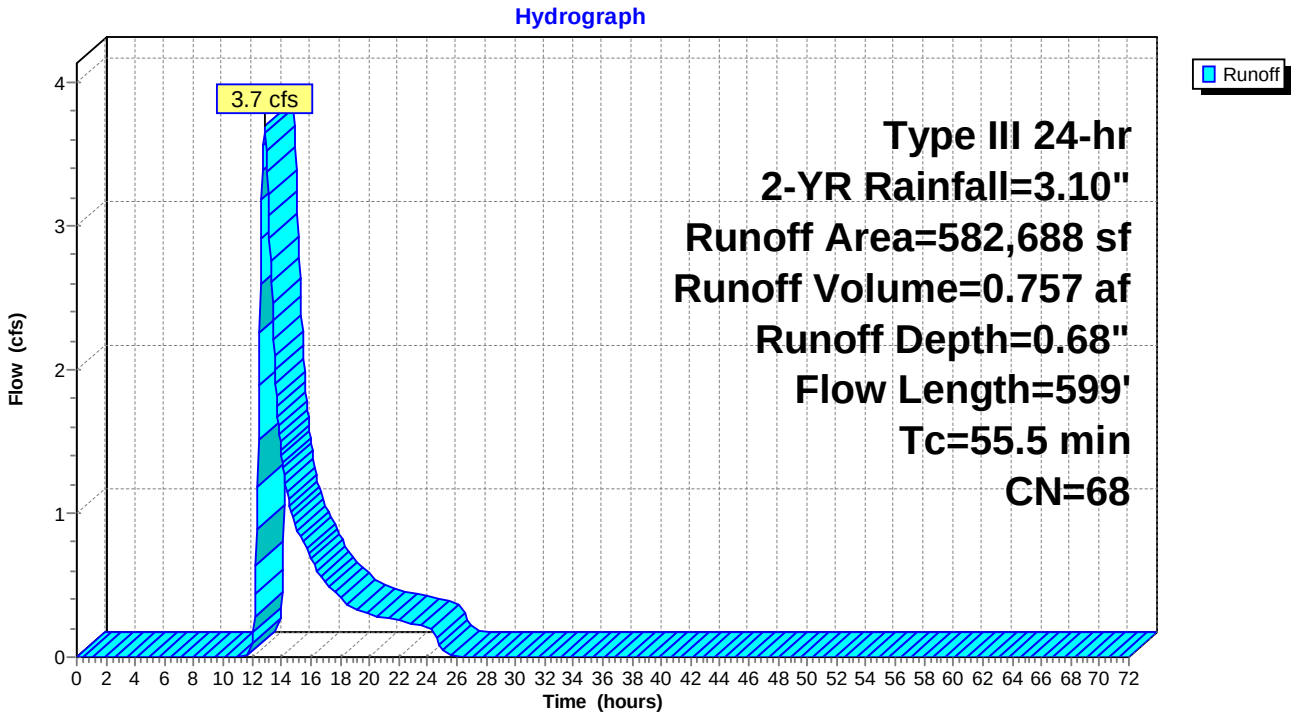
Runoff = 3.7 cfs @ 12.87 hrs, Volume= 0.757 af, Depth= 0.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	351,698	77	Woods, Good, HSG D (wetlands)
	70,894	72	Woods/grass comb., Good, HSG C
	57,075	30	Woods, Good, HSG A
	3,166	98	Unconnected roofs, HSG A
	14,625	86	<50% Grass cover, Poor, HSG C
	2,152	39	>75% Grass cover, Good, HSG A
	18,876	96	Gravel surface, HSG A
	64,202	39	>75% Grass cover, Good, HSG A
	582,688	68	Weighted Average
	579,522		99.46% Pervious Area
	3,166		0.54% Impervious Area
	3,166		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.0	75	0.0160	0.04		**Sheet Flow, A-B**
					Woods: Dense underbrush n= 0.800 P2= 3.10"
22.5	524	0.0240	0.39		**Shallow Concentrated Flow, C-D**
					Forest w/Heavy Litter Kv= 2.5 fps
55.5	599	Total			

Subcatchment 50S:



Summary for Subcatchment 51S:

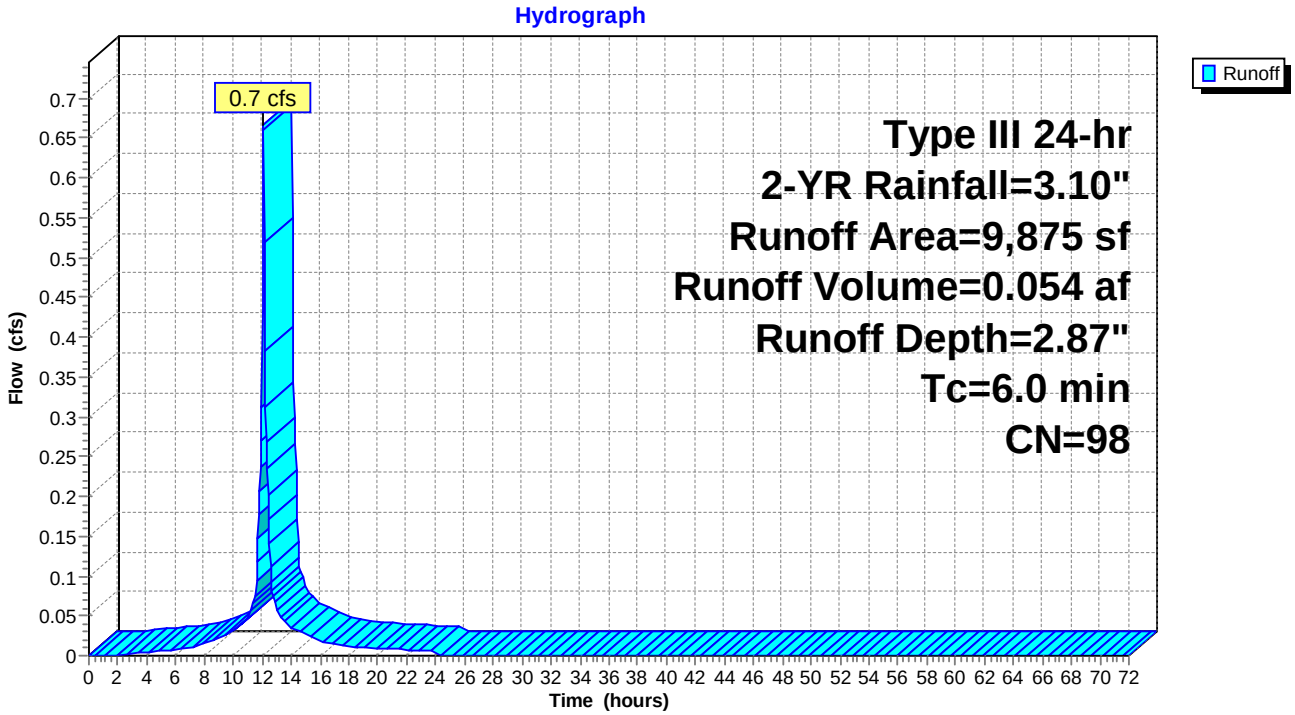
Runoff = 0.7 cfs @ 12.09 hrs, Volume= 0.054 af, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
9,875	98	Roofs, HSG D
9,875		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 51S:



Summary for Subcatchment 52S:

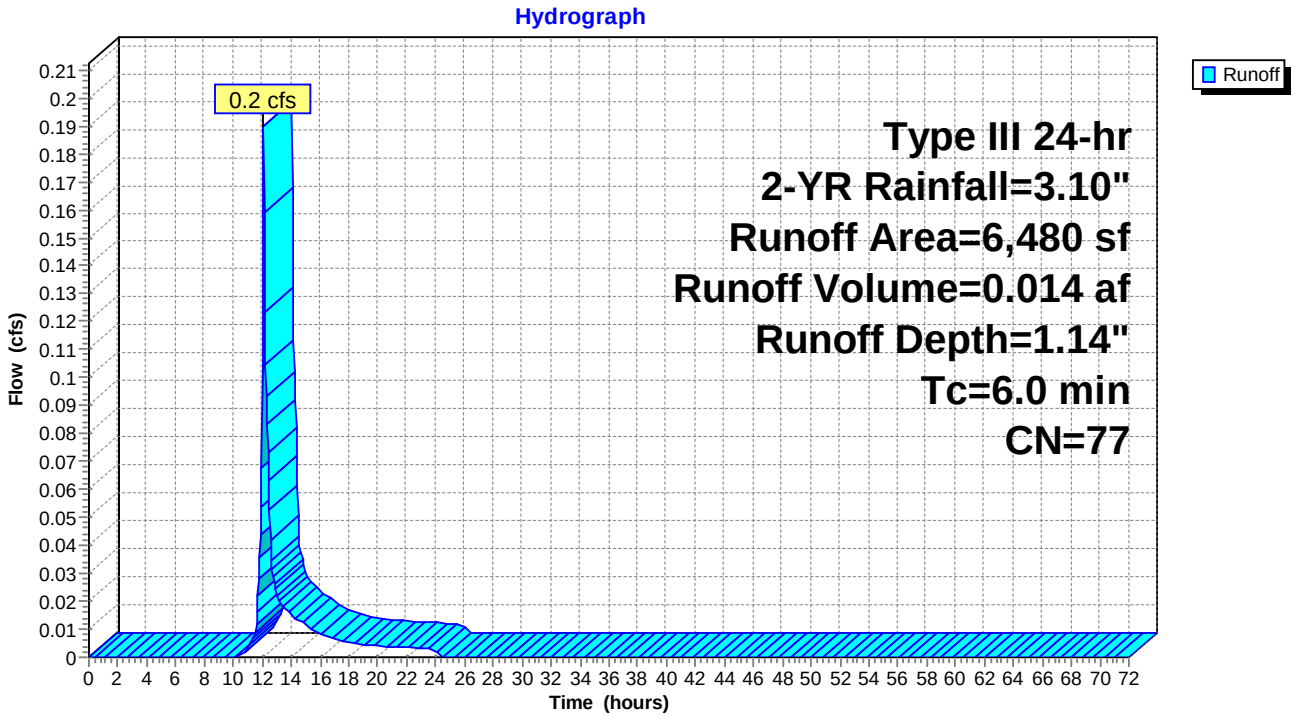
Runoff = 0.2 cfs @ 12.10 hrs, Volume= 0.014 af, Depth= 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
4,208	98	Roofs, HSG D
2,272	39	>75% Grass cover, Good, HSG A
6,480	77	Weighted Average
2,272		35.06% Pervious Area
4,208		64.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 52S:



Summary for Subcatchment 53S:

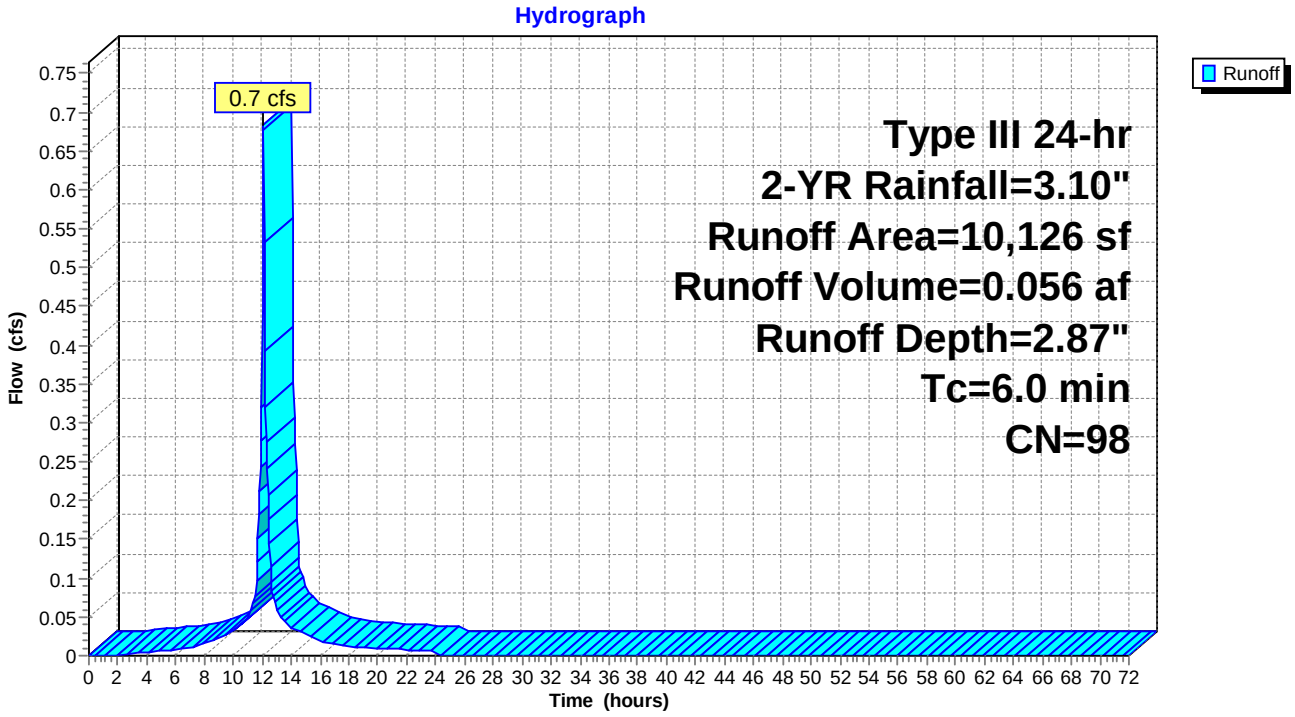
Runoff = 0.7 cfs @ 12.09 hrs, Volume= 0.056 af, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
10,126	98	Roofs, HSG D
10,126		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 53S:



Summary for Subcatchment 60S:

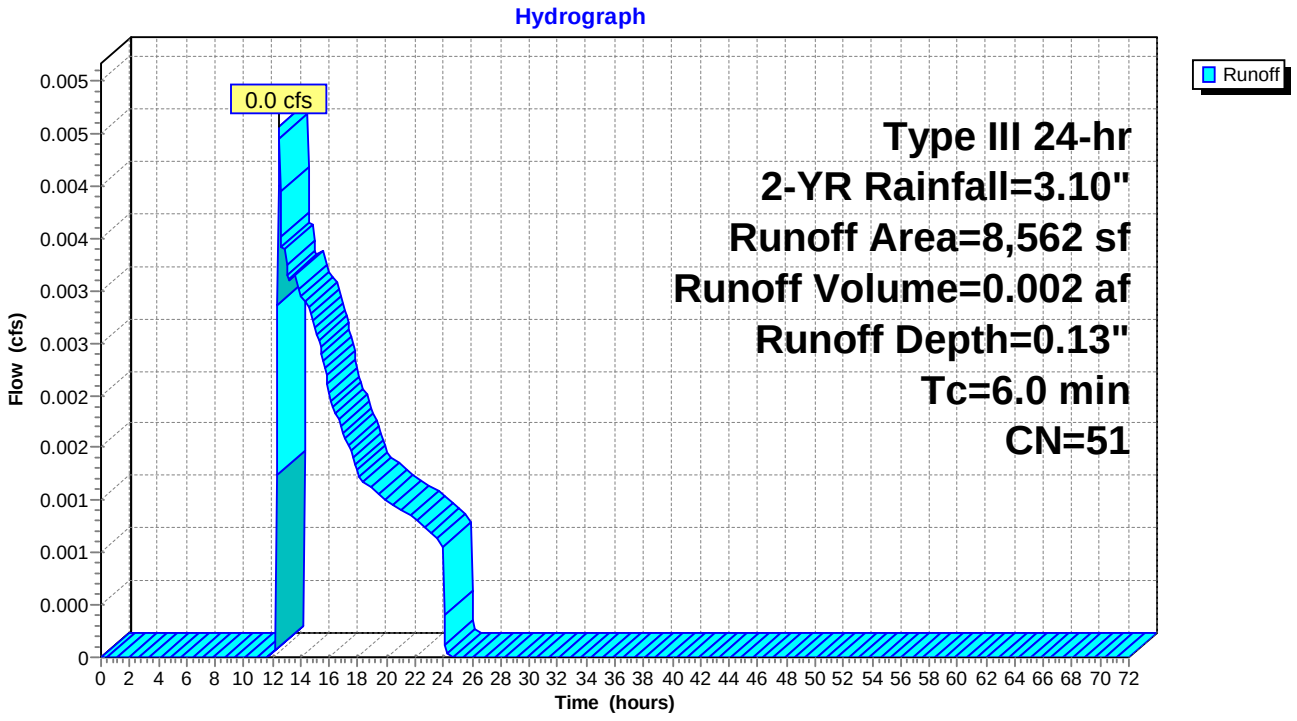
Runoff = 0.0 cfs @ 12.47 hrs, Volume= 0.002 af, Depth= 0.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
2,665	96	Gravel surface, HSG A
5,813	30	Woods, Good, HSG A
84	39	>75% Grass cover, Good, HSG A
8,562	51	Weighted Average
8,562		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 60S:



Summary for Subcatchment 61S:

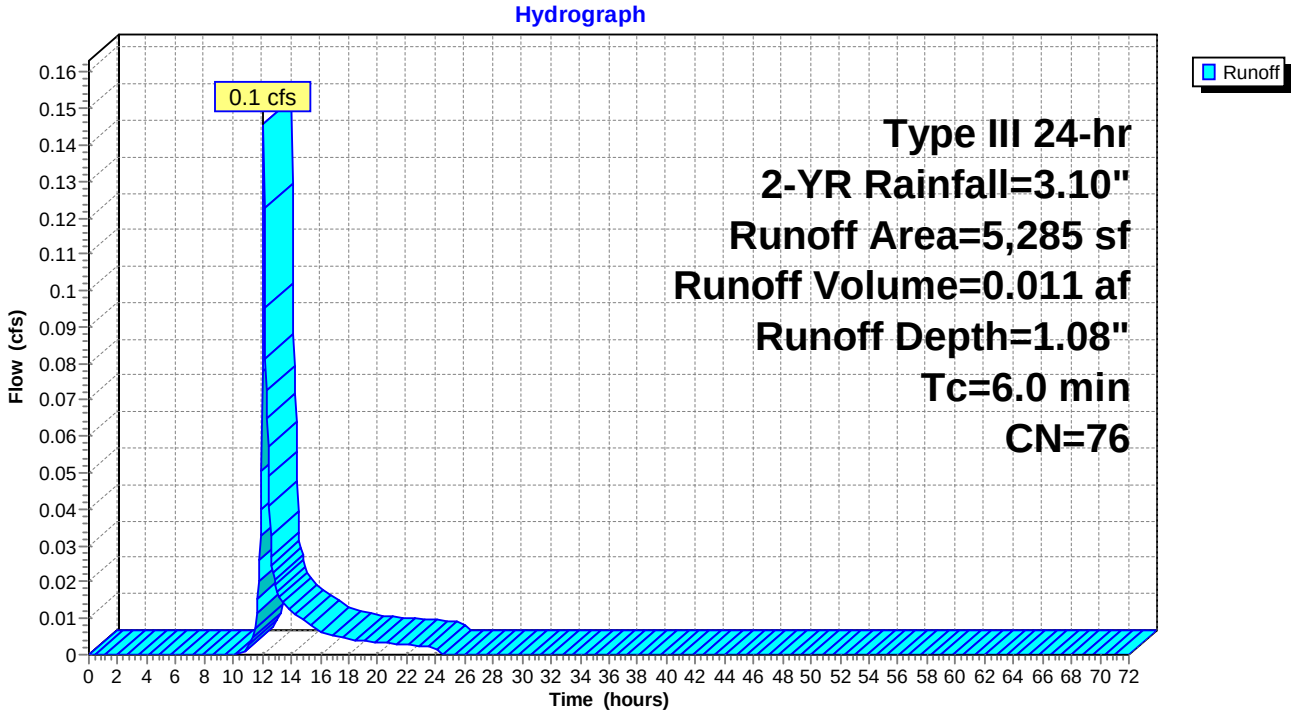
Runoff = 0.1 cfs @ 12.10 hrs, Volume= 0.011 af, Depth= 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Rainfall=3.10"

Area (sf)	CN	Description
1,194	98	Roofs, HSG D
2,199	96	Gravel surface, HSG B
1,892	39	>75% Grass cover, Good, HSG A
5,285	76	Weighted Average
4,091		77.41% Pervious Area
1,194		22.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 61S:



Summary for Reach 1R:

Inflow Area = 9.085 ac, 8.18% Impervious, Inflow Depth = 0.17" for 2-YR event
Inflow = 0.3 cfs @ 12.80 hrs, Volume= 0.126 af
Outflow = 0.3 cfs @ 12.95 hrs, Volume= 0.126 af, Atten= 1%, Lag= 9.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.50 fps, Min. Travel Time= 5.4 min
Avg. Velocity = 0.21 fps, Avg. Travel Time= 13.1 min

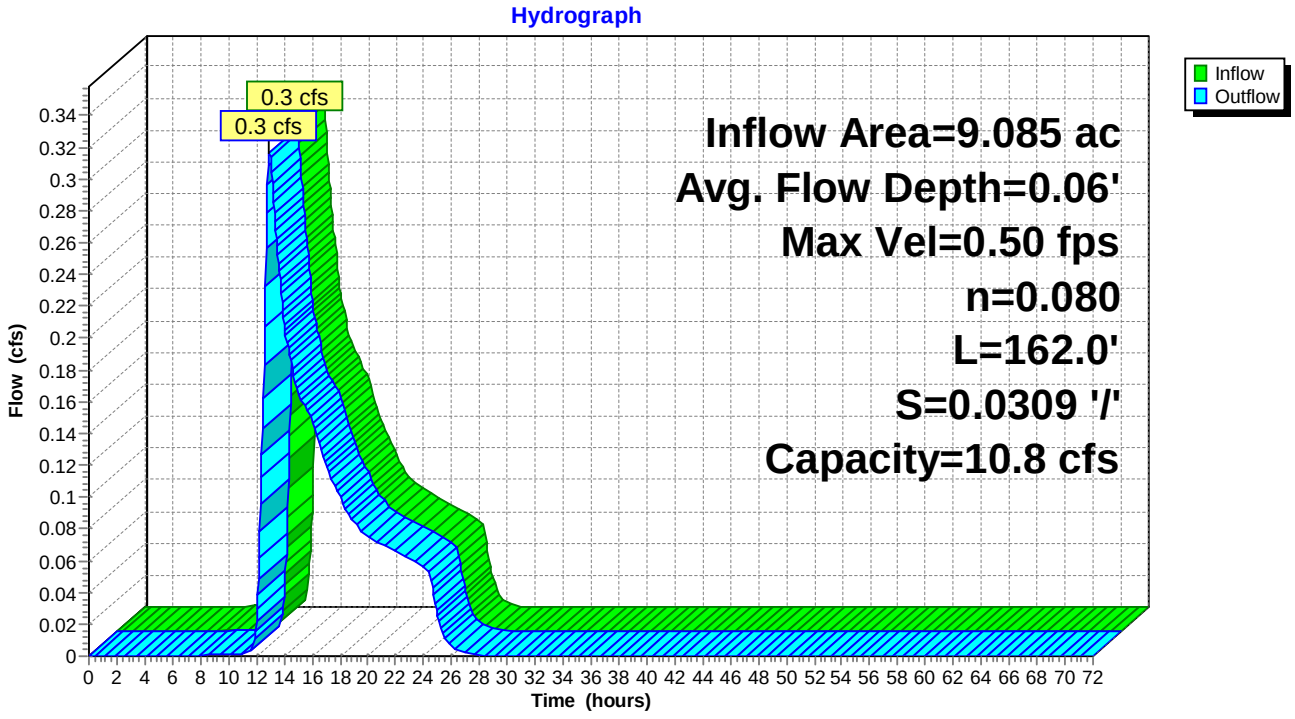
Peak Storage= 102 cf @ 12.86 hrs
Average Depth at Peak Storage= 0.06'
Bank-Full Depth= 0.50' Flow Area= 5.8 sf, Capacity= 10.8 cfs

10.00' x 0.50' deep channel, n= 0.080 Earth, dense brush, high stage
Side Slope Z-value= 3.0 '/' Top Width= 13.00'
Length= 162.0' Slope= 0.0309 '/'
Inlet Invert= 235.00', Outlet Invert= 230.00'



‡

Reach 1R:



Summary for Reach 2R:

Inflow Area = 9.085 ac, 8.18% Impervious, Inflow Depth = 0.17" for 2-YR event
Inflow = 0.3 cfs @ 12.95 hrs, Volume= 0.126 af
Outflow = 0.3 cfs @ 13.56 hrs, Volume= 0.126 af, Atten= 9%, Lag= 36.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.29 fps, Min. Travel Time= 19.3 min
Avg. Velocity = 0.10 fps, Avg. Travel Time= 53.2 min

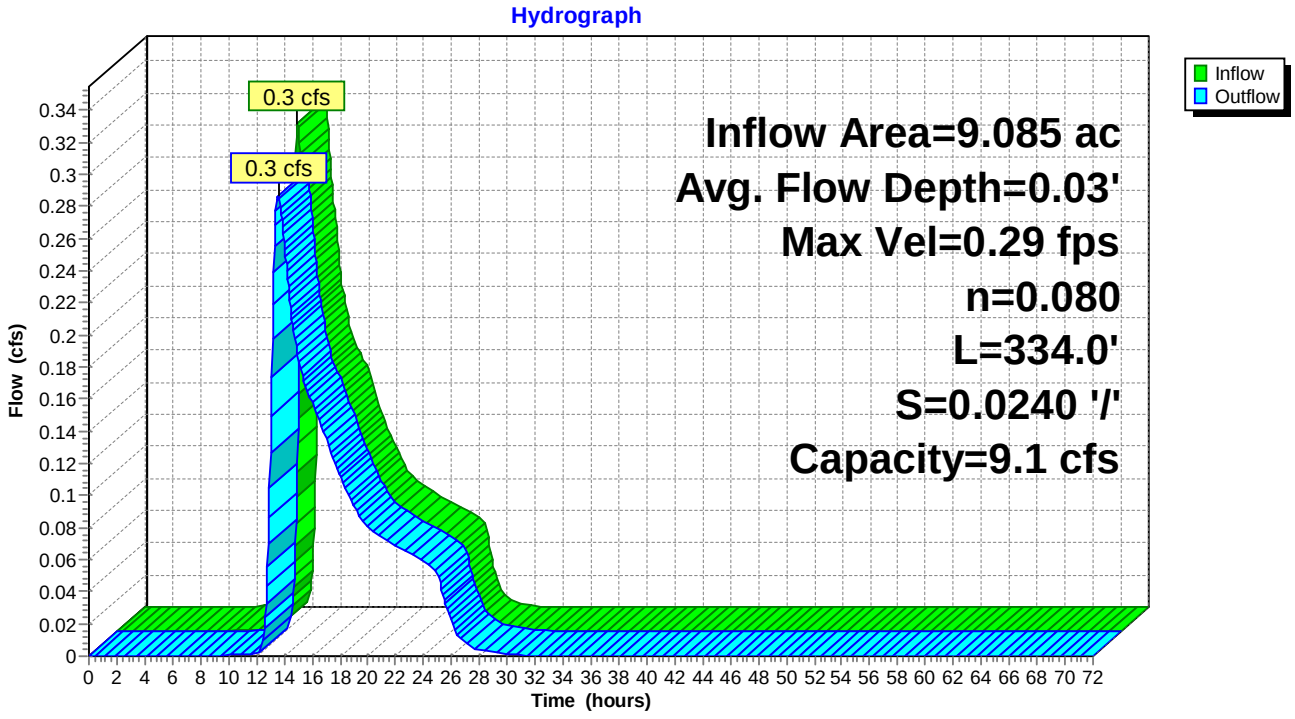
Peak Storage= 333 cf @ 13.23 hrs
Average Depth at Peak Storage= 0.03'
Bank-Full Depth= 0.25' Flow Area= 8.8 sf, Capacity= 9.1 cfs

30.00' x 0.25' deep channel, n= 0.080 Earth, dense brush, high stage
Side Slope Z-value= 20.0 '/' Top Width= 40.00'
Length= 334.0' Slope= 0.0240 '/'
Inlet Invert= 230.00', Outlet Invert= 222.00'



‡

Reach 2R:



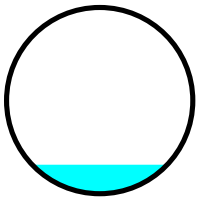
Summary for Reach 3R:

Inflow Area = 4.104 ac, 11.79% Impervious, Inflow Depth = 0.24" for 2-YR event
Inflow = 0.3 cfs @ 12.76 hrs, Volume= 0.080 af
Outflow = 0.3 cfs @ 12.78 hrs, Volume= 0.080 af, Atten= 0%, Lag= 1.4 min

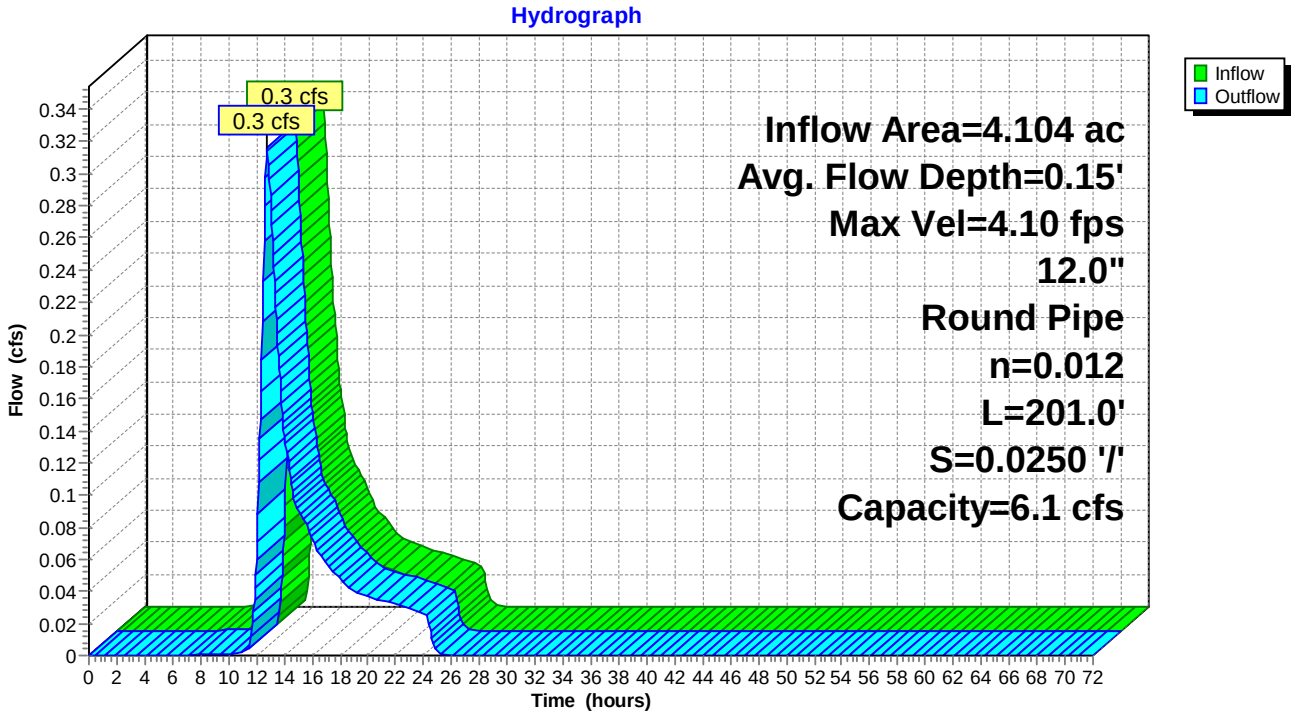
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.10 fps, Min. Travel Time= 0.8 min
Avg. Velocity = 1.72 fps, Avg. Travel Time= 1.9 min

Peak Storage= 16 cf @ 12.77 hrs
Average Depth at Peak Storage= 0.15'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 6.1 cfs

12.0" Round Pipe
n= 0.012
Length= 201.0' Slope= 0.0250 '/'
Inlet Invert= 242.83', Outlet Invert= 237.80'



Reach 3R:



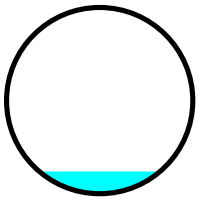
Summary for Reach 4R:

Inflow Area = 3.417 ac, 9.21% Impervious, Inflow Depth = 0.44" for 2-YR event
Inflow = 0.6 cfs @ 12.80 hrs, Volume= 0.126 af
Outflow = 0.6 cfs @ 12.83 hrs, Volume= 0.126 af, Atten= 0%, Lag= 1.9 min

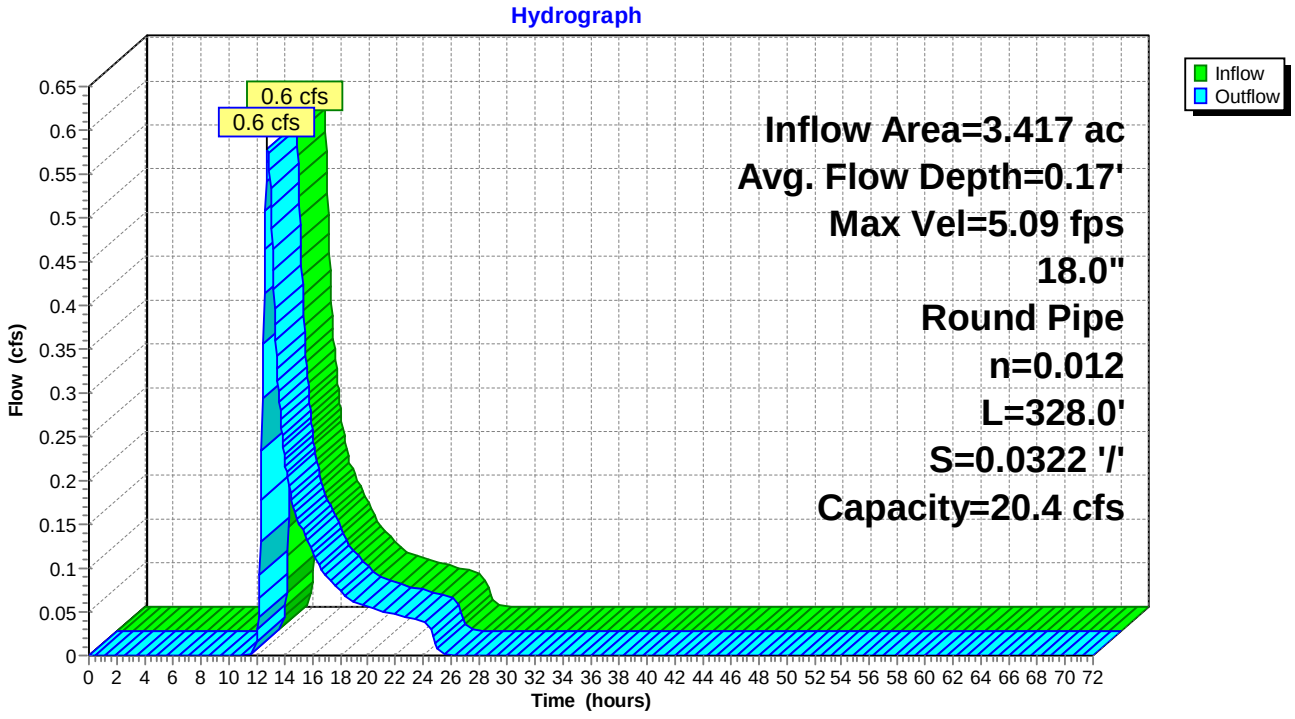
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 5.09 fps, Min. Travel Time= 1.1 min
Avg. Velocity = 2.59 fps, Avg. Travel Time= 2.1 min

Peak Storage= 37 cf @ 12.81 hrs
Average Depth at Peak Storage= 0.17'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 20.4 cfs

18.0" Round Pipe
n= 0.012
Length= 328.0' Slope= 0.0322 '/'
Inlet Invert= 245.05', Outlet Invert= 234.50'



Reach 4R:



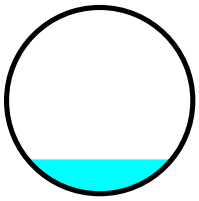
Summary for Reach 5R:

Inflow Area = 3.643 ac, 14.86% Impervious, Inflow Depth = 0.45" for 2-YR event
Inflow = 0.6 cfs @ 12.83 hrs, Volume= 0.135 af
Outflow = 0.6 cfs @ 12.86 hrs, Volume= 0.135 af, Atten= 0%, Lag= 1.8 min

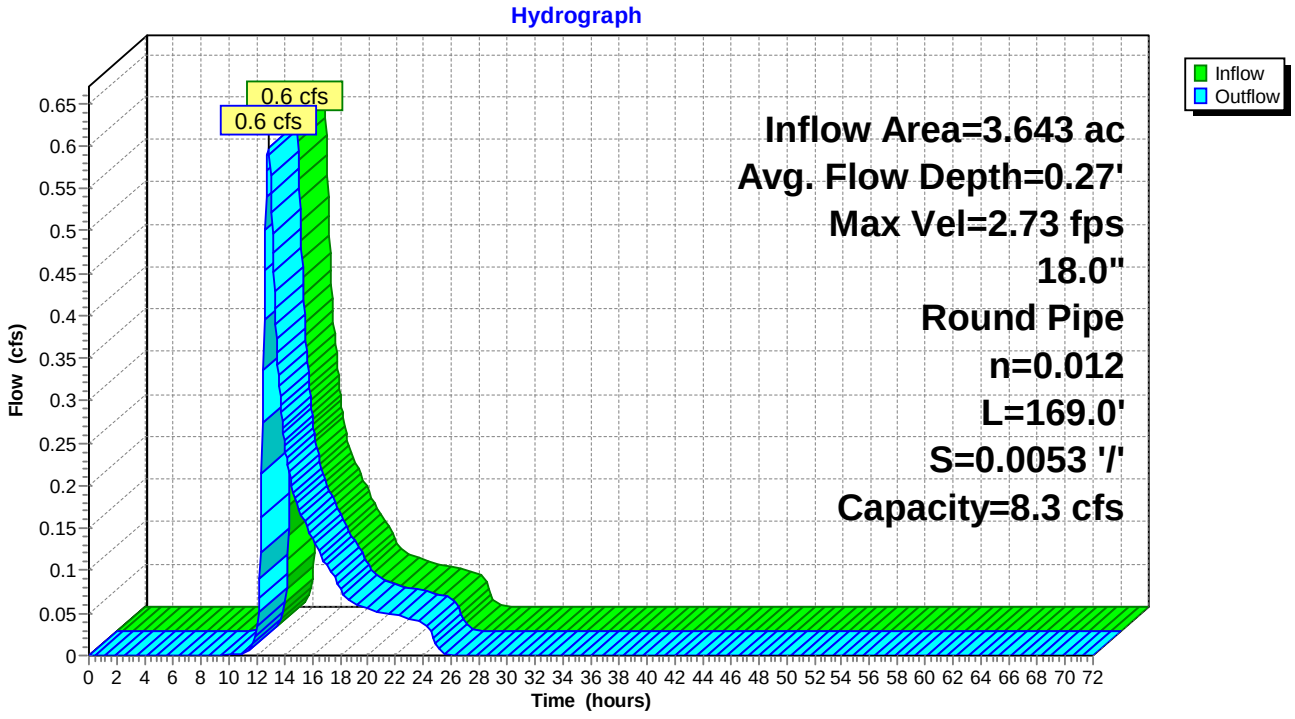
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.73 fps, Min. Travel Time= 1.0 min
Avg. Velocity = 1.05 fps, Avg. Travel Time= 2.7 min

Peak Storage= 37 cf @ 12.85 hrs
Average Depth at Peak Storage= 0.27'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 8.3 cfs

18.0" Round Pipe
n= 0.012
Length= 169.0' Slope= 0.0053 '/'
Inlet Invert= 234.40', Outlet Invert= 233.50'



Reach 5R:



Summary for Reach 6R:

Inflow Area = 3.876 ac, 19.97% Impervious, Inflow Depth = 0.50" for 2-YR event
Inflow = 0.7 cfs @ 12.69 hrs, Volume= 0.162 af
Outflow = 0.6 cfs @ 13.48 hrs, Volume= 0.162 af, Atten= 13%, Lag= 47.8 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.37 fps, Min. Travel Time= 27.3 min
Avg. Velocity = 0.09 fps, Avg. Travel Time= 108.9 min

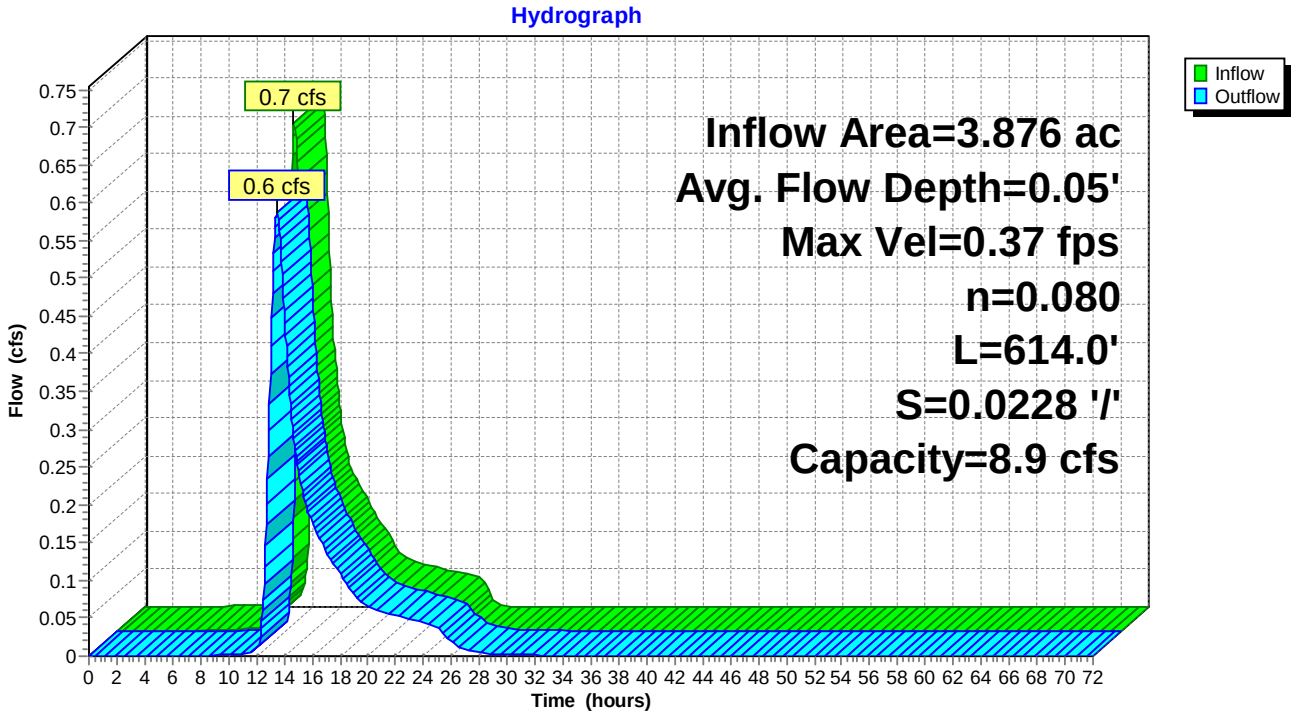
Peak Storage= 960 cf @ 13.03 hrs
Average Depth at Peak Storage= 0.05'
Bank-Full Depth= 0.25' Flow Area= 8.8 sf, Capacity= 8.9 cfs

30.00' x 0.25' deep channel, n= 0.080
Side Slope Z-value= 20.0 '/' Top Width= 40.00'
Length= 614.0' Slope= 0.0228 '/'
Inlet Invert= 236.00', Outlet Invert= 222.00'



‡

Reach 6R:



Summary for Reach 7R:

Inflow Area = 2.073 ac, 9.67% Impervious, Inflow Depth = 0.87" for 2-YR event
Inflow = 1.3 cfs @ 12.32 hrs, Volume= 0.150 af
Outflow = 0.7 cfs @ 13.20 hrs, Volume= 0.150 af, Atten= 42%, Lag= 52.8 min

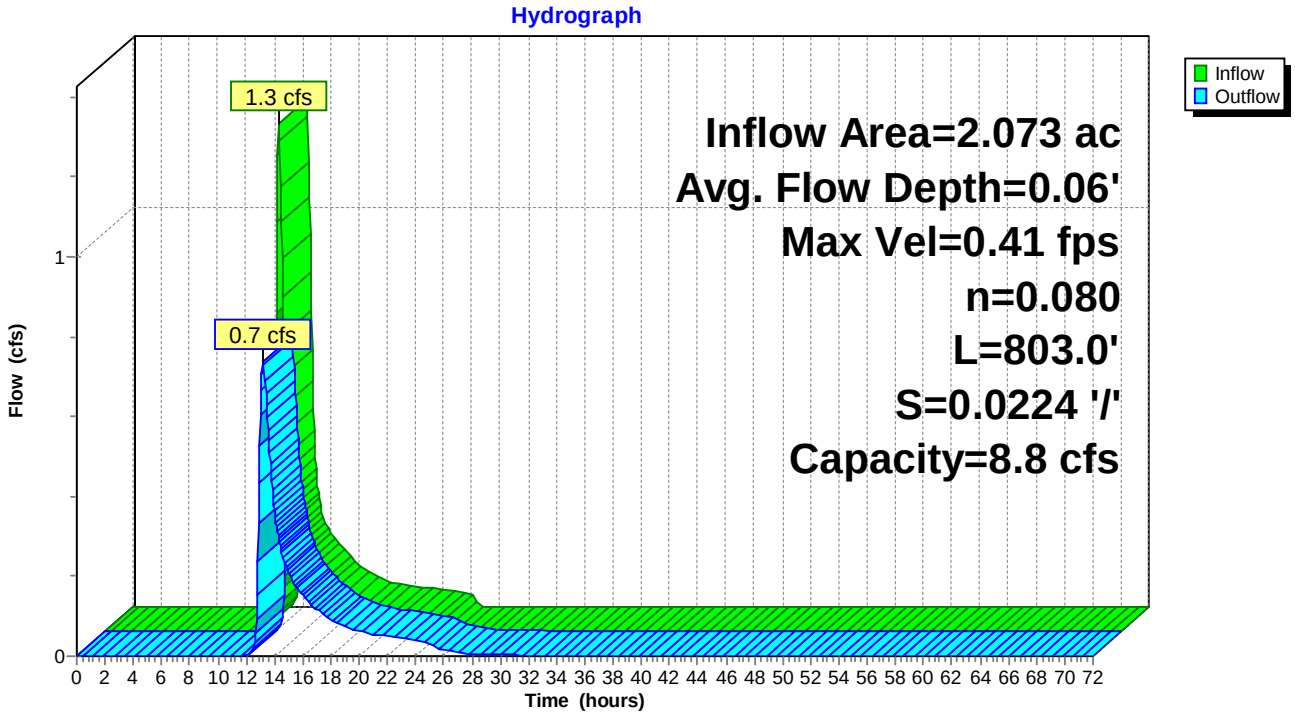
Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.41 fps, Min. Travel Time= 32.8 min
Avg. Velocity = 0.09 fps, Avg. Travel Time= 145.1 min

Peak Storage= 1,456 cf @ 12.65 hrs
Average Depth at Peak Storage= 0.06'
Bank-Full Depth= 0.25' Flow Area= 8.8 sf, Capacity= 8.8 cfs

30.00' x 0.25' deep channel, n= 0.080
Side Slope Z-value= 20.0 '/' Top Width= 40.00'
Length= 803.0' Slope= 0.0224 '/'
Inlet Invert= 240.00', Outlet Invert= 222.00'



Reach 7R:



Summary for Pond BR-1: BR-1

Inflow Area = 0.387 ac, 0.00% Impervious, Inflow Depth = 1.46" for 2-YR event
Inflow = 0.6 cfs @ 12.09 hrs, Volume= 0.047 af
Outflow = 0.1 cfs @ 12.57 hrs, Volume= 0.047 af, Atten= 81%, Lag= 28.7 min
Discarded = 0.1 cfs @ 11.80 hrs, Volume= 0.044 af
Primary = 0.0 cfs @ 12.57 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 242.50' @ 12.57 hrs Surf.Area= 1,789 sf Storage= 590 cf
Flood Elev= 187.00' Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= 35.4 min calculated for 0.047 af (100% of inflow)
Center-of-Mass det. time= 35.4 min (873.2 - 837.8)

Volume	Invert	Avail.Storage	Storage Description
#1	241.50'	4,219 cf	**Custom Stage Data (Conic)** Listed below (Recalc)

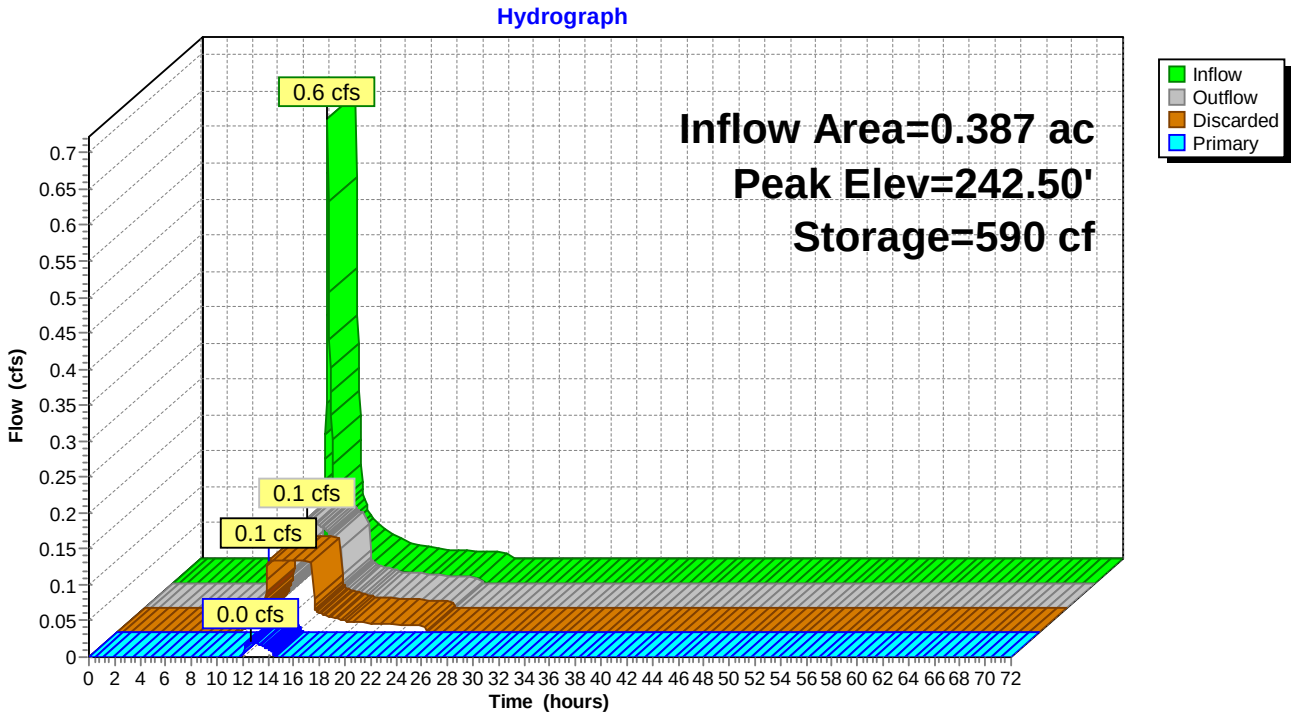
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
241.50	1,789	0.0	0	0	1,789
242.00	1,789	33.0	295	295	1,864
242.50	1,789	33.0	295	590	1,939
243.00	1,789	33.0	295	886	2,014
243.50	1,789	33.0	295	1,181	2,089
244.00	1,789	100.0	895	2,075	2,164
244.50	2,124	100.0	977	3,052	2,508
245.00	2,551	100.0	1,167	4,219	2,943

Device	Routing	Invert	Outlet Devices
#1	Primary	240.25'	**8.0" Round Culvert** L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 240.25' / 239.75' S= 0.0200 '/' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf
#2	Device 1	244.50'	**10.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	241.83'	**1.0" Vert. Orifice/Grate** C= 0.600
#4	Discarded	241.50'	**2.410 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.1 cfs @ 11.80 hrs HW=241.54' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.1 cfs)

Primary OutFlow Max=0.0 cfs @ 12.57 hrs HW=242.50' (Free Discharge)
└**1=Culvert** (Passes 0.0 cfs of 1.8 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.0 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.0 cfs @ 3.81 fps)

Pond BR-1: BR-1


Hydrograph
Inflow Area=0.387 ac
Peak Elev=242.50'
Storage=590 cf
0.6 cfs
0.1 cfs
0.1 cfs
0.0 cfs
Inflow
Outflow
Discarded
Primary
Flow (cfs)
Time (hours)

Summary for Pond BR-2: BR-2

Inflow Area = 0.278 ac, 0.00% Impervious, Inflow Depth = 0.92" for 2-YR event
Inflow = 0.3 cfs @ 12.10 hrs, Volume= 0.021 af
Outflow = 0.1 cfs @ 12.56 hrs, Volume= 0.021 af, Atten= 76%, Lag= 27.2 min
Discarded = 0.0 cfs @ 11.85 hrs, Volume= 0.017 af
Primary = 0.0 cfs @ 12.56 hrs, Volume= 0.004 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 241.76' @ 12.56 hrs Surf.Area= 725 sf Storage= 223 cf

Plug-Flow detention time= 24.0 min calculated for 0.021 af (100% of inflow)
Center-of-Mass det. time= 24.0 min (891.5 - 867.5)

Volume	Invert	Avail.Storage	Storage Description
#1	240.83'	1,586 cf	**Custom Stage Data (Conic)** Listed below (Recalc)

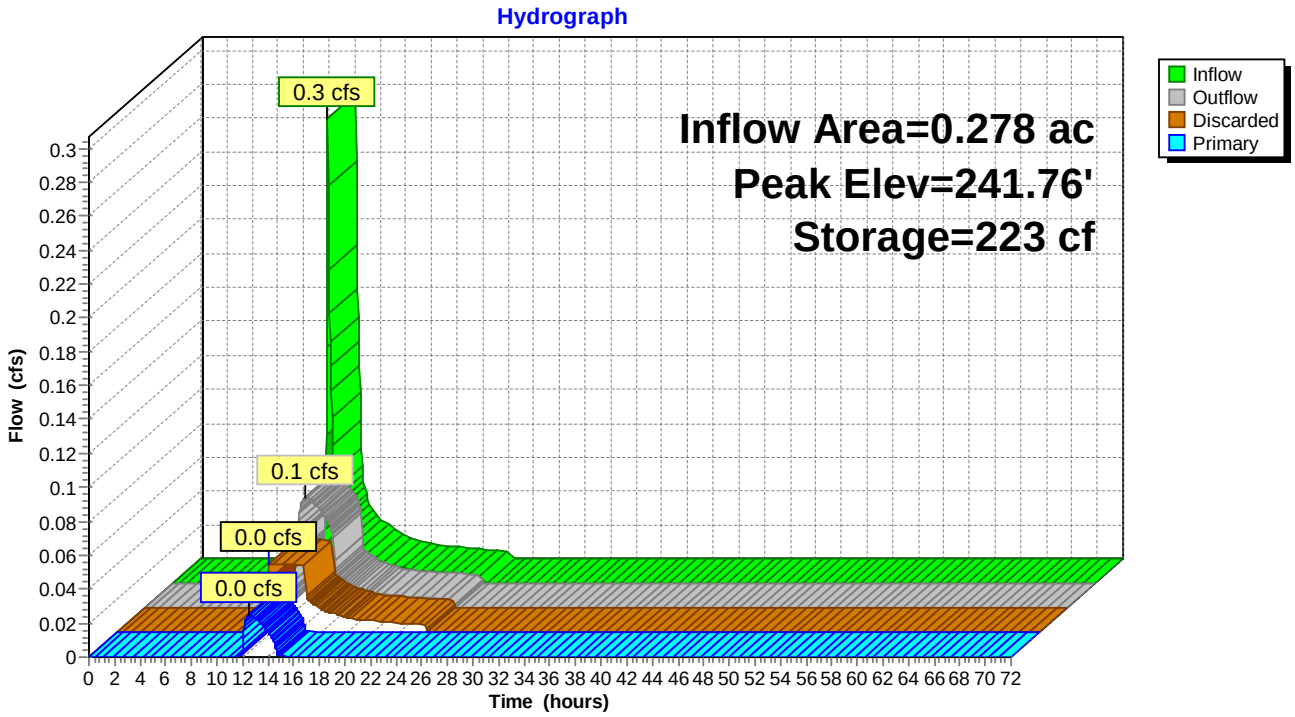
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
240.83	725	0.0	0	0	725
241.50	725	33.0	160	160	789
242.00	725	33.0	120	280	837
242.50	725	33.0	120	400	884
243.00	725	100.0	363	762	932
244.00	928	100.0	824	1,586	1,159

Device	Routing	Invert	Outlet Devices
#1	Primary	240.83'	**8.0" Round Culvert** L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 240.83' / 240.50' S= 0.0132 '/' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf
#2	Device 1	243.50'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	240.83'	**1.0" Vert. Orifice/Grate** C= 0.600
#4	Discarded	240.83'	**2.410 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.0 cfs @ 11.85 hrs HW=240.86' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.0 cfs @ 12.56 hrs HW=241.76' (Free Discharge)
└**1=Culvert** (Passes 0.0 cfs of 1.0 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.0 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.0 cfs @ 4.55 fps)

Pond BR-2: BR-2


Hydrograph
Inflow Area=0.278 ac
Peak Elev=241.76'
Storage=223 cf
0.3 cfs
0.1 cfs
0.0 cfs
0.0 cfs
Inflow
Outflow
Discarded
Primary
Flow (cfs)
Time (hours)

Summary for Pond BR-3: BR-3

Inflow Area = 0.121 ac, 22.59% Impervious, Inflow Depth = 1.08" for 2-YR event
Inflow = 0.1 cfs @ 12.10 hrs, Volume= 0.011 af
Outflow = 0.0 cfs @ 12.48 hrs, Volume= 0.011 af, Atten= 70%, Lag= 23.1 min
Discarded = 0.0 cfs @ 11.80 hrs, Volume= 0.008 af
Primary = 0.0 cfs @ 12.48 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 241.77' @ 12.48 hrs Surf.Area= 337 sf Storage= 104 cf

Plug-Flow detention time= 16.6 min calculated for 0.011 af (100% of inflow)
Center-of-Mass det. time= 16.6 min (874.1 - 857.5)

Volume	Invert	Avail.Storage	Storage Description
#1	240.83'	781 cf	**Custom Stage Data (Conic)** Listed below (Recalc)

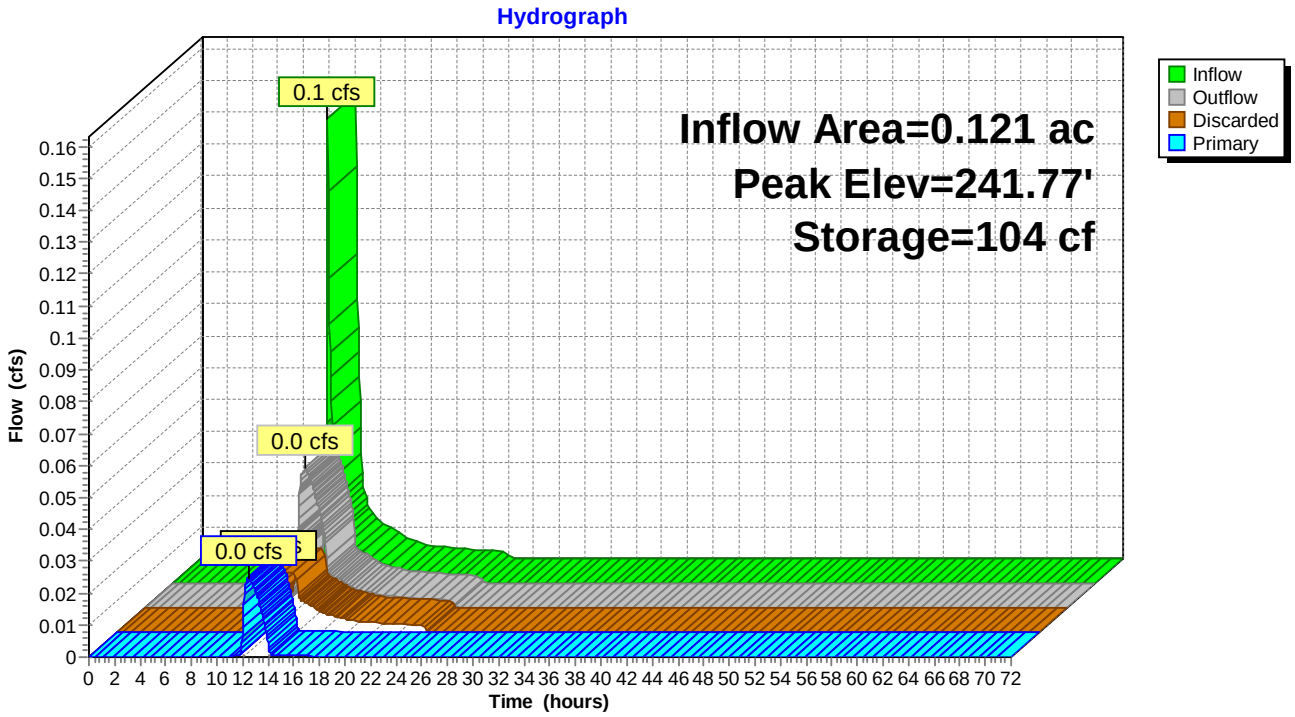
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
240.83	337	0.0	0	0	337
241.50	337	33.0	75	75	381
242.00	337	33.0	56	130	413
242.50	337	33.0	56	186	446
243.00	337	100.0	169	354	478
244.00	523	100.0	427	781	678

Device	Routing	Invert	Outlet Devices
#1	Primary	240.83'	**12.0" Round Culvert** L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 240.83' / 240.50' S= 0.0132 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	243.50'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	240.83'	**1.0" Vert. Orifice/Grate** C= 0.600
#4	Discarded	240.83'	**2.410 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.0 cfs @ 11.80 hrs HW=240.86' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.0 cfs @ 12.48 hrs HW=241.77' (Free Discharge)
└**1=Culvert** (Passes 0.0 cfs of 2.0 cfs potential flow)
  ├**2=Orifice/Grate** (Controls 0.0 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.0 cfs @ 4.56 fps)

Pond BR-3: BR-3


Hydrograph
Inflow Area=0.121 ac
Peak Elev=241.77'
Storage=104 cf
0.1 cfs
0.0 cfs
0.0 cfs
Inflow
Outflow
Discarded
Primary
Flow (cfs)
0 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.1 0.11 0.12 0.13 0.14 0.15 0.16
Time (hours)
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72

Summary for Pond DS-1: DS-1

Inflow Area = 0.227 ac,100.00% Impervious, Inflow Depth = 2.87" for 2-YR event
Inflow = 0.7 cfs @ 12.09 hrs, Volume= 0.054 af
Outflow = 0.1 cfs @ 12.71 hrs, Volume= 0.054 af, Atten= 89%, Lag= 37.6 min
Discarded = 0.1 cfs @ 12.71 hrs, Volume= 0.045 af
Primary = 0.0 cfs @ 12.71 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 241.06' @ 12.71 hrs Surf.Area= 840 sf Storage= 804 cf

Plug-Flow detention time= 75.4 min calculated for 0.054 af (100% of inflow)
Center-of-Mass det. time= 75.4 min (832.4 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	238.50'	1,457 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

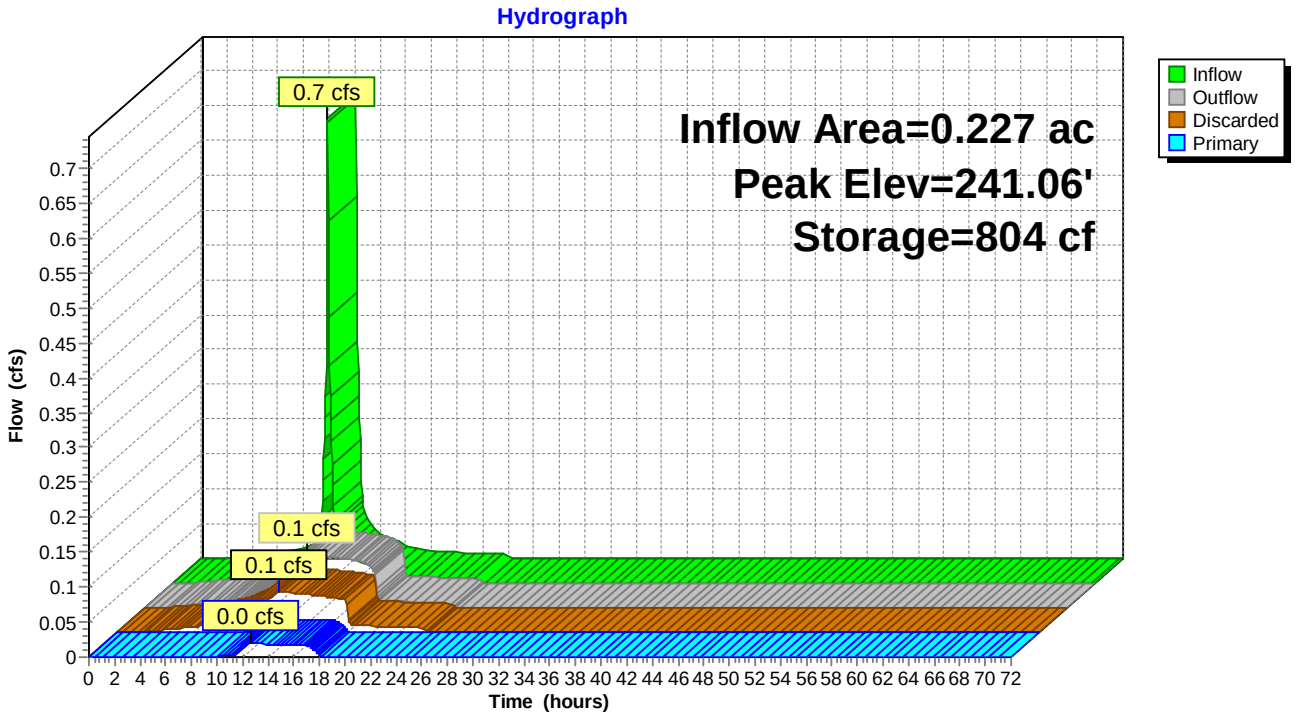
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
238.50	840	0.0	0	0
238.82	840	30.0	81	81
239.16	840	30.0	86	166
240.50	840	40.0	450	617
241.00	840	40.0	168	785
242.00	840	40.0	336	1,121
243.00	840	40.0	336	1,457

Device	Routing	Invert	Outlet Devices
#1	Primary	238.50'	**1.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 238.50' / 233.50' S= 0.1000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.01 sf
#2	Discarded	238.50'	**2.410 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 227.00'

Discarded OutFlow Max=0.1 cfs @ 12.71 hrs HW=241.06' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.1 cfs)

Primary OutFlow Max=0.0 cfs @ 12.71 hrs HW=241.06' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 0.0 cfs @ 3.53 fps)

Pond DS-1: DS-1


Hydrograph
Inflow Area=0.227 ac
Peak Elev=241.06'
Storage=804 cf
0.7 cfs
0.1 cfs
0.1 cfs
0.0 cfs
Inflow
Outflow
Discarded
Primary
Flow (cfs)
Time (hours)

Summary for Pond DS-2: DS-2

Inflow Area = 0.149 ac, 64.94% Impervious, Inflow Depth = 1.14" for 2-YR event
Inflow = 0.2 cfs @ 12.10 hrs, Volume= 0.014 af
Outflow = 0.0 cfs @ 12.52 hrs, Volume= 0.014 af, Atten= 75%, Lag= 25.5 min
Discarded = 0.0 cfs @ 12.52 hrs, Volume= 0.011 af
Primary = 0.0 cfs @ 12.52 hrs, Volume= 0.004 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 241.55' @ 12.52 hrs Surf.Area= 413 sf Storage= 153 cf

Plug-Flow detention time= 23.0 min calculated for 0.014 af (100% of inflow)
Center-of-Mass det. time= 23.0 min (877.1 - 854.2)

Volume	Invert	Avail.Storage	Storage Description
#1	240.50'	723 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

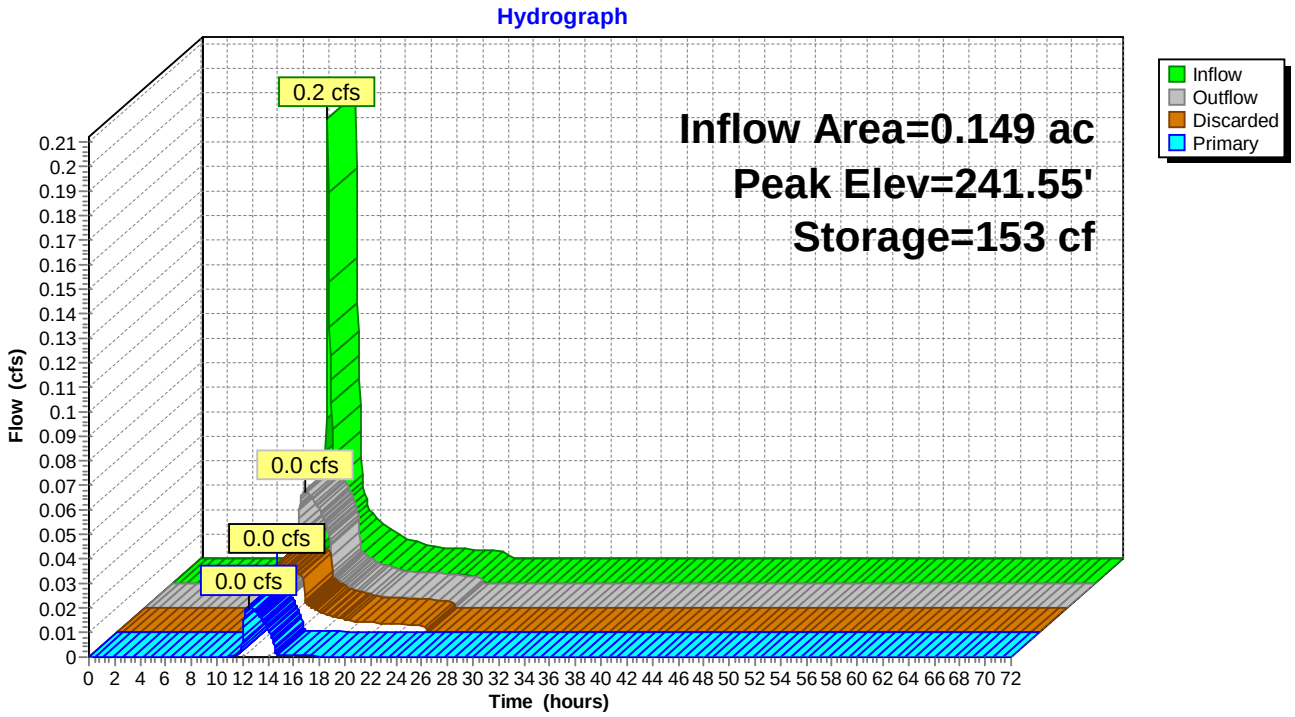
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
240.50	413	0.0	0	0
240.83	413	30.0	41	41
241.00	413	30.0	21	62
242.50	413	40.0	248	310
243.00	413	40.0	83	392
244.00	413	40.0	165	558
245.00	413	40.0	165	723

Device	Routing	Invert	Outlet Devices
#1	Primary	240.50'	**1.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 240.50' / 233.50' S= 0.1400 '/' Cc= 0.900 n= 0.012, Flow Area= 0.01 sf
#2	Discarded	240.50'	**2.410 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 235.00'

Discarded OutFlow Max=0.0 cfs @ 12.52 hrs HW=241.55' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.0 cfs)

Primary OutFlow Max=0.0 cfs @ 12.52 hrs HW=241.55' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 0.0 cfs @ 3.64 fps)

Pond DS-2: DS-2


Hydrograph
Inflow Area=0.149 ac
Peak Elev=241.55'
Storage=153 cf
0.2 cfs
0.0 cfs
0.0 cfs
0.0 cfs
Inflow
Outflow
Discarded
Primary
Flow (cfs)
Time (hours)

Summary for Pond DS-3: DS-3

Inflow Area = 0.139 ac,100.00% Impervious, Inflow Depth = 2.87" for 2-YR event
Inflow = 0.4 cfs @ 12.09 hrs, Volume= 0.033 af
Outflow = 0.1 cfs @ 12.38 hrs, Volume= 0.033 af, Atten= 68%, Lag= 17.7 min
Discarded = 0.0 cfs @ 12.38 hrs, Volume= 0.021 af
Primary = 0.1 cfs @ 12.38 hrs, Volume= 0.012 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 239.86' @ 12.38 hrs Surf.Area= 613 sf Storage= 302 cf

Plug-Flow detention time= 15.3 min calculated for 0.033 af (100% of inflow)
Center-of-Mass det. time= 15.3 min (772.4 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	238.50'	1,073 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

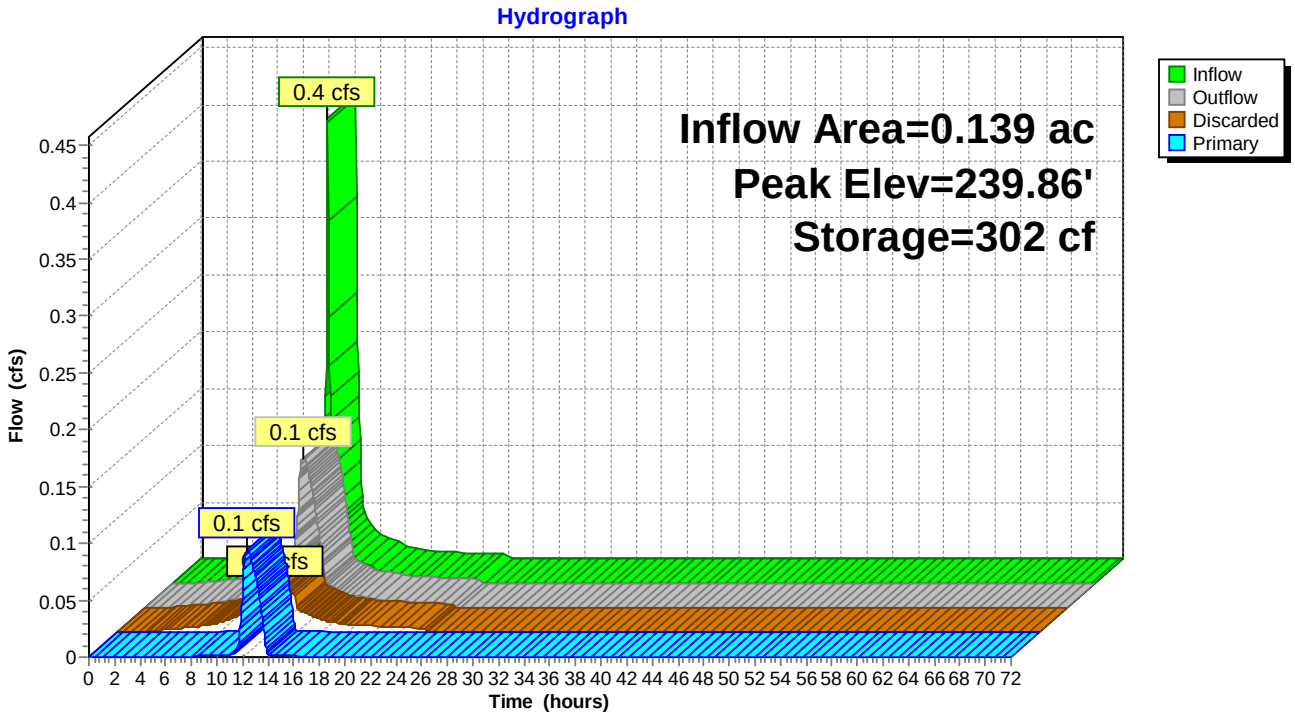
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
238.50	613	0.0	0	0
238.83	613	30.0	61	61
239.00	613	30.0	31	92
240.50	613	40.0	368	460
241.00	613	40.0	123	582
242.00	613	40.0	245	828
243.00	613	40.0	245	1,073

Device	Routing	Invert	Outlet Devices
#1	Primary	238.50'	**2.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 238.50' / 233.50' S= 0.1000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.02 sf
#2	Discarded	238.50'	**2.410 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 227.00'

Discarded OutFlow Max=0.0 cfs @ 12.38 hrs HW=239.85' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.0 cfs)

Primary OutFlow Max=0.1 cfs @ 12.38 hrs HW=239.85' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.1 cfs @ 4.28 fps)

Pond DS-3: DS-3


Hydrograph
Inflow Area=0.139 ac
Peak Elev=239.86'
Storage=302 cf
0.4 cfs
0.1 cfs
0.1 cfs
Inflow
Outflow
Discarded
Primary
Flow (cfs)
0
0.05
0.1
0.15
0.2
0.25
0.3
0.35
0.4
0.45
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72
Time (hours)

Summary for Pond DS-4: DS-4

Inflow Area = 0.232 ac,100.00% Impervious, Inflow Depth = 2.87" for 2-YR event
Inflow = 0.7 cfs @ 12.09 hrs, Volume= 0.056 af
Outflow = 0.4 cfs @ 12.21 hrs, Volume= 0.056 af, Atten= 42%, Lag= 7.3 min
Discarded = 0.0 cfs @ 12.21 hrs, Volume= 0.029 af
Primary = 0.3 cfs @ 12.21 hrs, Volume= 0.026 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 239.76' @ 12.21 hrs Surf.Area= 613 sf Storage= 278 cf

Plug-Flow detention time= 6.3 min calculated for 0.056 af (100% of inflow)
Center-of-Mass det. time= 6.3 min (763.4 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	238.50'	1,073 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

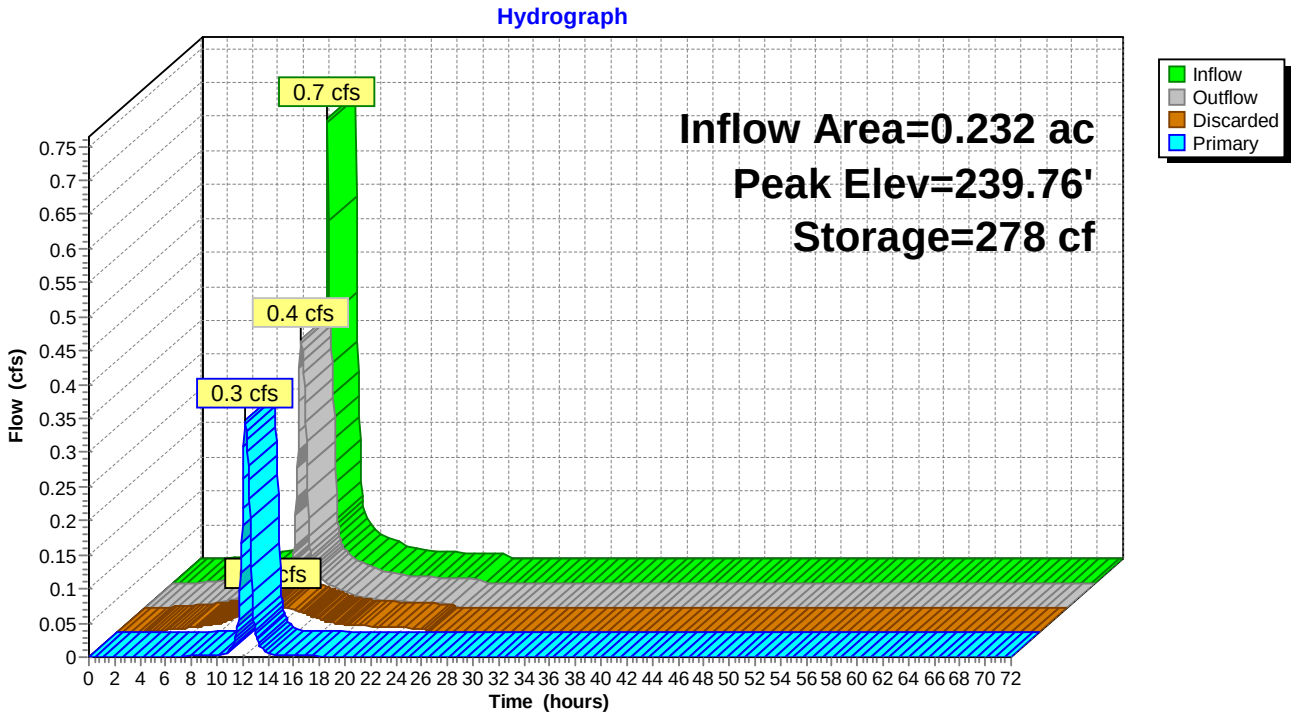
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
238.50	613	0.0	0	0
238.83	613	30.0	61	61
239.00	613	30.0	31	92
240.50	613	40.0	368	460
241.00	613	40.0	123	582
242.00	613	40.0	245	828
243.00	613	40.0	245	1,073

Device	Routing	Invert	Outlet Devices
#1	Primary	238.50'	**4.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 238.50' / 233.50' S= 0.1000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.09 sf
#2	Discarded	238.50'	**2.410 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 235.00'

Discarded OutFlow Max=0.0 cfs @ 12.21 hrs HW=239.75' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.0 cfs)

Primary OutFlow Max=0.3 cfs @ 12.21 hrs HW=239.75' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.3 cfs @ 3.96 fps)

Pond DS-4: DS-4

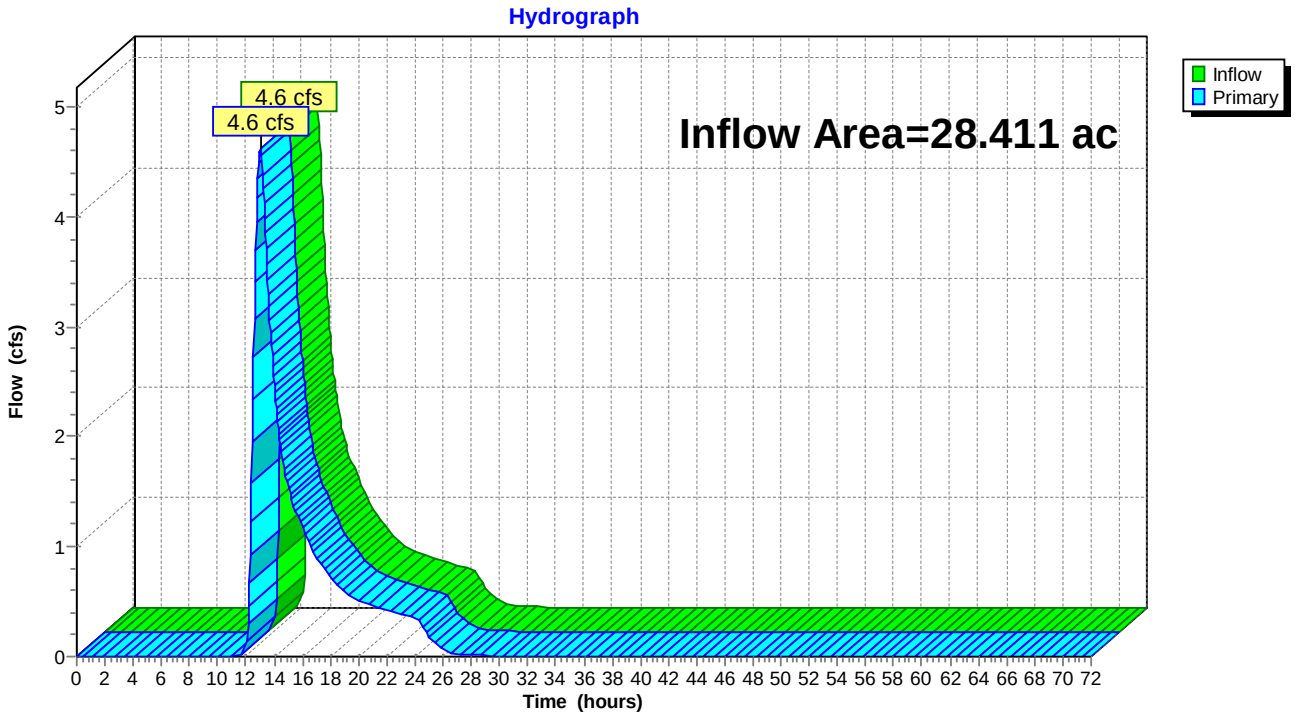

Hydrograph
Inflow
Outflow
Discarded
Primary
0.7 cfs
0.4 cfs
0.3 cfs
Inflow Area=0.232 ac
Peak Elev=239.76'
Storage=278 cf
Flow (cfs)
Time (hours)

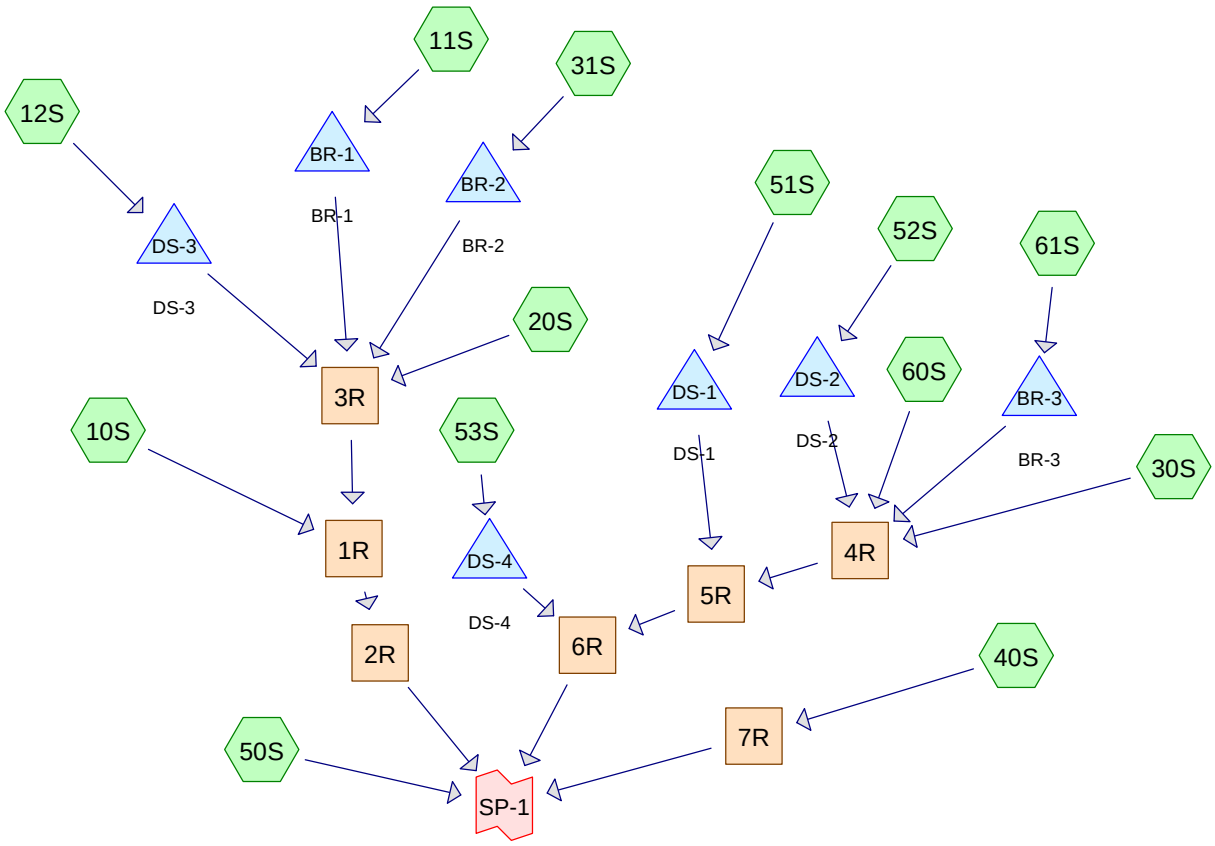
Summary for Link SP-1:

Inflow Area = 28.411 ac, 6.30% Impervious, Inflow Depth = 0.50" for 2-YR event
Inflow = 4.6 cfs @ 13.01 hrs, Volume= 1.194 af
Primary = 4.6 cfs @ 13.01 hrs, Volume= 1.194 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link SP-1:





Subcat Reach Pond Link

Routing Diagram for 25-36465 POST
Prepared by Atlantic Resource Consultants, Printed 6/7/2026
HydroCAD® 10.00-22 s/n 08018 © 2018 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Runoff Area=216,967 sf 5.22% Impervious Runoff Depth=0.54"
Flow Length=905' Tc=79.3 min CN=50 Runoff=0.7 cfs 0.223 af

Subcatchment 11S: Runoff Area=16,842 sf 0.00% Impervious Runoff Depth=2.72"
Tc=6.0 min CN=82 Runoff=1.2 cfs 0.088 af

Subcatchment 12S: Runoff Area=6,066 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=0.6 cfs 0.051 af

Subcatchment 20S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=0.79"
Flow Length=612' Tc=34.8 min CN=55 Runoff=1.2 cfs 0.217 af

Subcatchment 30S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=1.26"
Flow Length=612' Tc=47.4 min CN=63 Runoff=1.8 cfs 0.310 af

Subcatchment 31S: Runoff Area=12,092 sf 0.00% Impervious Runoff Depth=1.97"
Tc=6.0 min CN=73 Runoff=0.6 cfs 0.046 af

Subcatchment 40S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=1.89"
Flow Length=699' Tc=20.7 min CN=72 Runoff=3.0 cfs 0.327 af

Subcatchment 50S: Runoff Area=582,688 sf 0.54% Impervious Runoff Depth=1.60"
Flow Length=599' Tc=55.5 min CN=68 Runoff=9.8 cfs 1.784 af

Subcatchment 51S: Runoff Area=9,875 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=1.0 cfs 0.082 af

Subcatchment 52S: Runoff Area=6,480 sf 64.94% Impervious Runoff Depth=2.29"
Tc=6.0 min CN=77 Runoff=0.4 cfs 0.028 af

Subcatchment 53S: Runoff Area=10,126 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=1.0 cfs 0.085 af

Subcatchment 60S: Runoff Area=8,562 sf 0.00% Impervious Runoff Depth=0.58"
Tc=6.0 min CN=51 Runoff=0.1 cfs 0.010 af

Subcatchment 61S: Runoff Area=5,285 sf 22.59% Impervious Runoff Depth=2.21"
Tc=6.0 min CN=76 Runoff=0.3 cfs 0.022 af

Reach 1R: Avg. Flow Depth=0.16' Max Vel=0.95 fps Inflow=1.6 cfs 0.490 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=1.6 cfs 0.490 af

Reach 2R: Avg. Flow Depth=0.09' Max Vel=0.55 fps Inflow=1.6 cfs 0.490 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=1.6 cfs 0.490 af

Reach 3R: Avg. Flow Depth=0.33' Max Vel=6.33 fps Inflow=1.4 cfs 0.267 af
12.0" Round Pipe n=0.012 L=201.0' S=0.0250 '/' Capacity=6.1 cfs Outflow=1.4 cfs 0.267 af

Reach 4R: Avg. Flow Depth=0.31' Max Vel=7.19 fps Inflow=1.9 cfs 0.339 af
18.0" Round Pipe n=0.012 L=328.0' S=0.0322 '/' Capacity=20.4 cfs Outflow=1.9 cfs 0.339 af

Reach 5R: Avg. Flow Depth=0.49' Max Vel=3.80 fps Inflow=1.9 cfs 0.355 af
18.0" Round Pipe n=0.012 L=169.0' S=0.0053 '/' Capacity=8.3 cfs Outflow=1.9 cfs 0.355 af

Reach 6R: Avg. Flow Depth=0.10' Max Vel=0.59 fps Inflow=2.1 cfs 0.401 af
n=0.080 L=614.0' S=0.0228 '/' Capacity=8.9 cfs Outflow=1.9 cfs 0.401 af

Reach 7R: Avg. Flow Depth=0.11' Max Vel=0.61 fps Inflow=3.0 cfs 0.327 af
n=0.080 L=803.0' S=0.0224 '/' Capacity=8.8 cfs Outflow=2.1 cfs 0.327 af

Pond BR-1: BR-1 Peak Elev=243.63' Storage=1,417 cf Inflow=1.2 cfs 0.088 af
Discarded=0.1 cfs 0.075 af Primary=0.0 cfs 0.013 af Outflow=0.1 cfs 0.088 af

Pond BR-2: BR-2 Peak Elev=242.92' Storage=703 cf Inflow=0.6 cfs 0.046 af
Discarded=0.0 cfs 0.030 af Primary=0.0 cfs 0.016 af Outflow=0.1 cfs 0.046 af

Pond BR-3: BR-3 Peak Elev=242.85' Storage=303 cf Inflow=0.3 cfs 0.022 af
Discarded=0.0 cfs 0.012 af Primary=0.0 cfs 0.010 af Outflow=0.1 cfs 0.022 af

Pond DS-1: DS-1 Peak Elev=242.81' Storage=1,394 cf Inflow=1.0 cfs 0.082 af
Discarded=0.1 cfs 0.066 af Primary=0.0 cfs 0.016 af Outflow=0.1 cfs 0.082 af

Pond DS-2: DS-2 Peak Elev=243.19' Storage=425 cf Inflow=0.4 cfs 0.028 af
Discarded=0.0 cfs 0.019 af Primary=0.0 cfs 0.009 af Outflow=0.1 cfs 0.028 af

Pond DS-3: DS-3 Peak Elev=240.82' Storage=539 cf Inflow=0.6 cfs 0.051 af
Discarded=0.0 cfs 0.029 af Primary=0.1 cfs 0.022 af Outflow=0.2 cfs 0.051 af

Pond DS-4: DS-4 Peak Elev=240.64' Storage=494 cf Inflow=1.0 cfs 0.085 af
Discarded=0.1 cfs 0.038 af Primary=0.5 cfs 0.046 af Outflow=0.5 cfs 0.085 af

Link SP-1: Inflow=14.6 cfs 3.002 af
Primary=14.6 cfs 3.002 af

Total Runoff Area = 28.411 ac Runoff Volume = 3.272 af Average Runoff Depth = 1.38"
93.70% Pervious = 26.620 ac 6.30% Impervious = 1.790 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Runoff Area=216,967 sf 5.22% Impervious Runoff Depth=1.05"
Flow Length=905' Tc=79.3 min CN=50 Runoff=1.6 cfs 0.434 af

Subcatchment 11S: Runoff Area=16,842 sf 0.00% Impervious Runoff Depth=3.80"
Tc=6.0 min CN=82 Runoff=1.7 cfs 0.123 af

Subcatchment 12S: Runoff Area=6,066 sf 100.00% Impervious Runoff Depth=5.56"
Tc=6.0 min CN=98 Runoff=0.8 cfs 0.065 af

Subcatchment 20S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=1.40"
Flow Length=612' Tc=34.8 min CN=55 Runoff=2.5 cfs 0.386 af

Subcatchment 30S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=2.04"
Flow Length=612' Tc=47.4 min CN=63 Runoff=3.0 cfs 0.501 af

Subcatchment 31S: Runoff Area=12,092 sf 0.00% Impervious Runoff Depth=2.92"
Tc=6.0 min CN=73 Runoff=0.9 cfs 0.068 af

Subcatchment 40S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=2.83"
Flow Length=699' Tc=20.7 min CN=72 Runoff=4.5 cfs 0.489 af

Subcatchment 50S: Runoff Area=582,688 sf 0.54% Impervious Runoff Depth=2.47"
Flow Length=599' Tc=55.5 min CN=68 Runoff=15.7 cfs 2.751 af

Subcatchment 51S: Runoff Area=9,875 sf 100.00% Impervious Runoff Depth=5.56"
Tc=6.0 min CN=98 Runoff=1.3 cfs 0.105 af

Subcatchment 52S: Runoff Area=6,480 sf 64.94% Impervious Runoff Depth=3.31"
Tc=6.0 min CN=77 Runoff=0.6 cfs 0.041 af

Subcatchment 53S: Runoff Area=10,126 sf 100.00% Impervious Runoff Depth=5.56"
Tc=6.0 min CN=98 Runoff=1.3 cfs 0.108 af

Subcatchment 60S: Runoff Area=8,562 sf 0.00% Impervious Runoff Depth=1.12"
Tc=6.0 min CN=51 Runoff=0.2 cfs 0.018 af

Subcatchment 61S: Runoff Area=5,285 sf 22.59% Impervious Runoff Depth=3.21"
Tc=6.0 min CN=76 Runoff=0.4 cfs 0.032 af

Reach 1R: Avg. Flow Depth=0.25' Max Vel=1.24 fps Inflow=3.4 cfs 0.901 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=3.3 cfs 0.901 af

Reach 2R: Avg. Flow Depth=0.14' Max Vel=0.73 fps Inflow=3.3 cfs 0.901 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=3.3 cfs 0.901 af

Reach 3R: Avg. Flow Depth=0.47' Max Vel=7.55 fps Inflow=2.7 cfs 0.466 af
12.0" Round Pipe n=0.012 L=201.0' S=0.0250 '/' Capacity=6.1 cfs Outflow=2.7 cfs 0.466 af

Reach 4R: Avg. Flow Depth=0.40' Max Vel=8.37 fps Inflow=3.1 cfs 0.549 af
18.0" Round Pipe n=0.012 L=328.0' S=0.0322 '/' Capacity=20.4 cfs Outflow=3.1 cfs 0.549 af

Reach 5R: Avg. Flow Depth=0.64' Max Vel=4.38 fps Inflow=3.2 cfs 0.572 af
18.0" Round Pipe n=0.012 L=169.0' S=0.0053 '/' Capacity=8.3 cfs Outflow=3.2 cfs 0.572 af

Reach 6R: Avg. Flow Depth=0.14' Max Vel=0.72 fps Inflow=3.5 cfs 0.635 af
n=0.080 L=614.0' S=0.0228 '/' Capacity=8.9 cfs Outflow=3.3 cfs 0.635 af

Reach 7R: Avg. Flow Depth=0.14' Max Vel=0.72 fps Inflow=4.5 cfs 0.489 af
n=0.080 L=803.0' S=0.0224 '/' Capacity=8.8 cfs Outflow=3.4 cfs 0.489 af

Pond BR-1: BR-1 Peak Elev=244.08' Storage=2,213 cf Inflow=1.7 cfs 0.123 af
Discarded=0.1 cfs 0.100 af Primary=0.0 cfs 0.023 af Outflow=0.1 cfs 0.123 af

Pond BR-2: BR-2 Peak Elev=243.52' Storage=1,164 cf Inflow=0.9 cfs 0.068 af
Discarded=0.0 cfs 0.040 af Primary=0.1 cfs 0.027 af Outflow=0.1 cfs 0.068 af

Pond BR-3: BR-3 Peak Elev=243.39' Storage=500 cf Inflow=0.4 cfs 0.032 af
Discarded=0.0 cfs 0.016 af Primary=0.0 cfs 0.016 af Outflow=0.1 cfs 0.032 af

Pond DS-1: DS-1 Peak Elev=454.56' Storage=1,457 cf Inflow=1.3 cfs 0.105 af
Discarded=0.9 cfs 0.082 af Primary=0.1 cfs 0.023 af Outflow=1.0 cfs 0.105 af

Pond DS-2: DS-2 Peak Elev=244.78' Storage=687 cf Inflow=0.6 cfs 0.041 af
Discarded=0.0 cfs 0.027 af Primary=0.0 cfs 0.013 af Outflow=0.1 cfs 0.041 af

Pond DS-3: DS-3 Peak Elev=241.71' Storage=756 cf Inflow=0.8 cfs 0.065 af
Discarded=0.0 cfs 0.034 af Primary=0.1 cfs 0.030 af Outflow=0.2 cfs 0.065 af

Pond DS-4: DS-4 Peak Elev=241.43' Storage=687 cf Inflow=1.3 cfs 0.108 af
Discarded=0.1 cfs 0.045 af Primary=0.6 cfs 0.063 af Outflow=0.6 cfs 0.108 af

Link SP-1: Inflow=24.7 cfs 4.777 af
Primary=24.7 cfs 4.777 af

Total Runoff Area = 28.411 ac Runoff Volume = 5.121 af Average Runoff Depth = 2.16"
93.70% Pervious = 26.620 ac 6.30% Impervious = 1.790 ac

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Runoff Area=216,967 sf 5.22% Impervious Runoff Depth=2.31"
Flow Length=905' Tc=79.3 min CN=50 Runoff=4.0 cfs 0.959 af

Subcatchment 11S: Runoff Area=16,842 sf 0.00% Impervious Runoff Depth=5.95"
Tc=6.0 min CN=82 Runoff=2.6 cfs 0.192 af

Subcatchment 12S: Runoff Area=6,066 sf 100.00% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=98 Runoff=1.1 cfs 0.091 af

Subcatchment 20S: Runoff Area=143,759 sf 10.43% Impervious Runoff Depth=2.85"
Flow Length=612' Tc=34.8 min CN=55 Runoff=5.6 cfs 0.785 af

Subcatchment 30S: Runoff Area=128,506 sf 6.46% Impervious Runoff Depth=3.75"
Flow Length=612' Tc=47.4 min CN=63 Runoff=5.8 cfs 0.921 af

Subcatchment 31S: Runoff Area=12,092 sf 0.00% Impervious Runoff Depth=4.90"
Tc=6.0 min CN=73 Runoff=1.6 cfs 0.113 af

Subcatchment 40S: Runoff Area=90,319 sf 9.67% Impervious Runoff Depth=4.78"
Flow Length=699' Tc=20.7 min CN=72 Runoff=7.7 cfs 0.826 af

Subcatchment 50S: Runoff Area=582,688 sf 0.54% Impervious Runoff Depth=4.32"
Flow Length=599' Tc=55.5 min CN=68 Runoff=27.9 cfs 4.815 af

Subcatchment 51S: Runoff Area=9,875 sf 100.00% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=98 Runoff=1.8 cfs 0.148 af

Subcatchment 52S: Runoff Area=6,480 sf 64.94% Impervious Runoff Depth=5.37"
Tc=6.0 min CN=77 Runoff=0.9 cfs 0.067 af

Subcatchment 53S: Runoff Area=10,126 sf 100.00% Impervious Runoff Depth=7.86"
Tc=6.0 min CN=98 Runoff=1.8 cfs 0.152 af

Subcatchment 60S: Runoff Area=8,562 sf 0.00% Impervious Runoff Depth=2.42"
Tc=6.0 min CN=51 Runoff=0.5 cfs 0.040 af

Subcatchment 61S: Runoff Area=5,285 sf 22.59% Impervious Runoff Depth=5.25"
Tc=6.0 min CN=76 Runoff=0.7 cfs 0.053 af

Reach 1R: Avg. Flow Depth=0.44' Max Vel=1.74 fps Inflow=8.8 cfs 1.921 af
n=0.080 L=162.0' S=0.0309 '/' Capacity=10.8 cfs Outflow=8.6 cfs 1.921 af

Reach 2R: Avg. Flow Depth=0.24' Max Vel=1.01 fps Inflow=8.6 cfs 1.921 af
n=0.080 L=334.0' S=0.0240 '/' Capacity=9.1 cfs Outflow=8.4 cfs 1.921 af

Reach 3R: Avg. Flow Depth=1.00' Max Vel=8.86 fps Inflow=6.6 cfs 0.962 af
12.0" Round Pipe n=0.012 L=201.0' S=0.0250 '/' Capacity=6.1 cfs Outflow=6.5 cfs 0.962 af

Reach 4R: Avg. Flow Depth=0.56' Max Vel=10.03 fps Inflow=6.0 cfs 1.014 af
18.0" Round Pipe n=0.012 L=328.0' S=0.0322 '/' Capacity=20.4 cfs Outflow=6.0 cfs 1.014 af

Reach 5R: Avg. Flow Depth=0.95' Max Vel=5.12 fps Inflow=6.0 cfs 1.043 af
18.0" Round Pipe n=0.012 L=169.0' S=0.0053 '/' Capacity=8.3 cfs Outflow=6.0 cfs 1.043 af

Reach 6R: Avg. Flow Depth=0.20' Max Vel=0.90 fps Inflow=6.6 cfs 1.141 af
n=0.080 L=614.0' S=0.0228 '/' Capacity=8.9 cfs Outflow=6.3 cfs 1.141 af

Reach 7R: Avg. Flow Depth=0.20' Max Vel=0.89 fps Inflow=7.7 cfs 0.826 af
n=0.080 L=803.0' S=0.0224 '/' Capacity=8.8 cfs Outflow=6.2 cfs 0.826 af

Pond BR-1: BR-1 Peak Elev=244.63' Storage=3,346 cf Inflow=2.6 cfs 0.192 af
Discarded=0.1 cfs 0.137 af Primary=0.5 cfs 0.055 af Outflow=0.6 cfs 0.192 af

Pond BR-2: BR-2 Peak Elev=243.70' Storage=1,321 cf Inflow=1.6 cfs 0.113 af
Discarded=0.0 cfs 0.050 af Primary=1.0 cfs 0.063 af Outflow=1.0 cfs 0.113 af

Pond BR-3: BR-3 Peak Elev=243.62' Storage=598 cf Inflow=0.7 cfs 0.053 af
Discarded=0.0 cfs 0.021 af Primary=0.5 cfs 0.032 af Outflow=0.5 cfs 0.053 af

Pond DS-1: DS-1 Peak Elev=964.40' Storage=1,457 cf Inflow=1.8 cfs 0.148 af
Discarded=3.0 cfs 0.119 af Primary=0.2 cfs 0.029 af Outflow=3.2 cfs 0.148 af

Pond DS-2: DS-2 Peak Elev=438.11' Storage=723 cf Inflow=0.9 cfs 0.067 af
Discarded=0.9 cfs 0.046 af Primary=0.1 cfs 0.021 af Outflow=1.0 cfs 0.067 af

Pond DS-3: DS-3 Peak Elev=282.30' Storage=1,073 cf Inflow=1.1 cfs 0.091 af
Discarded=0.2 cfs 0.032 af Primary=0.3 cfs 0.059 af Outflow=0.5 cfs 0.091 af

Pond DS-4: DS-4 Peak Elev=245.37' Storage=1,073 cf Inflow=1.8 cfs 0.152 af
Discarded=0.1 cfs 0.055 af Primary=0.9 cfs 0.098 af Outflow=1.0 cfs 0.152 af

Link SP-1: Inflow=47.4 cfs 8.703 af
Primary=47.4 cfs 8.703 af

Total Runoff Area = 28.411 ac Runoff Volume = 9.163 af Average Runoff Depth = 3.87"
93.70% Pervious = 26.620 ac 6.30% Impervious = 1.790 ac

ATTACHMENT C - STORMWATER MAINTENANCE MANUAL

RIDING TO THE TOP
STORMWATER MAINTENANCE PLAN

Maintenance Responsibilities

During construction activities, the maintenance of all stormwater measures will be the direct responsibility of the Contractor. After acceptance by the Owner, the inspection and maintenance of all stormwater management facilities, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book will be the responsibility of Riding to the Top. The current contact for operational matters at Riding to the Top is:

Sarah Bronson, Executive Director
Riding to the Top
14 Lilac Drive
Windham, ME 04062
Tel: 207.892.2813
Email: sbronson@ridingtothetop.org

Notwithstanding any other schedule noted below, general inspections should be conducted monthly during wet weather conditions from March to November. All post-construction inspections shall be undertaken by a person with "knowledge of erosion and stormwater control, including the standards and conditions of the permit". Post construction inspection and maintenance documents shall be retained for at least five years. A "wet weather event" that will trigger a post-construction inspection is one that produces 0.5 inches or more of rainfall in a 24-hour period.

Ditches, Swales, and Riprap Aprons

Open swales and ditches shall be inspected on a monthly basis or after a major rainfall event to assure that debris and/or sediments do not reduce the effectiveness of the system. Debris shall be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the structure and proper function. Maintenance shall include, but not be limited to, mowing, trimming and removal vegetation in the ditches as required to prevent vegetation from blocking or diverting storm flows, replacement of riprap channel lining to prevent scour of the channel invert, removing vegetation and debris from the culverts.

Vegetated ditches should be mowed at least three times during the growing season. Larger brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be reseeded and mulched immediately.

Riprap ditches and aprons where stone is displaced should be replaced and chinked to assure stability. With time, additional riprap may be added. Vegetation growing through riprap and accumulated sediments and debris should be removed on a bi-annual basis.

Drainage Pipes and Culverts

Culverts and piped drainage systems shall be inspected on an annual basis to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the pipe inlet and outlet. Sediment should be removed when its level exceeds 20% of the pipe diameter. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to contain the sediment at the pipe outlet, and not flush the sediments into the detention/infiltration pond areas as this will reduce the ponds capacity and ability to infiltrate runoff, and will hasten the time when the pond must be cleaned/rehabilitated.

Driveways, Walkways and Parking Lots

Accumulations of winter sand along paved surfaces shall be cleared at least once a year, preferably in the spring, to minimize transportation of sediment during rainfall events. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder.

Bioretention Cells

Inspections of the bioretention cells and underdrained filters shall be conducted on a semi-annual basis and following significant rainfall events. Delayed or poor maintenance practices can result in loss of treatment capacity. Records should be kept of all maintenance operations to help plan future work and identify problem areas.

The basin embankments should be maintained to preserve their integrity including, but not limited to, vegetation maintenance (mowing, control of woody vegetation), rodent control, erosion control and repair, and outlet control structure maintenance and repair. The embankment should be inspected annually for erosion or destabilization of side slopes, embankment settling and other signs of overtop structural failure.

Basin plantings, and vegetation should be maintained on a quarterly basis. Regular maintenance activities should include cutting back shrub plantings where necessary to prevent excessive woody growth, removal of dead vegetation and re-planting to maintain good cover and root spread. Shrub or grass clippings should be removed to minimize the amount of organic material accumulation in the basin.

Sediment and debris should be removed from the sediment forebay at least annually, where applicable.

Bioretention cells and underdrained filters shall not be used for snow storage area. Snow storage should be sited so that snow melt flows to a pretreatment BMP before reaching the infiltration area.

Vehicular equipment used to maintain or rehabilitate the basins should work from the cell perimeter and not enter the basin floor area, as this would compact the soil surface and reduce infiltration.

The surface of the basins may clog with fine sediments over time. Maintenance of good plant or grass cover should minimize this; however, if ponded runoff does not infiltrate within 48 hours, rototilling the top of the soil bed may be required to reestablish the soils infiltration capacity.

Filtering Drip Strips

Inspections of the filtering drip strips shall be undertaken on a quarterly basis and following significant rainfall events. The surface stone should be inspected for evidence of displacement, or erosion. Any accumulated debris, leaves, or loose vegetative matter should be removed from the surface to prevent clogging of the void space. The areas adjacent to the filtering drip strips should be inspected for erosion or bare soil that could migrate into the stone or filter media. Evidence of standing water, or poorly draining media should be noted as this may indicate the need for replacement of the materials.

Maine DEP Five-Year Recertification

The Maine DEP Chapter 500 Recertification requirement will apply to this project. This requires all inspection, and maintenance tasks to be completed and the five-year recertification form to be completed, certified and submitted to Maine DEP. For full details of the requirements see: https://www.maine.gov/dep/land/stormwater/stormwaterbmps/five-year-recertification.html.

Stormwater Inspection and Maintenance Log

Site Name **Riding to the Top** **Location** **Windham** **Date of Inspection**

BMP	Inspection tasks	Completed	Notes	Maintenance Required	Maintenance Complete
Ditches, swales and open channels	Inspect for debris and channel blockages Check vegetation for overgrowth Inspect for evidence of erosion				
Catch Basins	Check sediment level in sumps Inspect grates, frames and structures				
Pipe Inlet and Outlet	Inspect riprap aprons Look for evidence of erosion				
Bioretention Underdrained Filter	Check plantings/grass cover Inspect soil bed Inspect underdrain outlets Evidence of high water level Verify structure is draining Inspect inlet grate and outlet structure Look for evidence of sedimentation Check stability of side slopes				
Filtering Drip Strips	Inspect surface for displacement/erosion Check for poor drainage Check for debris/ soil ingress				
Paved areas, walkways	Check for sand and salt accumulation Check integrity of surfaces and edges				
Culverts	Inspect structural integrity Look for joint displacement Inspect inlet and outlet structures Check for sediment accumulation				

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DELEGATED REVIEW
STORMWATER APPLICATION CHECKLIST

Applicant: Riding to the Top			
Agent: Andrew Johnston, PE - Verdantas			
Project Name: Riding to the Top Site Improvements			
Town: Windham			
Application Type:		☒ Stormwater	☐ Site Law
Application Status:		☒ Preliminary	☐ Final
Watershed Name: Small Brook > Presumpscot River			
Watershed Type:	☐ UIS	☐ Phosphorus	☒ Neither

Project Area Information

	Existing to Remain[1] Square Feet (Acres)	New / Proposed Square Feet (Acres)	Total Square Feet (Acres)
Impervious (Im)	72,745 (1.67)	43,125 (0.99)	116,305 (2.66)
Landscaped (Land)	307,534 (7.06)	15,682 (0.36)	323,216 (7.42)
Developed (Dev)[2]	380,279 (8.73)	59,242 (1.35)	439,521 (10.08)

1- If area is not subject to treatment, provide reason and show in a separate column in the Water Quality Calc table. Initial development of the site was completed prior to the adoption of the revised Stormwater Management Law in 2005. As the initial development pre-dates this jurisdictional threshold, the existing developed area is not subject to stormwater quality treatment.
2- Developed area = Impervious Area + Landscaped Area

A. BASIC STANDARD

1. **Erosion and Sedimentation Controls** (Appendix A, page 32 of Chapter 500)
   - Guidance in Department ESC BMP Manuals

2. **Inspection & Maintenance** (Appendix B, page 37 of Chapter 500) Construction Phase:

   Show on Plans the following:
   - ☒ Responsibility for inspection and maintenance
   - ☒ Construction schedule (how long will it take and in what sequence/critical path to build)
   - ☒ Inspection frequency
   - ☒ Scope of inspection
   - ☒ Inspector qualifications
   - ☒ Define storm event that triggers a wet weather inspection during construction (0.5" of rain in 24 hours)
   - ☒ Documentation (3 years minimum)

Post-Construction: Include in written I&M Plan the following:

☒ Responsibility for inspection and maintenance
☒ Inspection frequency for each BMP
☒ Inspection form for each BMP
☒ Inspector qualifications
☒ Define post-construction storm event that triggers a wet weather inspection (1" of rain in 24 hours)
☐ Documentation (5 years, minimum) See Note 1.
☒ Project is subject to Department 5-Year Recertification

3. **Good Housekeeping** (Appendix C, page 41 of Chapter 500)

☒ Show all seven elements on Plans.

Basic Standards Review:

☐ The submitted information appears to meet the Basic Standards of MaineDEP's Chapter 500.

☒ The submitted information does not appear to meet the Basic Standards of MaineDEP's Chapter 500. See notes below.

Comments:

1. Within the written Stormwater Maintenance Plan, provide information regarding the retainage of inspection documentation for a minimum of 5-years per Appendix B, Section 2.D – Documentation of Chapter 500.

B. GENERAL STANDARD

☒ **Must provide the following on WQ Treatment Plan:** All BMPs with subcatchments including time of concentration (Tc) lines, flow lengths and flow types.

1. **Soil Explorations** (test pit completed by a certified soil scientist) at each proposed BMP

☐ Include test pit summary table on detail plan.
☐ If there is potential ledge, address in design.
☐ If shallow groundwater, address in design.
See Comment 1.

2. **Treatment Standards** (modify to fit project): Fill out the following table for the applicable standards that apply.

Applicable Standard	Section in Ch. 500	Required Treatment (Im / Dev)	Area Eligible		Area Treated		Provided Treatment %	
			Im	Dev	Im	Dev	Im	Dev
General Standard	4(C)(2(a)(i)	95% / 80%	43,125	58,806	53,499	66,766	>100%	88.0%
Increased Runoff Treated[1]	4(C)(2)(a)(ii)	90% / 80% min						N/A
% Parcel Developed[2]	4(C)(2)(a)(iii)	90% / 75% min						N/A
Redevelopment[3] (Dev Area)	4(C)(2)(d)	0% min (SW) 50% min (Site)						N/A
Linear	4(C)(5)(c)	75% / 50% min						N/A
Other: Offsite Treatment/Mitigation								N/A
		Project Total Area =	43,125	58,806	53,499	66,766	>100%	>100%

1-If proposing to treat more than the first flush, state why meeting Ch. 500, § 4(C)(2(a)(i) is not practicable.
2-Reduced % based on portion of parcel developed.
3-Include pollutant impact ranking calculations (current and proposed) and a figure showing the Redevelopment window.

3. **Proposed BMPs:** Please provide the following information on the Table below for EACH BMP.

BMPs Proposed	#	Pretreatment	Sizing calcs	Detail on Plans[1]	CPV Draindown Time	HydroCAD
Bioretention Basin 1	BR-1	Stone Filter	Included	Included	Not provided*	Included**
Bioretention Basin 2	BR-2	Grassed Swale	Included	Included	Not provided*	Included**
Bioretention Basin 3	BR-3	Grassed Swale	Included	Included	Not provided*	Included**
Roof Dripline Filters	N/A	N/A (Roof Runoff)	Included	Cross Section Included	N/A	N/A

1- BMP details (cross sections, elevation sections, plan view)
* See Comment 2.
** See Comment 3.

Link to Stormwater Design BMP Volumes I, II, III
https://www.maine.gov/dep/land/stormwater/stormwaterbmps/index.html

- Provide Construction Oversight Notes. Included
- If BMP is unlined, review and satisfy (Appendix E Sections 4(b) and 4(c), page 50 of Chapter 500). See Comment 4.
- Treatment buffers (Appendix F, page 56 of Chapter 500): must provide sample deed restriction (Appendix G, page 64 of Chapter 500). N/A
- Infiltration must satisfy Appendix D, page 44 of Chapter 500. See Comment 4.
- Is conveyance designed to a 10-year, 24-hour storm? Yes
- Is a drainage easement required for any areas to be flooded? N/A
- Discharge to a public storm sewer system: Must provide authorization from the authority. N/A

If proposing Proprietary BMPs, provide:

- Letter from vendor approving sizing and siting N/A https://www.maine.gov/dep/land/stormwater/stormwaterbmps/index.html.
- Executed 5-Year I&M Agreement with a provider approved by vendor. N/A
- Narrative section and specific inspection forms in the written I&M Plan. N/A
- Pervious pavement: Must provide Executed 5-Year I&M Agreement and vacuum equipment used. N/A

General Standards Review:

☐ The submitted information appears to meet the General Standards of MaineDEP's Chapter 500.

☒ The submitted information does not appear to meet the General Standards of MaineDEP's Chapter 500. See comments below.

Comments:

1. Provide subsurface investigation information in the locations of the three bioretention cells to identify depths to seasonal high groundwater and bedrock. Based on these findings, confirm that adequate separation can be achieved between the bottom of the basin and the SHGWL and bedrock. Also, provide a test pit summary table within the detail sheets of the plan set for all test pits associated with a stormwater BMPs.
2. Provide the tabulation of the hydrograph which demonstrates the bioretention cells drain dry within 24 to 48 hours.
3. Provide the full HydroCAD model printouts for the 10- and 25-year, 24 hour storm events. We will provide further review of the stormwater modeling upon receipt of the full HydroCAD report.
4. Bioretention cells and drip edge filters are proposed to be unlined. As stated in Comment 1, provide subsurface investigation information and a narrative which

illustrates the infiltration standards outlined in Appendix D as well as Appendix E, Section 4(b) and/or Section 4(c) have been met.

5. The Landscape Plan proposes planting deciduous, upland trees within Bioretention Cell 2. Due to the well-draining soils, and frequent inundation, we recommend different plant species that are more tolerant of these conditions be utilized within the bioretention cell. Additionally, a pole for lighting is shown on the Landscape Plan in the center of BR-2.
6. There appears to be inconsistencies with the stormdrain sizes called out in the stormdrain system to the northeast of Bioretention Cell 3 as shown on Sheet C-102. Review the stormdrain callouts and revise as necessary.
7. Provide specific elevation details for the bioretention cells on the Grading and Drainage Plan, including bottom of pond and berm crest elevation.

C. PHOSPHORUS STANDARD

MUST provide on the WQ Treatment Plan: BMPs with subcatchments including time of concentration (Tc) lines, flow lengths and flow types;

Provide export calculations clearly showing distinct BMPs: Phosphorus Table Calculations Worksheet 4 july 2015.xlsx.

Phosphorus Standards Review:

☐ The submitted information appears to meet the Phosphorus Standards of MaineDEP's Chapter 500.

☐ The submitted information does not appear to meet the Phosphorus Standards of MaineDEP's Chapter 500.

☒ The project does not trigger review under the Phosphorus Standards of MaineDEP's Chapter 500.

Comments:

1. This project is not located within a lake watershed, so it is not required to meet the Phosphorus Standard of Chapter 500. Runoff from the project is tributary to Small Brook, which is ultimately tributary to the Presumpscot River.

D. FLOODING STANDARD

☐ Add pre- and post- peak flow rates table to post development plan for storms (2-, 10-, 25-year).
☐ Is primary access road passable up to a 25-year, 24-hour storm?
☐ If requesting a waiver of the Flooding Standard, must state justification for the waiver.

☐ HydroCad or other runoff model

- If post peak flow rate is > pre-peak flow, a waiver request will be needed with justification Ch. 500, § 4(F)(3)(a) or (b).
- If discharging to wetland see Chap. 500, § 4(I).

Flooding Standards Review:

☐ The submitted information appears to meet the Flooding Standards of MaineDEP's Chapter 500.

☐ The submitted information does not appear to meet the Flooding Standards of MaineDEP's Chapter 500.

☒ The project does not trigger review under the Flooding Standards of MaineDEP's Chapter 500.

Comments:

1. The project results in the creation of less than 3 acres of impervious area and less than 20 acres of developed area. This project is not required to meet the MaineDEP Flooding Standards. However, the Town of Windham Land Use Ordinance requires the project to meet the Flooding Standards.
2. Although not required for the Stormwater Law permit, to meet the Flooding Standards required through the Town's Ordinance, we offer the following comments:
    a. The bioretention cell underdrains are modeled in HydroCAD with a restrictive orifice, however no details are shown on the plans for this. Provide information for the underdrain cap and orifice in the Bioretention Primary Outlet Detail on Sheet C-302.
    b. We will provide further review of the stormwater BMP's upon receipt of the complete HydroCAD report as noted in the General Standard comments.

E. REVIEW SUMMARY

☐ The submitted Maine Department of Environmental Protection Stormwater Law Permit appears to meet the standards of MaineDEP's Chapters 500, 501, and 502.

☒ The submitted Maine Department of Environmental Protection Stormwater Law Permit does not appear to meet the standards of MaineDEP's Chapters 500, 501, and 502.

Comments:

1. Address comments listed in the Basic Standard and General Standard sections of this review. Address comments listed in the Flooding Standard section to meet the Town's Site Plan Review Standards.

2. Although not regulated through the Town's Delegated Review Authority, it appears that a Maine Construction General Permit from Maine Department of Environmental Protection will be required for this project.

If there are any questions regarding the above review, please contact our office at bnault@ljbinc.com or (207) 772-2515.

Signature: _____ Signature: _____

Name: Will Haskell, PE Name: Ben Nault, EI

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Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-047

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 5.

#26-05 North Windham Public Safety Building - Major Site Plan - Final Plan Review - Franklin Drive - Town of Windham
The application is for a new two-story public safety building with a ±14,330 sq ft footprint and ±27,950 sq ft of gross floor area, containing offices, bunks, and five apparatus bays for the Windham Fire and Police Departments, together with an access drive, 40 parking spaces, utilities, sidewalks, landscaping, and stormwater management improvements. The subject property is a portion of Tax Map: 70; Lot: 14; Zone: Commercial I (C-1), in the Little Sebago Lake watershed. The lot for the project (proposed Lot 1, 220,749 sq ft / 5.07 acres) is to be created by the Third Amended Subdivision Plan of the Windham Mall

TOWN OF WINDHAM MAINE

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

PLANNING BOARD MEMO • MAJOR SITE PLAN • FINAL PLAN REVIEW

DATE: July 27, 2026

TO: Windham Planning Board
FROM: Natalie Thomsen, Town Planner
Cc: Steve Puleo, Planning Director
Tanner Goodine, EI, Sebago Technics, Inc.; Agent
Great Falls Construction, Inc.; Construction Manager
Mark Arienti, Town Engineer

RE: #26-05 North Windham Public Safety Building - Major Site Plan - Final Plan Review – Franklin Drive – Town of Windham
Planning Board Meeting: July 27, 2026

Overview

The application is for a new two-story public safety building with a ±14,330 sq ft footprint and ±27,950 sq ft of gross floor area, containing offices, bunks, and five apparatus bays for the Windham Fire and Police Departments, together with an access drive, 40 parking spaces, utilities, sidewalks, landscaping, and stormwater management improvements. The subject property is a portion of Tax Map: 70; Lot: 14; Zone: Commercial I (C-1), in the Little Sebago Lake watershed. The lot for the project (proposed Lot 1, 220,749 sq ft / 5.07 acres) is to be created by the Third Amended Subdivision Plan of the Windham Mall (Sheet C-100).

Use: Public Building.

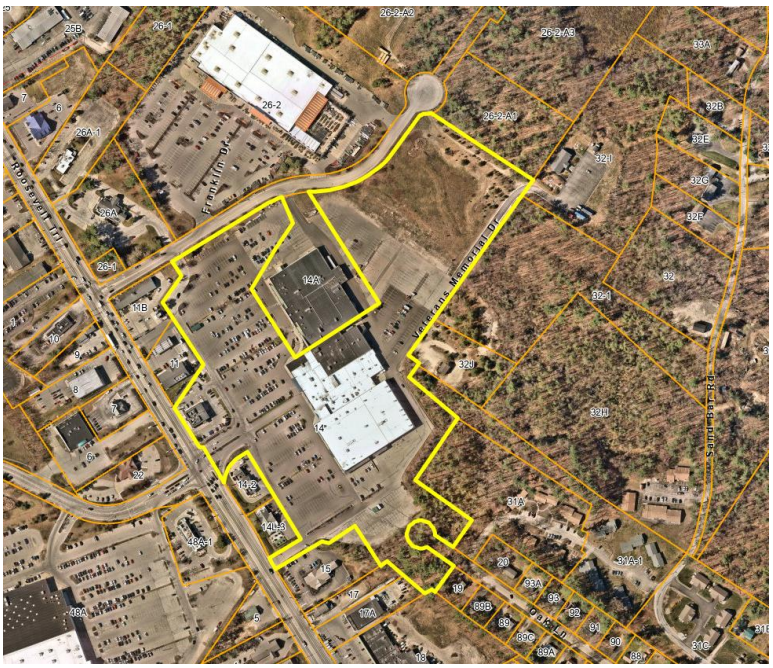


Figure 1: Aerial View of the subject parcel(s) relative to surrounding properties and street network.

Review History

A Development Review Team meeting was held on April 21, 2026, and the Planning Board reviewed the sketch plan on April 27, 2026. The applicant submitted the final site plan application on June 11, 2026, and a Staff Review & Completeness memo was issued on July 2, 2026. The project requires a Major Amendment to an existing Maine DEP Site Location of Development approval (L-04289-23-A-X, dated May 24, 1978, as amended), which was submitted to MDEP on February 25, 2026 and remains under review; a complete copy of the MDEP submission was delivered to the Town on March 3, 2026, as required.

- Staff Status: Resolved (July 17, 2026 comment response). Sheet G-102 General Note 3 and the application form have been revised to state the correct proposed parcel area of 5.07 acres, and the project narrative has been updated to include the future apparatus bay expansion, consistent with the ±14,330 SF footprint and ±27,950 SF gross floor area described in the cover letter.
- ***Staff Status: The amended subdivision application remains outstanding. In the July 17, 2026 comment response, the applicant states a Subdivision Amendment Application will be submitted once the Site Location of Development Act Amendment for the Windham Mall Subdivision is approved by Maine DEP. The Third Amended Subdivision Plan (Sheet C-100) is included in the plan set. See Condition of Approval #5.***

SITE PLAN REVIEW

PLEASE NOTE: The staff memo is a reference guidance document, and suggested topics for board discussion are listed; the strikethrough text is items for the final review; ***bold and italic text represent unaddressed existing and/or new staff comments***; or plain underlined text are items that have been addressed by the applicant; and italic text is for information or previously reviewed and/or approved items.

Staff Comments

- Complete Application:

  MOTION: [I move] the Major Site Plan final plan application for project #26-05 North Windham Public Safety Building is found complete in regard to the submission requirements based on the application checklist, but the Planning Board retains the right to request more information where review criteria are not fully addressed.

- Waivers:

  Waiver of Submission Requirements: The Planning Director, or designee, may waive any of the submission requirements of §120-811 based upon a written request by the applicant. A waiver of any submission requirement may be granted only if the Planning Director, or designee, finds that the information is not required to determine compliance with the standards and criteria of the Land Use Ordinance. **None requested.**

Waiver of the Site Plan Performance Standards: The Planning Board may waive the requirements of §120-812 if it finds that extraordinary and unnecessary hardship, not self-imposed, may result from strict compliance with the site plan review standards. For each waiver requested, the applicant shall submit answers to each criterion in §120-808B(2). **None requested.**

- Public Hearing: July 27, 2026
- Site Walk: July 20, 2026

Findings of Fact, Conclusions, and Conditions of Approval for the Windham Planning Board

MOTION: [I move] the Major Site Plan application for the #26-05 North Windham Public Safety Building project at Franklin Drive, identified on Tax Map: 70; Lot: 14 (portion); Zone: Commercial I (C-1), in the Little Sebago Lake watershed, is to be (**approved with conditions/denied**) with the following Findings of Fact, Conclusions, and Conditions of Approval.

FINDINGS OF FACT

Jurisdiction: The project is classified as a Major Site Plan, which the Planning Board is authorized to review and act on by §120-805A(2)(a) of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant has submitted a copy of the Purchase and Sale Agreement, as amended, between the record owner, Jonlee Windham, LLC, and the Town of Windham; a copy of the deed to Jonlee Windham, LLC recorded at the Cumberland County Registry of Deeds in Book 14194, Page 120; and deed references for the proposed access/utility easement area on land of Hannaford Bros. Co. (Book 9919, Page 201, with subsequent corporate mergers at Book 12300, Page 188).

- ***Staff Status: Conveyance of the lot to the Town and execution of the proposed access and drainage easements will follow approval and recording of the Third Amended Subdivision Plan. The amended subdivision application remains outstanding.***

ARTICLE 3 Definitions

- Public Building: Buildings, structures or installations of an institutional nature and serving a public need, such as schools; libraries; museums; post offices; public safety, public works, and public utilities and services. (See §120-543, Public building, in Article 5, Performance Standards.)

ARTICLE 4 ZONING DISTRICTS

- As shown on the Town of Windham Land Use Map approved by the Town Council, dated January 27, 2026, Tax Map 70, Lot 14 is located in the C-1 District.
- The proposed land use, Public Building, is a permitted use in the C-1 District (§120-410B).

- Per §120-543, public buildings shall not be required to meet the dimensional standards or district standards of the applicable zoning district.

ARTICLE 5 PERFORMANCE STANDARDS

- **§120-511 – Buffer yards.** C(3)(b) Buffers along streets: Commercial Districts use Buffer Yard G along Franklin Drive. The Landscape Plan (C-201) provides street trees, including Red Sunset® maples and serviceberries, along the Franklin Drive frontage.
- **§120-543 – Public Building.** The Planning Board may require landscaping, fences, screening, or buffering between the lot and any lot occupied by a residential dwelling; the proposed lot does not abut a lot occupied by a residential dwelling.

§120-812 – MAJOR SITE PLAN PERFORMANCE STANDARDS

§120–812A – Utilization of the Site

- The development is located on proposed Lot 1 (5.07 acres) to be created by the Third Amended Subdivision Plan of the Windham Mall, amending the Amended Subdivision Plan approved by the Planning Board on April 25, 2005. The property has approximately 400 feet of frontage on Franklin Drive, is mostly cleared, and contains an existing infiltration basin (to remain) and subsurface wastewater disposal fields (to be removed). The building and site improvements are clustered on the portion of the site most suitable for development, and no wetlands or floodplains are present.

§120–812B – Vehicular Traffic

- (1) The site is accessed by a new driveway from Franklin Drive, a local road connected to Route 302 (Roosevelt Trail), aligned opposite the Home Depot entrance, in part through a proposed access easement on land of Hannaford Bros. Co. The project does not require a Maine DOT Traffic Movement Permit. The Fire Department operates four 24-hour shifts with a single shift change between 6:30 and 7:00 a.m., and Police/Sheriff shift changes occur at 6:30–7:00 a.m., 4:30–5:00 p.m., and 9:00 p.m.
- Staff Status: Resolved (July 17, 2026 comment response). Based on operational data from the Windham Fire Department, Windham Police Department, and Cumberland County Sheriff's Office, the coincident 6:30–7:30 a.m. shift change generates a maximum of sixteen (16) trips in the peak hour (eight entering and eight exiting), below the 50-trip threshold; a traffic study is not required.
- (2) The access shall be designed to have minimum sight distance, according to MDOT and Appendix B Street Design and Construction Standards, to avoid hazardous conflicts with existing turning movements, to avoid traffic congestion, and to prevent queuing of vehicles entering and exiting the site.
- Staff Status: Resolved (July 17, 2026 comment response). Measured sight distances have been added to Sheet C-102, measured 10 feet from the edge of the traveled way and 3.5 feet above proposed finished grade, as defined in the Town of Windham ordinance.

- (4) The site is designed to allow internal vehicular circulation for the safe movement of passenger, service, and emergency vehicles, including SU-30 delivery vehicles, with heavy-duty pavement and heated concrete aprons at the apparatus bays.

§120–812C – Parking and Loading

- (1) The site plan (C-102) provides 40 parking spaces: 25 standard 9’ x 18’ spaces, two 11’ x 18’ ADA van-accessible spaces, five 10’ x 22’ parallel spaces opposite the apparatus bays, and eight 10’ x 20’ parallel spaces along Franklin Drive. All parking spaces, access drives, and impervious surfaces are located at least five feet from side and rear lot lines, and stall and aisle dimensions conform to Table 1.
- (2) The number of parking spaces provided is adequate to meet the needs of the public safety use, including shift-change overlap.

§120–812D – Pedestrian Traffic

- A 5-foot bituminous sidewalk is provided along Franklin Drive with internal walkways connecting building entrances, parking areas, and the Franklin Drive right-of-way, with truncated dome tip-downs and a crosswalk at the driveway.

§120–812E – Stormwater Management

- (1) The applicant has provided a Stormwater Management Report (May 2026) prepared in conformance with MDEP Chapter 500, Chapter 502, and local standards, including a subsurface detention and infiltration system of 166 ADS StormTech SC-800 chambers, an outlet control structure, catch basins, and building drip edges. Peak flows from the 2-, 10-, and 25-year, 24-hour storms do not exceed pre-development peak flows.
- The project requires a Major Amendment to the existing Maine DEP Site Location of Development approval, which includes a comprehensive review of stormwater management. The MDEP approval shall be provided prior to construction or carried as a condition of approval in accordance with §120-807F(1). See Condition of Approval #4.
- The site is located in the Town’s Urbanized Area and regulated by the MS4 (Municipal Separate Storm Sewer System). Site disturbance exceeds one acre, and the project is subject to the annual maintenance and inspection report required by the Post-Construction Stormwater Ordinance, Chapter 201, Article II. The Inspection, Maintenance, and Housekeeping Plan is provided as Appendix 3 of the Stormwater Management Report. See Condition of Approval #3.

§120–812F – Erosion Control

- (2) The applicant has provided an erosion and sedimentation control plan (Sheets C-500 through C-505) meeting the minimum standards of the Maine DEP Stormwater Rule Chapter 500, Appendix A – Erosion and Sediment Control, Appendix B – Inspections and Maintenance, and Appendix C – Housekeeping. A Maine Construction General Permit is required prior to the start of construction, and the applicant intends to use contractors certified under MDEP’s voluntary contractor certification program.

§120–812G – Water Supply Provisions

- (1) The building will connect to the Portland Water District public water system in Franklin Drive with a 2" copper domestic service and 6" ductile iron fire service, plus a second 6" fire service with a hydrant assembly. A PWD Ability to Serve determination dated June 9, 2026 confirms the District can serve the project (12" DI main in Franklin Drive; estimated static pressure 82 psi), with RPZ backflow prevention required on both services.

§120–812H – Sewage Disposal Provisions

- The building will be served by public sewer managed by the Portland Water District, with an estimated 2,380 gallons per day conveyed by a 6" service to a proposed on-site duplex grinder pump station and force main discharging to an existing sewer manhole in Franklin Drive. The PWD Ability to Serve letter dated June 9, 2026 confirms the connection is approved and that the Town has allocated capacity at the North Windham Wastewater Treatment Facility. A trench drain at the apparatus bay apron discharges to a 1,000-gallon oil/water separator ahead of the pump station.
- Staff Status: Resolved (July 17, 2026 comment response). Sizing calculations per Uniform Plumbing Code §1003.4.2.2 demonstrate the 12,750 SF wash-down area (apron, apparatus bays, and future expansion) requires 132.5 CF (991.2 gallons) of storage; the 1,000-gallon separator is adequate. The two gate valves on the trench drain line isolate washdown flows from the storm system: the sewer valve is closed and the storm valve open in all scenarios except vehicle washing, when the storm valve is fully closed; both valves are closed in the event of a spill. The O&M plan for the existing North Windham fire station is provided as the template for the new facility. Coordination with PWD and the North Windham WWTF on acceptance of the wash discharge is ongoing; the applicant requests a condition that no sewer connection be made until the Town and the Portland Water District provide written agreement on the sewer and stormwater separation configuration. See Condition of Approval #7.

§120–812I – Utilities

- The building is served by underground electrical and communications connections extended from existing infrastructure; new facilities are screened from view to the extent feasible. Utility and grading plans (C-103 and C-104) have been provided.

§120–812J – Groundwater Impacts

- On-site water supply and subsurface wastewater disposal are not proposed; the development will not adversely impact the quality or quantity of groundwater available to abutting properties or public water supply systems. Groundwater protection is also addressed in the pending MDEP Site Location of Development review.

§120–812K – Water Quality Protection

- The site is in the Little Sebago Lake watershed, a direct watershed of a lake most at risk from new development as identified by the Maine DEP. The project is under review by

MDEP under the Site Location of Development Act, including Chapter 500 water quality and phosphorus standards, and existing septic disposal fields on the site will be removed.

§120–812L – Hazardous, Special and Radioactive Materials

- (1) External storage of hazardous or special materials is not proposed. Interior handling and storage of materials will be done in accordance with applicable federal and state standards, mirroring practices at the Town's existing fire stations.
- (2) An emergency generator on a 16' x 20' concrete pad is proposed, and a natural gas service is shown on the Utilities Plan (C-104).
- Staff Status: Resolved (July 17, 2026 comment response). The generator is proposed as a natural gas generator served by the gas service shown on Sheet C-104; no bulk fuel storage is proposed or required.

§120–812M – Shoreland Relationship

- The site is not located in the Shoreland Zone and does not adversely affect the water quality or shoreline of any adjacent water body.

§120–812N – Technical and Financial Capacity

- (1) Windham voters approved Article 22 at the June 14, 2025 annual Town Meeting, authorizing the $10 million project cost through a combination of $4 million in Tax Increment Financing, $2.4 million from the Town's General Fund, $1.1 million in impact fees, and a $2.5 million general obligation bond. Funding of the future phase will be addressed before commencement.
- (2) The applicant has retained Great Falls Construction, Inc. for construction management and general contracting; Sebago Technics, Inc. for site design, surveying, permitting, and engineering; Invivid Architecture (in collaboration with Grant Hays Associates) for building design; and S.W. Cole Engineering, Inc. for geotechnical investigation (report dated January 21, 2026).

§120–812O – Solid Waste Management

- Solid waste will be stored in a screened double dumpster enclosure on a concrete pad and disposed of through the Town's existing municipal removal services by Casella at EcoMaine, a licensed facility with adequate capacity. Construction debris disposal is also addressed in the MDEP Site Location of Development amendment.

§120–812P – Historical and Archaeological Resources

- The site is located within an existing developed commercial area previously reviewed for historic and archaeological resources under the Maine DEP Site Location of Development approval L-04289-23-A-X, dated May 24, 1978, as subsequently amended, with a prior Maine Historic Preservation Commission determination that projects at the property will not affect any structure or site of historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966. Given the developed urban

character of the site, an updated MHPC review was not required, and no historic or archaeological resources have been identified on or near the project site.

§120–812Q – Floodplain Management

- The site is not located within a special flood hazard area as delineated on FEMA Flood Insurance Rate Map No. 23005C0479F, effective June 20, 2024; the site is within Zone X, an area of minimal flood hazard.

§120–812R – Exterior Lighting

- (1) The applicant has provided a photometric plan prepared by Charron Reflex Lighting, dated June 11, 2026, with fixture and pole cut sheets. Proposed pole, bollard, and wall-pack fixtures are shielded, dark-sky compliant, zero-uplight LED fixtures, and illumination at the lot lines does not exceed 0.5 footcandle.
- (2) All light poles and exterior light fixtures are connected underground.

§120–812S – Noise

- (1) Post-construction site uses will not exceed the maximum permissible sound-pressure levels for abutting commercial uses of 65 dB(A) between 7:00 a.m. and 10:00 p.m. and 55 dB(A) between 10:01 p.m. and 6:59 a.m., with the exception of necessary short-term siren use by fire and police vehicles responding to emergency calls. Staff notes that emergency signal use is an inherent function of the public safety use, and the Board may wish to acknowledge this in its findings.
- The nearest non-commercial receptor is the Windham Veterans Center, approximately 350 feet northeast of the site across Veterans Memorial Drive, which falls within the public, semipublic and institutional category (60 dB(A) daytime / 55 dB(A) nighttime). Given the separation distance and the intervening right-of-way, staff anticipates routine site operations will comply with the applicable limits.
- (3) No construction activities are allowed between the hours of 10:00 p.m. and 6:00 a.m.

§120–812T – Storage of Materials

- Exposed storage and mechanical equipment, including the generator and transformer pads, are screened by fencing and formal landscaping. The double dumpster enclosure is located on a level concrete pad with cedar-board screening per the detail on Sheet C-505.

§120–813 – COMMERCIAL DISTRICT DESIGN STANDARDS (C-1)

In addition to meeting all required Design Standards in the C-1 District, development must comply with a minimum of eight other Design Standards. Reference is made to the architectural plans prepared by Invivid Architecture, dated June 12, 2026 (Section 13).

- Required – §120–813A(1)–(8) Architecture/Building: The building is a traditional public safety building style, not a franchise prototype and not stylized as advertising; traditional, high-quality, low-reflectance materials common to northern New England are proposed;

rooflines meet pitch and projection expectations with no flat areas exceeding 50 feet and rooftop equipment screened; street-facing facades meet the horizontal length standards with trimmed windows, doors, and ventilation fixtures; entrances are clearly defined and highly visible, incorporating variations in roofline, distinctive lighting and landscaping, canopies, overhangs, and peaked roof forms; and architectural detailing is proportional to the building.

- Required – §120–813A(6) Building style coordination: The proposed Phase 2 expansion, when constructed, will be a structural expansion consistent with the principal building's design.
- ***Staff Status: The July 17, 2026 comment response clarifies that the applicant is seeking approval of the Phase 2 building expansion (±2,155 SF) as part of this application, to be constructed as a future phase outside the current funding scope, and requests a condition that no Phase 2 construction occur until the Portland Water District easement modification is executed. The Board should confirm on the record whether Phase 2 is included in this approval and whether any further review will be required prior to Phase 2 construction. See Condition of Approval #6.***
- Required – §120–813B(6) Screening of utilities and service areas: Trash receptacles, the generator, the transformer, and mechanical equipment are screened by fencing and formal landscaping to minimize visibility.
- Required – §120–813C(1)–(3) Lighting: A professionally prepared photometric plan and cut sheets are provided (Section 8); the lighting is coordinated with the architecture and landscaping, will not create glare, and no neon illumination is proposed.
- Required – §120–813C(5) Snow storage areas designated.
- Staff Status: Resolved (July 17, 2026 comment response). Snow storage areas have been added and are shown on revised Sheet C-102.
- Required – §120–813D(1), (2), (4), (5) Internal walkways, community links, sidewalks, and crosswalks: Continuous internal walkways connect the public sidewalk to the principal entrance; a 5-foot sidewalk is provided along Franklin Drive; and a crosswalk is provided at the driveway.
- Required – §120–813D(6) Bicycle parking: A rack providing parking for the required two bicycles.
- Staff Status: Resolved (July 17, 2026 comment response). A double-sided bicycle hitch has been added to Sheet C-102, with a detail provided on Sheet C-505.
- Signage: The July 17, 2026 comment response includes shop-drawing exhibits (Axe Signs + Wayfinding) for a double-sided, internally illuminated LED freestanding sign, approximately 80 inches wide by 78 inches high, mounted on posts along Franklin Drive; the previously shown concrete sign pad has been removed. The exhibit is marked for revision to read "North Windham Public Safety," add the Cumberland County Sheriff logo, and display the Franklin Drive address. ***Staff Status: The final sign design and location***

shall comply with Article 7 (Signs); any required sign permit shall be obtained prior to installation.

- Staff Status: Resolved (July 17, 2026 comment response). The applicant identifies eight additional design standards met by the project: §120-813B(1) parking location; B(2) internal traffic flow; B(3) interconnected parking lots; B(4) building orientation; and §120-813C(6) planting variety; C(7) planting suitability; C(8) mass plantings; and C(9) illumination levels. Under C(9), all parking-lot poles are 20 feet or less; the three poles noted to exceed 20 feet are the two street lights proposed to illuminate Franklin Drive and the existing street light at the former cul-de-sac terminus, and pedestrian-scale bollard lighting is provided at the front entrance ramp and rear employee entrance.

CONCLUSIONS

- The plan for development **reflects** the natural capacities of the site to support development.
- Buildings, lots, and support facilities **will** be clustered in those portions of the site that have the most suitable conditions for development.
- Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and sand and gravel aquifers **will** be maintained and protected to the maximum extent.
- The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
- The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
- The proposed use and layout **will not** be of such a nature that it will make vehicular or pedestrian traffic more hazardous than is normal for the area involved.
- The proposed site plan **will** provide adequate sewage waste disposal.
- The proposed site plan **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
- The developer **has** the adequate financial capacity to meet the standards of this section.
- The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
- The proposed site plan **will** provide for adequate stormwater management.
- The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it **will not** interfere with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.

- On-site landscaping **does** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.

CONDITIONS OF APPROVAL

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated June 11, 2026, as amended July 27, 2026, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-815 of the Land Use Ordinance.
2. In accordance with §120-815C(1)(b) of the Land Use Ordinance, the construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.
3. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 201, Article II. Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1 of each year.
4. Prior to the start of any land use activity, the applicant shall provide to the Planning Director evidence of receipt of the Maine DEP Site Location of Development amendment approval, in accordance with §120-807F(1)(a).
5. Prior to the start of any land use activity, the applicant shall receive Planning Board approval of, and record at the Cumberland County Registry of Deeds, the Third Amended Subdivision Plan of the Windham Mall creating the lot for the development.
6. Prior to the issuance of a building permit for the Phase 2 building expansion, the applicant shall submit to the Planning Director or designee written confirmation that the required modification to the Portland Water District utility easement (CCRD Book 41536, Page 49) has been executed and recorded.
7. Prior to connection to the public sewer, the applicant shall provide the Planning Director or designee with a recorded executed easement between the Town of Windham and the Portland Water District that the proposed configuration of the apparatus-bay trench drain, oil/water separator, isolation valves, and sewer service is acceptable for discharge to the municipal sewer.

TOWN OF WINDHAM MAINE

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

APPLICATION COMPLETENESS & STAFF REVIEW COMMENTS MEMO

DATE: July 2, 2026

TO: Tanner Goodine, Sebago Technics, Inc.; Agent
Robert Burns, Town of Windham; Applicant

FROM: Natalie Thomsen, Town Planner

Cc: Steve Puleo, Planning Director
Windham Planning Board
Mark Arienti, Town Engineer
Great Falls Construction, Inc.; Construction Manager

RE: #26-05 – Major Site Plan – North Windham Public Safety Building – Franklin Drive – Final Plan Review – Town of Windham

Planning Board Meeting: July 27, 2026

Thank you for submitting the final site plan application for the North Windham Public Safety Building on June 11, 2026. The application status is incomplete. Staff has reviewed the application and plans against §120-811, §120-812, and §120-813 of the Land Use Ordinance, and against the April 23, 2026 Sketch Plan staff memo, and found the following items that need your attention before the Planning Board's final plan review. The Planning Board meeting is an in-person meeting at the Town Council Chambers in the Town Hall located at 8 School Road. The meeting begins at 6:30 p.m., and your attendance is required.

Project Information

A new two-story public safety building of approximately 14,330 SF footprint and approximately 27,950 SF gross floor area, with apparatus bays, parking, access drive, utilities, sidewalks, landscaping, and stormwater management improvements, on a proposed lot to be created from a portion of Tax Map: 70; Lot: 14; Zone: Commercial I (C-1), in the Little Sebago Lake watershed.

A. Application and Consistency Items

1. **Amended subdivision application.** The plan set includes Sheet C-100, "Third Amended Subdivision Plan – The Windham Mall," creating the new lot for the Town, and the April 23, 2026 Sketch Plan memo stated that an amended subdivision application to create the parcel would be submitted with the final site plan application. An amended subdivision application (with the associated submission requirements of Article 9 and §120-907) was

not included in the June 11, 2026 binder. Please submit the amended subdivision application so that the subdivision amendment and the site plan may be reviewed concurrently, or confirm the intended procedural path with the Planning Department.

2. **Application and escrow fees.** The application checklist notes fees as "n/a, Municipal Project."

3. **Building square footage – reconcile.** The application form lists an estimated building size of 12,175± SF and the project narrative describes a ±6,000 SF building with a ±6,175 SF apparatus bay, while the cover letter (and the sketch plan submission) describe a ±14,330 SF footprint and ±27,950 SF of gross floor area. Please reconcile the building area figures across the application form, narrative, and plans.

4. **Lot area – reconcile.** General Note 3 on Sheet G-102 and the application form state the proposed parcel is approximately 3.21 acres, while Sheet C-100 and the Existing Conditions plan show proposed Lot 1 as 220,749 SF (5.07 acres). Please correct the plan set and application so the proposed lot area is consistent.

5. **Sheet and title block naming.** The Existing Conditions plan (Sheet 1 of 1) is titled "Existing Conditions Plan of North Windham Fire Station," and the architectural sheets in Section 13 are titled "Windham Fire Station." Please retitle these sheets "North Windham Public Safety" (or equivalent) for consistency with the balance of the plan set and for recording purposes.

B. Plan Items

6. Bicycle parking (§120-813D(6)). The response to the design standards states that a rack providing parking for the required two bicycles "is shown on the site plan"; however, no bicycle rack is shown or called out on Sheet C-102. Please show the rack location and provide a detail.

7. Snow storage areas (§120-813C(5)). The response states that snow storage areas are designated on the site plan; no snow storage areas are designated on Sheet C-102. Please designate snow storage areas on the plan, located so they do not conflict with landscaping, visibility, drainage, or the subsurface infiltration system.

8. Sight distance (§120-812B(2) and Appendix B). As noted at sketch plan review, sight distances at the proposed Franklin Drive driveway shall be shown on the final plan. Please add measured sight distances and the basis of measurement.

9. Planning Board approval block (§120-811B(1)). An approval block appears only on subdivision Sheet C-100. Please provide space on the site plan drawing(s) for the words "Approved: Town of Windham Planning Board" with signature lines and date, and remove or revise the "Not for Construction" stamp on the final approval set.

10. Generator fuel supply (§120-812L(2)). A generator on a 16' x 20' concrete pad is shown, and a natural gas service is shown on Sheet C-104. Please confirm the generator fuel

source. If bulk fuel storage is proposed, the tank shall be shown on the plan and located at least 75 feet from any lot line if aboveground, or 40 feet in the case of underground storage.

11. Proposed freestanding sign (§120-811B(1)). Sheet C-103 shows a 5’ x 15’ concrete pad for a sign. The location, front view, materials, dimensions, and method of securing the proposed sign were not included. Please provide the sign exhibit, or confirm the sign will be permitted separately under Article 7.

12. Additional design standards (§120-813). In addition to meeting all required design standards in the C-1 District, development must comply with a minimum of eight other design standards. The submission addresses the required standards; please identify the eight (or more) additional design standards the project will meet.

C. Technical Review Items

13. **Oil/water separator capacity.** A 1,000-gallon oil/water separator (Sheets C-502/C-503) receives the 143 LF apparatus-bay trench drain and truck-wash flows ahead of the proposed pump station. Please provide:

(a) sizing calculations demonstrating the 1,000-gallon unit is adequate for washdown of the five apparatus bays;

(b) confirmation of the discharge routing – the Utilities Plan (C-104) indicates the trench drain and separator discharge to the sanitary sewer via the proposed pump station and force main, rather than being retained on site or released to the storm drainage system. Please confirm that all washdown and floor-drain flows are fully isolated from the stormwater system, consistent with the Town's MS4 program and the illicit discharge provisions of Chapter 201, and confirm with the Portland Water District that the North Windham Wastewater Treatment Facility is equipped to accept this discharge, including any pretreatment or industrial discharge requirements that may apply;

(c) a description of the operation of the two gate valves in the 3' x 3' utility box on the trench drain line shown on Sheet C-104, including whether they may be used to isolate flows in the event of a spill; and

(d) the facility's spill prevention and emergency response measures for fuels, oils, and vehicle fluids handled in the apparatus bays – e.g., a Spill Prevention, Control, and Countermeasure (SPCC) plan or equivalent spill-response plan – together with the separator's long-term maintenance program, including the inspection and pump-out schedule and disposal of recovered oils. This item will also be reviewed by the Town Engineer and coordinated with the Portland Water District.

14. **Traffic estimate** (§120-811B(1)(c)[14] and §120-812B). Section 10 describes shift schedules but does not provide the estimated weekday AM and PM and Saturday peak-hour and daily trips generated by the project. Please provide a quantified trip estimate

confirming the project generates fewer than 50 trips in the AM or PM peak hour, which staff anticipates will confirm that a traffic study is not required.

15. **PWD easement modification / Phase 2.** The cover letter acknowledges that the Portland Water District requires a major modification to the existing 40-foot utility easement because a portion of the Phase 2 building expansion falls within it. Please confirm that Phase 2 is shown for reference only and is not part of the approval requested at this time; staff anticipates carrying the easement modification as a condition of approval and notes that any future Phase 2 construction will require an amended site plan.

D. Informational and Resolved Items

- Portland Water District Ability to Serve (water and wastewater), dated June 9, 2026, is enclosed and valid for eighteen months. Received; no further action.
- MDEP Site Location of Development amendment is pending. Evidence of the MDEP approval will be required prior to the start of construction in accordance with §120-807F(1), and will be carried as a condition of approval.

Conditions of Approval (Required)

- Approval is dependent upon and limited to the proposals and plans contained in the application dated June 11, 2026, as amended TBD, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-815 of the Land Use Ordinance.
- Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 201, Article II. Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1 of each year.
- Approval is conditioned upon receipt of the Maine DEP Site Location of Development amendment approval prior to the start of construction, in accordance with §120-807F(1)(a).
- Prior to the issuance of a building permit for the Phase 2 building expansion, the applicant shall submit to the Planning Director written confirmation that the required modification to the Portland Water District utility easement (CCRD Book 41536, Page 49) has been executed and recorded.

Thank you for your attention to these matters. Please provide one copy of your response to staff comments with all revised application materials and one plan set, and email an electronic copy of your response letter, supporting documentation, and plan set. If staff receives additional review comments, we will forward them to you as soon as possible. We will need your response by **July 17, 2026** to hold the July 27, 2026 meeting date. Please feel free to call me with any questions at (207) 894-5960 ext. 2 or email me at nathomsen@windhammaine.us.

Sincerely,

Natalie Thomsen

Town Planner

Natalie Thomsen

From: Andrew Weaver
Sent: Monday, July 13, 2026 2:43 PM
To: Tanner F. Goodine
Cc: Mark T. Arienti
Subject: RE: North Windham Public Safety - Additional Coordination

External sender <aweaver@pwd.org>
Make sure you trust this sender before taking any actions.

Hi Tanner,

Thanks for following up on this. We can't allow an outdoor drain to connect to the sewer system with the limited treatment capacity at the plant.

There's no way to ensure that the valve will not be left open accidentally or that it will not leak by when closed. There's also no way to ensure we can meter all the water going into the system We would treat a car wash similarly.

We might consider it if this were an indoor wash bay, but I'm not seeing any way to make an outdoor one work.

Sorry for the bad news.

Thank you,
Andrew

ANDREW WEAVER
Project Engineer
(207) 523-5255
aweaver@pwd.org
https://www.pwd.org/

Portland Water District
From Sebago Lake to Casco Bay

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Please consider the environment before printing this email

From: Tanner F. Goodine <tgoodine@sebagotechnics.com>
Sent: Monday, July 13, 2026 10:57 AM
To: Andrew Weaver <aweaver@pwd.org>; Mark T. Arienti <mtarienti@windhammaine.us>
Subject: North Windham Public Safety - Additional Coordination

Hi Andrew,

As part of our site plan review for the North Windham Public Safety, we received the following comment:

(b) confirmation of the discharge routing – the Utilities Plan (C-104) indicates the trench drain and separator discharge to the sanitary sewer via the proposed pump station and force main, rather than being retained on site or released to the storm drainage system. Please confirm that all washdown and floor-drain flows are fully isolated from the stormwater system, consistent with the Town's MS4 program and the illicit discharge provisions of Chapter 201, ***and confirm with the Portland Water District that the North Windham Wastewater Treatment Facility is equipped to accept this discharge, including any pretreatment or industrial discharge requirements that may apply;***

For coordination with you, I'm mostly looking for confirmation on the bold and underlined portion above. As a note, the discharge discussed in the comment is for vehicle washing. The drains discussed drain first to an oil/water separator, where it then enters the pump station and enters the new municipal sewer. Does the new treatment facility have the ability to take this type of discharge?

Thank you,

Tanner F. Goodine, PE *Project Engineer*
Sebago Technics, Inc. | An Employee-Owned Company
75 John Roberts Rd., Suite 4A, South Portland, ME 04106
Office: 207.200.2100 | Direct: 207.200.2121 | Fax: 207.856.2206
tgoodine@sebagotechnics.com | www.sebagotechnics.com

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Natalie Thomsen

From: Mark T. Arienti
Sent: Tuesday, July 21, 2026 2:07 PM
To: Natalie Thomsen
Cc: Stephen J. Puleo
Subject: RE: Planning Board July 27, 2026 and Sitewalk July 20, 2026
Attachments: RE: North Windham Public Safety - Additional Coordination

Hi Natalie, Steve

I think these items may already be being addressed, but just in case I wanted to mention them as Sebago puts together their final submission for the North Windham Public Safety building:

- The plans handed out at the Site Walk meeting still showed the exit/entrance to franklin Drive as having 12.5' and 10' radii. These radii should be increased to 25' to accommodate the large fire trucks that will need to safely enter and exit this location
- The plans show a snow storage area adjacent to the parking area on the east side of the administration building, but no snow storage adjacent to the separate parking area on the south side of the Apparatus Bays. Based on the layout snow management will be challenging dues to the location of retaining wall and boulders along the south side, the dumpster at the east end and Apparatus Bay exit on the east side. The plans should identify a snow storage area for this parking area.
- Please provide a detail for the retaining wall.
- Please revise vehicle wash plan based on comments from PWD (attached).
- Please confirm the remaining width of the travel way on Franklin Drive after adding the parallel parking spaces. Show dimension.

Thanks,

Mark

From: Natalie Thomsen <NEThomsen@windhammaine.us>
Sent: Thursday, July 16, 2026 3:40 PM
To: Natalie Thomsen <NEThomsen@windhammaine.us>
Cc: Stephen J. Puleo <sjpuleo@windhammaine.us>; Amanda L. Lessard <allessard@windhammaine.us>; Lisa Fisher <lmfisher@windhammaine.us>
Subject: Planning Board July 27, 2026 and Sitewalk July 20, 2026

Please see the attached Draft agenda for the regular Planning Board meeting on Monday July 27, 2026 at 6pm and the Site Walk Agenda for Monday July 20, 2026 at 5:30 PM meeting off Franklin Drive behind Hannaford.

Application materials and staff memos are attached within the agenda.

The agenda is also available online at https://windhamweb.legistar.com/Calendar.aspx.

Planning Board members: Please let Steve or me know of any expected absences.

Natalie E. Thomsen
Town Planner
nethomsen@windhammaine.us | www.windhammaine.us
Office: 207-894-5960 x6121 Fax: 207-892-1916

TOWN OF WINDHAM MAINE
PLANNING DEPARTMENT

Public Hours: Monday 7:00–5:00 | Tuesday 7:00–6:00 | Wednesday 7:00–5:00 Thursday 7:00–4:00 | Friday Closed

NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents – including emails – in the possession of public officials about town business are considered public records. This means that if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

Town of Windham
Major Site Plan Application
Comment Response

North Windham Public Safety
Franklin Drive
Windham, Maine 04062

Applicant:

Town of Windham
8 School Road
Windham, Maine 04062

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

July 2026

240431-01

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24x36 PLANS: **Final Sheets, Issued 7-16-2026**

Existing Conditions Plan

Exhibit 1

Comment Response Letter

July 17, 2026
230431-01

Natalie Thomsen, *Town Planner*
Town of Windham Planning Review Team
Town of Windham Planning Board
8 School Road, Windham ME 04062

RE: North Windham Public Safety Building – Major Site Plan & Final Plan Review
Franklin Drive, Windham ME; Tax Map 70, Lot 14

Dear Ms. Thomsen and Members of the Planning Board,

On behalf of the Town of Windham, Sebago Technics, Inc., is pleased to submit this comment response letter and supplementary information in response to the Application Completeness & Staff Review Comments memorandum, dated July 2, 2026, for the North Windham Public Safety Building's Major Site Plan – Final Plan Review Application. The project site is located on the southeast side of Franklin Drive and can be further identified on the Town's Tax Map 70 as Lot 14. The comments from the Town are minor in nature, and project plans have been redlined for the revisions noted below. For reference, we have provided open staff and peer review comments *in italics* and offer our respective responses **in bold** below:

STAFF REVIEW COMMENTS – PLANNING DEPARTMENT (July 2, 2025):

A. Application and Consistency Items

1. *Amended subdivision application. The plan set includes Sheet C-100, "Third Amended Subdivision Plan – The Windham Mall," creating the new lot for the Town, and the April 23, 2026 Sketch Plan memo stated that an amended subdivision application to create the parcel would be submitted with the final site plan application. An amended subdivision application (with the associated submission requirements of Article 9 and §120-907) was not included in the June 11, 2026 binder. Please submit the amended subdivision application so that the subdivision amendment and the site plan may be reviewed concurrently, or confirm the intended procedural path with the Planning Department.*
   Response: Acknowledged. A Subdivision Amendment Application shall be submitted with the Site Location of Development Act Amendment for the Windham Mall Subdivision is approved by Maine DEP.

2. *Application and escrow fees. The application checklist notes fees as "n/a, Municipal Project."*
   Response: Acknowledged.

3. *Building square footage – reconcile. The application form lists an estimated building size of 12,175± SF and the project narrative describes a ±6,000 SF building with a ±6,175 SF apparatus bay, while the cover letter (and the sketch plan submission) describe a ±14,330*

SF footprint and ±27,950 SF of gross floor area. Please reconcile the building area figures across the application form, narrative, and plans.
Response: The Cover Letter included the future Apparatus Bays square footage and the Narrative did not. The Narrative has been updated to include square footage of future apparatus bays.

4. *Lot area – reconcile. General Note 3 on Sheet G-102 and the application form state the proposed parcel is approximately 3.21 acres, while Sheet C-100 and the Existing Conditions plan show proposed Lot 1 as 220,749 SF (5.07 acres). Please correct the plan set and application so the proposed lot area is consistent.*
Response: Sheet G-102 and the application have been updated to reflect the correct proposed parcel area of 5.07 acres.

5. *Sheet and title block naming. The Existing Conditions plan (Sheet 1 of 1) is titled "Existing Conditions Plan of North Windham Fire Station," and the architectural sheets in Section 13 are titled "Windham Fire Station." Please retitle these sheets "North Windham Public Safety" (or equivalent) for consistency with the balance of the plan set and for recording purposes.*
Response: Please see the attached revised Existing Conditions Plan (1 of 1) with revised title of North Windham Public Safety. Architectural plans provided by Invivid Architecture and submitted in Section 13 on June 11th, 2026 correctly titled the project as the North Windham Public Safety project.

B. Plan Items

6. *Bicycle parking (§120-813D(6)). The response to the design standards states that a rack providing parking for the required two bicycles "is shown on the site plan"; however, no bicycle rack is shown or called out on Sheet C-102. Please show the rack location and provide a detail.*
Response: One double-sided bicycle hitch has been added to Sheet C-102. Bicycle hitch detail added to detail sheet C-505.

7. *Snow storage areas (§120-813C(5)). The response states that snow storage areas are designated on the site plan; no snow storage areas are designated on Sheet C-102. Please designate snow storage areas on the plan, located so they do not conflict with landscaping, visibility, drainage, or the subsurface infiltration system.*
Response: Snow storage areas have been added and are shown on Sheet C-102.

8. *Sight distance (§120-812B(2) and Appendix B). As noted at sketch plan review, sight distances at the proposed Franklin Drive driveway shall be shown on the final plan. Please add measured sight distances and the basis of measurement.*
Response: Measured distances have been added to the site plan Sheet C-102. This was measured 10-feet from the edge of the traveled way and 3.5-feet above proposed finished grade as defined in the Town of Windham Ordinance.

9. *Planning Board approval block (§120-811B(1)). An approval block appears only on subdivision Sheet C-100. Please provide space on the site plan drawing(s) for the words*

"Approved: Town of Windham Planning Board" with signature lines and date, and remove or revise the "Not for Construction" stamp on the final approval set.
Response: The Site Plans have been revised to include an approval block for Town of Windham Planning Board.

10. *Generator fuel supply (§120-812L(2)). A generator on a 16' x 20' concrete pad is shown, and a natural gas service is shown on Sheet C-104. Please confirm the generator fuel source. If bulk fuel storage is proposed, the tank shall be shown on the plan and located at least 75 feet from any lot line if aboveground, or 40 feet in the case of underground storage.*
Response: The generator is proposed as a natural gas generator, and therefore, no bulk fuel storage is required.

11. *Proposed freestanding sign (§120-811B(1)). Sheet C-103 shows a 5' x 15' concrete pad for a sign. The location, front view, materials, dimensions, and method of securing the proposed sign were not included. Please provide the sign exhibit, or confirm the sign will be permitted separately under Article 7.*
Response: Please see the attached sign exhibits depicting the proposed sign along Franklin Drive. The concrete pad has been removed as the sign shall sit on posts.

12. *Additional design standards (§120-813). In addition to meeting all required design standards in the C-1 District, development must comply with a minimum of eight other design standards. The submission addresses the required standards; please identify the eight (or more) additional design standards the project will meet.*
Response: The below lists additional design standards and responses showing the project meets eight (8) additional design standards:

§ 120-813B. Site/parking.
(1) *Parking location. Optional in C-1, C-1N, C-2, C-3, C-4, VC and WC Zoning Districts. Wherever possible, parking lots shall be located at the rear or sides of commercial buildings. Where land use conflicts occur (e.g., unavoidable siting of a parking lot next to a home), the lot shall be screened with evergreen trees, earth berms, solid walls, or shrubs.*
Response: Parking is provided at the rear and sides of the building. Due to the change in elevation of the public area of the building and the rear employee entrance, public parking is proposed along Franklin Drive to allow for accessible access to the building. Therefore, this design standard is met.

(2) *Internal traffic flow. Optional in C-1, C-1N, C-2, C-3, C-4, VC and WC Zoning Districts.*
(a) *To ensure the safety of motorists, delivery trucks, and pedestrians, the site plan shall clearly delineate internal traffic patterns. Parking space, directional arrows, crosswalks, and other markings on the ground shall be delineated with pavement paint or other suitable material to ensure safe circulation.*
Response: Parking spaces and crosswalks are clearly delineated within the internal parking lots to clearly delineate internal traffic patterns. Therefore, this design standard is met.

(b) *Circulation patterns for parking lots with more than 40 spaces shall be designed by a traffic engineer to meet the Land Use Ordinance. The Planning Board may require a traffic engineer for smaller lots where there are particular public safety issues.*

Response: Parking lots proposed do not exceed 40 spaces individually, however, Sebago Technic's internal Traffic Engineering consultants reviewed and assisted with the design of the parking to assist with compliance to the Windham Town Ordinance and potential future improvements.

(3) *Interconnected parking lots. Optional in C-1, C-1N, C-2, C-3, C-4, VC, and WC Zoning Districts. If feasible, connections between abutting properties shall be provided to facilitate deliveries and minimize turning movements onto the highway. As required by the Planning Board during site plan review, internal connections shall be designed by a traffic engineer to provide safe, direct access between adjacent lots. Cross easements shall be provided as required. Traffic-calming measures, such as speed tables, well-marked crosswalks, raised crosswalks, vertical curbing, curvilinear road alignment, neckdowns, curbed islands, and signage, are encouraged to reduce speeding on internal vehicular connections.*

Response: The parking lot proposed by the project is connected to the existing Windham Mall parking lot. For emergency vehicles, the proposed driveway to Franklin Drive intends to provide quick access to the Franklin Drive for lessen emergency responses times. The project proposes to extend the Franklin Drive sidewalk along the frontage to connect pedestrians to the overall pedestrian network in the area. Therefore, this standard is met.

(4) *Orientation of building. Optional in C-1, C-1N, C-2, C-3, C-4, VC and WC Zoning Districts.*

(a) *Buildings along the roadways shall be located as close to the front property lines as established under the Land Use Ordinance to establish a visual edge to the street and give scale and interest to the pedestrian environment. In cases where new structures are being proposed, parking shall be located at the rear or side of the building.*

Response: The front face of the proposed building faces Franklin Drive and is placed as close to the front property line as possible. There is a recorded utility easement alongside the right-of-way for the entire frontage of the lot that prohibits buildings from existing within the easement. Additionally, as discussed previously, the proposed employee parking is located to the rear and side of the building. Therefore, this standard is met.

Planting variety. Optional in C-1, C-1N, C-2, C-3, C-4, VC, and WC Zoning Districts. The use of a variety of plant materials that exhibit seasonal color and interesting texture is encouraged to create a distinctive yet low-maintenance environment. Plantings plans should strike a balance between monoculture (the use of a single species) and too much variety.

§ 120-813C. Landscaping/lighting
(7) Planting suitability. Optional in C-1, C-1N, C-2, C-3, C-4, VC, and WC Zoning Districts. The use of plant materials and landscape elements that require a low degree of maintenance is strongly encouraged. All plantings shall be resistant to insect infestation, drought, disease, roadside salt, and auto emissions, and hardy to Maine winters.
Response: The plantings proposed were selected for their hardiness to Maine winters, provide drought tolerance, and tolerance to roadside salt. Therefore, this standard is met.
(8) Mass plantings. Optional in C-1, C-1N, C-2, C-3, C-4, VC, and WC Zoning Districts. Shrubs and perennials should generally be planted in large masses or drifts, rather than as individual specimens, to provide a pleasing effect for both motorists and pedestrians.
Response: The proposed planting plan groups plantings together to provide a pleasing visual effect for pedestrian and motorists either entering the site or walking along Franklin Drive. Therefore, this standard is met.
(9) Illumination levels. Optional in C-1, C-1N, C-2, C-3, C-4, VC, and WC Zoning Districts.
(a) Light fixtures used in driveways and parking lots shall be in scale with buildings on site. Maximum pole height along driveways shall not exceed 25 feet.
Response: The proposed fixtures within the project parcel are consistent with the building and do not exceed 25-feet. Therefore, this standard is met.

(b) Fixture heights shall vary with the size and position of the lot. Small parking areas (fewer than 150 cars) shall have a maximum pole height of 20 feet. In large parking areas (greater than 150 cars) thirty-foot poles may be allowable to reduce the number of poles. Poles within 200 feet of residential property lines shall not exceed 20 feet in height.
Response: All parking lot lighting proposed within the project boundary do not exceed 20-feet. Three (3) poles are noted to exceed 20-feet, which are the two on-street lights proposed to illuminate Franklin Drive and the proposed parking, and the existing street light at the former cul-de-sac terminus of Franklin Drive. Therefore, this standard is met.

(c) Pole heights for pedestrian lighting shall be appropriate for the project and the setting. Bollard fixtures, three feet to four feet in height, and ornamental fixtures, up to 12 feet in height, are encouraged as pedestrian-area lighting. When decorative or special lighting is used, pole height shall be a maximum of 16 feet above the ground.
Response: Pedestrian scale bollard lighting is proposed at the front entrance ramp to the building and the rear employee entrance and are consistent with the above height requirements. Therefore, this standard is met.

C. Technical Review Items

13. *Oil/water separator capacity. A 1,000-gallon oil/water separator (Sheets C-502/C-503) receives the 143 LF apparatus-bay trench drain and truck-wash flows ahead of the proposed pump station. Please provide:*

(a) sizing calculations demonstrating the 1,000-gallon unit is adequate for washdown of the five apparatus bays;
Response: Sizing calculations are provided below.

Sizing for the oil water separator is based on the Uniform Plumbing Code Section 1003 Interceptors and Separators, 1003.4.2.2 Garages and service stations. Total area used for truck washing, including the concrete apron, apparatus bay, and future building expansion is 12,750 square feet.

	Area Used for Washing (SF)	CF Required Per 100 SF	CF Required
First 100 SF	**100**	**6**	**6**
Additional Area	**12,650**	**1**	**126.5**
Total			**132.5**

Using 6 cubic feet for the first 100 square feet of area to be drained, plus 1 cubic foot for each additional 100 square feet of area to be drained into the oil water separator:

Total required storage for oil water separator: 132.5 cubic feet (991.2 Gallons)

A 1,000-gallon oil water separator is shown on the design plans, meeting the storage requirements.

(b) confirmation of the discharge routing – the Utilities Plan (C-104) indicates the trench drain and separator discharge to the sanitary sewer via the proposed pump station and force main, rather than being retained on site or released to the storm drainage system. Please confirm that all washdown and floor-drain flows are fully isolated from the stormwater system, consistent with the Town's MS4 program and the illicit discharge provisions of Chapter 201, and confirm with the Portland Water District that the North Windham Wastewater Treatment Facility is equipped to accept this discharge, including any pretreatment or industrial discharge requirements that may apply;
Response: The gate valves fully isolate the non-authorized stormwater discharges from the stormwater treatment infrastructure. The trench drain first drains to the oil/water separator and eventually connects to the new municipal sewer.

Coordination regarding the new Windham Wastewater Treatment Plant and wash discharge is ongoing. We request that a condition be made that no sewer connection can be made until the Town of Windham and the Portland Water District provide written agreement that the proposed configuration of sewer and water separation is allowed to drain to the municipal sewer.

(c) a description of the operation of the two gate valves in the 3' x 3' utility box on the trench drain line shown on Sheet C-104, including whether they may be used to isolate flows in the event of a spill; and
Response: The normal operating procedure of the two gate valves will be to have the sewer valve closed, and storm valve open in all scenarios but vehicle washing. That way, it functions similarly to a typical scenario without the trench drain – stormwater runoff will flow diagonally across the apron from high to low, enter the shallow trench drain, and discharge shortly after the open storm valve. From there, it would sheet to the open-ended culvert, which drains to the subsurface infiltration chambers.

The only scenario where the sewer valve would be open would be when vehicles are washed on the apron. In this scenario, the storm valve is required to be entirely closed, directing non-authorized stormwater discharges to the sewer service instead of the stormwater infiltration system. Special maintenance operations should be made to ensure that non-authorized stormwater discharge flows are cleared from the trench drain prior to opening the storm valve and closing off sewer, so there isn't any potential for diluted wash water to be combined with storm runoff.

In the event of a spill, both valves shall be closed to isolate flows from entering the stormwater and sewer systems.

(d) the facility's spill prevention and emergency response measures for fuels, oils, and vehicle fluids handled in the apparatus bays – e.g., a Spill Prevention, Control, and Countermeasure (SPCC) plan or equivalent spill-response plan – together with the separator's long-term maintenance program, including the inspection and pump-out schedule and disposal of recovered oils. This item will also be reviewed by the Town Engineer and coordinated with the Portland Water District.
Response: Please see the attached O&M plan for the current fire station. A similar plan will be used for the proposed North Windham Public Safety Building.

14. *Traffic estimate (§120-811B(1)(c)[14] and §120-812B). Section 10 describes shift schedules but does not provide the estimated weekday AM and PM and Saturday peak-hour and daily trips generated by the project. Please provide a quantified trip estimate confirming the project generates fewer than 50 trips in the AM or PM peak hour, which staff anticipates will confirm that a traffic study is not required.*
Response: Based on operational data from the Windham Fire Department, Windham Police Department, and Cumberland County Sheriff's Department, a shift change between the three departments occurs between 6:30-7am, causing the peak hour to occur between 6:30-7:30 AM, which includes the following turnover:

- **Windham Fire – (4) vehicles leaving the site**
- **Windham Fire – (4) vehicles arriving to the site**
- **Windham Police/Cumberland County – (4) vehicles arriving the site**
- **Windham Police/Cumberland County – (4) vehicles leaving the site**

Therefore, the peak hour results in eight (8) entering trips and eight (8) exiting trips, resulting in a maximum of sixteen (16) total trips in the peak hour of any day. This does not require a traffic study as it is under the 50 trip threshold as defined by the Town of Windham Ordinance.

15. *PWD easement modification / Phase 2. The cover letter acknowledges that the Portland Water District requires a major modification to the existing 40-foot utility easement because a portion of the Phase 2 building expansion falls within it. Please confirm that Phase 2 is shown for reference only and is not part of the approval requested at this time;*

staff anticipates carrying the easement modification as a condition of approval and notes that any future Phase 2 construction will require an amended site plan.
Response: The applicant is seeking approval for the Phase 2 portion of the building at this time, but is a future phase to be constructed after the office and fire apparatus bay portions of the building and not funded within the current project scope. Therefore, we request that a condition of approval be made such that no construction of the Phase 2 improvements be made until the easement modification with PWD is made.

D. Informational and Resolved Items

- *Portland Water District Ability to Serve (water and wastewater), dated June 9, 2026, is enclosed and valid for eighteen months. Received; no further action.*
  Response: Acknowledged.

- *MDEP Site Location of Development amendment is pending. Evidence of the MDEP approval will be required prior to the start of construction in accordance with §120-807F(1), and will be carried as a condition of approval.*
  Response: Acknowledged. Approval order for the Site Location of Development Act Amendment for the Windham Mall Subdivision will be provided to the Town upon receipt.

We appreciate your attention to this project and look forward to its successful completion. Upon your review, please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Tanner F. Goodine, PE
Project Manager

TFG/mra

Exhibit 2

Cover Letter

June 11, 2026
240431-01

Steve Puleo, Planning Director
Marge Govoni, Planning Board Chair
Town of Windham
8 School Road
Windham, Maine 04062

Re: North Windham Public Safety Building, Franklin Drive
Application: Major Site Plan Review
Applicant: Town of Windham
Assessor reference: Map 70/Lot 14

Dear Steve, Chair Govoni, and Planning Board members:

As discussed during the April 23, 2026. Sketch Plan review, and on behalf of the Town of Windham, in collaboration with construction and project management provided by Great Falls Construction, Inc., we provide this Site Plan Review permit application and plans for site improvements associated with the development of a new public safety building on Franklin Drive in the Town of Windham. The site can be further identified on the Town Tax Map 70 as Lot 14.

Existing Conditions: The project location subject to this application is a vacant, mostly-cleared area approximately 5.07 acres in size, and is an allowed use located in the Commercial District 1 (C-1). Currently, the project location is part of a larger parcel owned by Johnlee Windham, LLC. The Town of Windham has a purchase and sale agreement (PSA) with the record owner, and will be subdividing the project location through a subdivision amendment to the Windham Mall. The site is bounded by commercial developments to the northwest and southwest, Veterans Memorial Drive to the southeast, and an unimproved wooded area to the northeast. Slopes on the site range from 1% to 33%, with slopes generally increasing towards the existing infiltration basin on the eastern portion of the site. Two-thirds of the site drainage flows to the basin, while the remaining flow drains to the existing subsurface stormwater system.

Project Description: This proposed project is for a two-story new public safety building that includes offices, bunks, apparatus bays, and storage facilities for the local fire and police department that intends to relocate to the new building. The building is proposed to have a ±14,330 SF footprint, with ±27,950SF of Gross Floor Area (GFA). The building floor plans, and elevations prepared by Invivid Architecture are included in Section 13 for Board reference. The proposed development also includes an access drive, parking, utilities, sidewalks, landscaping, stormwater management features, and other associated site improvements.

Traffic associated with the new development does not require a Maine Department of Transportation Traffic Movement Permit. Access to the site occurs on a local road, Franklin Drive, that is connected to Route 302 (Roosevelt Trail). Reference is made to *Section 10*-Traffic for additional details.

We note that the Portland Water District confirms that an easement modification will be required to accommodate portions of the proposed Phase 2 building expansion that occur within an existing easement on the property, as shown on the plans. PWD directs the applicant to execute a *major modification* to the existing easement after the land is conveyed from the record owner and intends to work directly with the Town to legally address this item.

We note that a future building construction phase will include an addition (±2,050 SF) to provide space for the Cumberland County Sheriff's Department's use. Due to the site location and existing conditions, construction constraints due to natural resources, zoning, the proposed use, or flooding are not anticipated. Reference is made to the enclosed plan set for site design drawings, notes, and details. The application binder also includes reduced-size architectural plans by Invivid Architecture.

Financial Capacity: Windham voters approved the proposal to construct a new North Windham Public Safety Building, agreeing to its cost through a combination of Tax Increment Financing, a portion of funds from the Town's General Fund, using impact fees, and obtaining a general obligation bond at the annual Town Meeting held on June 14, 2025. Funding of the future phase of development will be addressed before commencement.

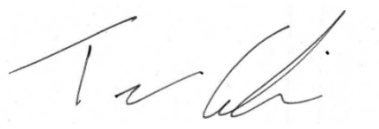
Project Team: A diverse team has been assembled, providing for the design, survey, engineering, permitting, project management, and site and building construction of this project. The project team consists of: Great Falls Construction, Inc., Sebago Technics, Inc., Invivid Architecture, and a geotechnical investigation provided by S.W. Cole, Inc. An overview of each firm is enclosed in Section 5-Technical Ability & Financial Capacity. Contact information for the project consultants was included in the Sketch Plan submittal documents.

Waivers: There are no anticipated or requested waivers at this time.

We appreciate your attention to this project, and we look forward to discussing the project design in detail with the Planning Board at the next scheduled meeting. Upon your review of the submittal documents and plans, please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Tanner F. Goodine, PE
Project Engineer

TFG/skn

Exhibit 3

Revised Site Plan Application, Page 1

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

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW		**APPLICATION FEE:** (No Bldg.) (W/Bldg.: $25/1,000 SF up to 5,000 SF) **REVIEW ESCROW: (GFA)** 2,000 SF - 5,000 SF = $2,000 5,000 SF - 15,000 SF = $3,000 15,000 SF - 35,000 SF = $4,000 Over 35,000 SF = $5,000 No Building = $2,000	☐ $1,000.00 ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____	**TOTAL AMOUNT PAID:** $_____ DATE: _____ *Office Use:*			
☐ **Amended Site Plan – (Each Revision)**		**AMENDED APPLICATION FEE:** **AMENDED REVIEW ESCROW:**	☐ $350.00 ☐ $250.00				*Office Stamp:*

PROPERTY DESCRIPTION	**Parcel Information:**	**Map(s):**	70	**Lot(s):**	14	**Zoning District(s):**	C-1, RCCFO Overlay	**Size of the Parcel in SF:**	5.07 Acres
	Total Disturbance. >1Ac	☑ **Y**	☐ **N**	**Estimated. Building SF:**	14,330±	**IF NO BUILDING; Estimated SF of Total Development:**			
	Physical Address:	Franklin Drive, Unassigned				**Watershed:**	Little Sebago Lake Pleasant River		

PROPERTY OWNER'S INFORMATION	**Name:**	Jonlee Windham, LLC	**Name of the Business:**	
	Phone:		**Mailing Address:**	5050 Belmont Avenue Youngstown, OH 44505
	Fax or Cell:			
	Email:			
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**	Town of Windham	**Name of Business:**	Not Applicable
	Phone	207-892-1907	**Mailing Address:**	8 School Road Windham, ME 04062
	Fax or Cell	c/o Town Manager, Robert Burns		
	Email:	rjburns@windhammaine.us		
APPLICANT'S AGENT INFORMATION	**Name:**	Tanner Goodine	**Name of Business:**	Sebago Technics, Inc.
	Phone:	(207) 200-2121	**Mailing Address:**	75 John Roberts Road, Suite 4A South Portland, ME 04106
	Fax or Cell:	(207) 856-2206, Fax		
	Email:	tgoodine@sebagotechnics.com		

PROJECT INFORMATION

Existing Land Use ***(Use extra paper, if necessary)*****:**

The project site consists of an unimproved parcel and new utility easement area. There is an existing infiltration basin that collects two-thirds of the drainage while the additional area within a proposed easement area on the adjoining lot drains to catch basins in the parking lot or the retail site to the southwest.

Provide a narrative description of the Proposed Project ***(Use extra paper, if necessary)*****:**

The proposed development consists of a ±14,330 sf new two-story public safety building consisting of a ±6,000 sf office building, an attached ±6,175 sf apparatus bay, and a future ±2,155 sf apparatus bay expansion. The facility will provide office and bunking area for the fire and police departments. The apparatus bay will contain five bays for department vehicle storage and maintenance, with additional space provided for equipment storage. The facility with include 40 parking spaces and results in the creation of 0.83 acres of new impervious area, 1.62 acres of developed area. Other site development include an access drive, walks, utilities, landscape, lighting and other associated improvements.

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):

There are no environmental, zoning or conformance constraints associated with the site development proposal.

Exhibit 4

See Appended Plans

Exhibit 5

Public Safety Signage Markup

Rendering

Revise **NORTH WINDHAM PUBLIC SAFETY**

Add Cumberland County Sheriff logo

Add ***SHERIFF**



FRANKLIN DRIVE

QTY: 1 set

-PLEASE REVIEW THE ATTACHED SHOP DRAWINGS AND MAKE SURE YOU UNDERSTAND THE MEASUREMENTS AND OR PLEASE MAKE SURE THE SIGN LOCATION IS CONSIDERED. ONCE THEY ARE SIGNED WE WILL START PRODUCTION AND AXE SIGNS + WAYFINDING WILL NOT BE RESPONSIBLE IF THE MEASUREMENTS ARE NOT CORRECT.

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Baz
FOUNDER/CHAIRMAN
16921 Via de Santa Fe
Suit C
Rancho Santa Fe, Ca 92067
axesigns.com
baz@axesigns.com
858-699-7011

WINDHAM

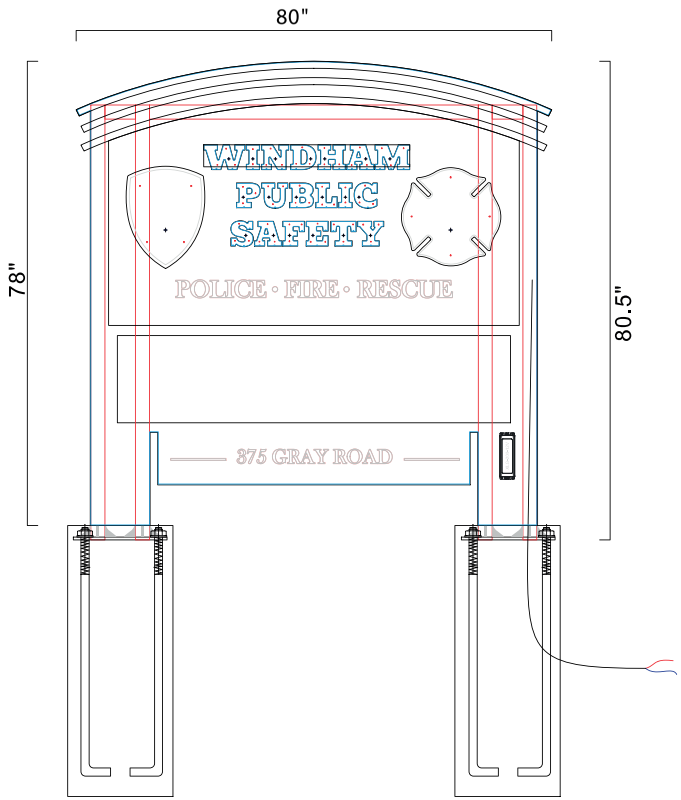
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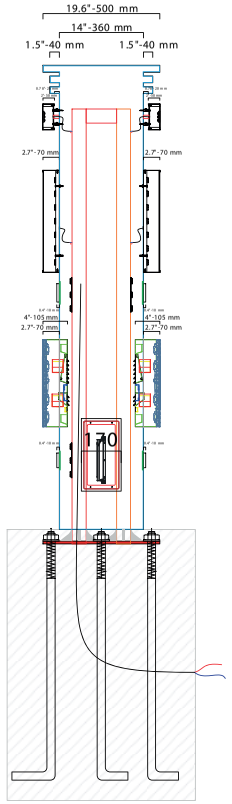
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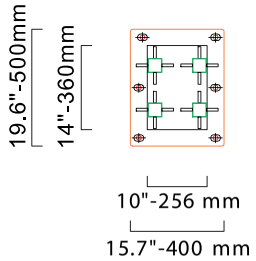
Shop Drawings

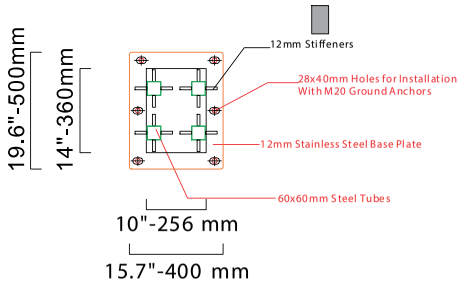
Dimension Drawing











:AC110V~240V Power Cords

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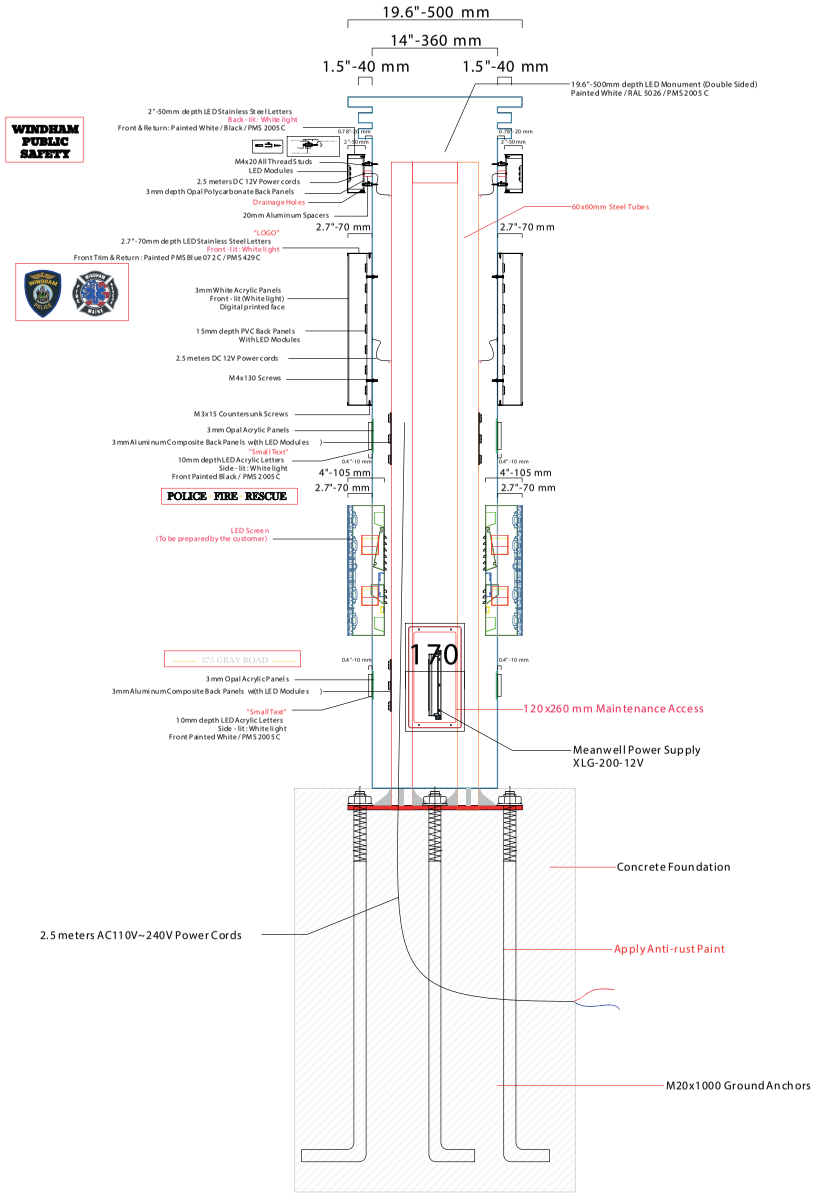
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Drawing Type: Dimension Drawing

Shop Drawings

Product Details





Meanwell Power Supply
XLG-200-12V

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axesigns.com
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Drawing Type:

Render

Shop Drawings

Exhibit 6

Stormwater Operations and Maintenance Plan

POINTS OF CONTACT (POC)

Fire Dept. Primary POC
Brent Libby
207-831-5826

Secondary POC
John Wescott
207-632-6239

Alternate POCs
John Kooistra
207-807-4374

On-Duty Captain
207-572-7818

Windhar
E&S Coor
Mary
207-3

Call immediately in the event of a SPILL, RELEASE, or OBSERVATION OF POLLUTANTS in STORMWATER CONVEYANCES or WATER BODY



STORMWATER MANAGEMENT OPERATION & MAINTENANCE PROCEDURES

TOWN OF WINDHAM FIRE DEPARTMENT
DISTRICT 2 – NORTH WINDHAM
718 ROOSEVELT TRAIL

TRAINING

Annually:

- Train all employees (and subcontractors) on these O&M Procedures.
- Train new employees on these O&M Procedures within six (6) months of their date of hire, and annually thereafter.

Always:

- Maintain training records at your facility and send a copy of annual training records to **Mary Wicklund, the Town's E&S Coordinator.**

Date	Location	Date Agenda & Sign-in Sheet Sent to E&S Coordinator

FLOOR DRAINS

Always:

- Maintain a regular schedule for inspecting and cleaning.
- Oversee monthly inspections done by Building and Maintenance along with OSHA inspections and documented in OSHA inspection form:
    - Floor drains and drain traps (1 floor drain total)
    - Catch dams and other stormwater management BMPs.
- Keep a spill kit in the vicinity of floor drains in case of spills. Kits should include:
    - Drain mats to cover the floor drain
    - Absorbent booms to keep larger spills contained
    - Speedy dry or other absorbent material
    - Equipment (shovel, broom, dust pan, etc.) and a receptacle to clean up and properly dispose of contaminated materials

Never:

- Never dump chemicals down the floor drains or store hazardous materials near floor drains.
- Never connect floor drains directly to the storm sewer or to the environment.

Whenever Possible:

- Minimize water use or run a dry shop.
- Use secondary containment when storing liquids near a drain.



Floor drains at North Station discharge to a settling tank and then to vegetation behind the station. The floor drains and settling tank are inspected and maintained by the DPW Facilities Manager.

VEHICLE & EQUIPMENT WASHING

Always:

- Wash vehicles and equipment inside the station, in accordance with the Town's Stormwater Management Plan.
- Use only phosphate-free soap provided by ChemFast
- Use degreasers, acids, bases, metal brighteners, or other agents (polishes, etc.), sparingly and inside the station only.

Never:

- Never perform engine or undercarriage washing outside.
- Never wash vehicles over a storm drain, catch basin, ditch or near a water body or drinking water wells.

Private Vehicle Washing:

- Private vehicles washed on municipal property must follow all recommendations provided for municipal vehicles, in accordance with the Stormwater Management Plan.
- Private vehicle washing subjects the municipality to an additional risk of illicit discharge due to the increased number of vehicles serviced.



SPILLS: CLEAN UP, RESPONSE, REPORTING & NOTIFICATION

Maine is a "zero tolerance" State for uncontrolled spills that reach the environment

Always:

- Stop the source of the spill and contain any liquids, **only if it is safe to do so**!
- Report the spill to **Brent Libby (first POC) or John Wescott (second POC)**, who will be responsible for contacting **Mary Wicklund** and/or **Maine DEP:**
  - Maine DEP Petroleum Products Spill Response: 1-800-482-0777
  - Maine DEP Hazardous Material (non-oil spill): 1-800-452-4664
- Report any discharge of hazardous materials/waste immediately to **Brent Libby (first POC) or John Wescott (second POC)**, who will be responsible for contacting **Mary Wicklund** and/or **Maine DEP** (as described above).
  - Hazardous materials spills involve non-oil spills that pose a threat to human health or the environment, such as chemical releases.
  - Hazardous materials spills must be reported to Maine DEP within one hour.
- Cover the spill with absorbent material such as speedy dry, kitty litter, sawdust, or oil absorbent pads.
  - **Do NOT** use straw (to cover or absorb spills) or water (to wash away spills)!
  - Clean up all contaminated materials in a timely manner (before it rains).
  - Properly dispose of all contaminated absorbents and materials.



A secondary containment tray or pallet helps to minimize spills to drains and the environment.

VEHICLE & EQUIPMENT FUELING

Always:

- Fuel carefully to minimize drips to the ground surface.
- Fuel vehicles at the central fueling station located at the Shared Maintenance Facility.
- When pouring fuel from a jerry can or other mobile container:
    - Use a funnel or drip pan; and
    - Choose a level, paved surface that is not near a catch basin or water body.
- Immediately report spills as described above, cleaning up spills and properly disposing of contaminated materials, including soil.

Never:

- Never "top off" fuel tanks.
- Never hose down or bury a fuel spill.
- Never fuel vehicles near storm drains or water bodies.



A spill kit is kept at the fuel island at the Town garage.

VEHICLE & EQUIPMENT STORAGE

Always:

- Inspect areas on a regular basis for stains/leaks where vehicles and equipment are stored.
- Use drip pans for leaking vehicles (properly dispose of collected fluids), or park leaking vehicles or equipment inside when awaiting maintenance.
- Address any known leaks or drips and maintain vehicles to prevent leaks.

Whenever Possible:

- Store vehicles on paved areas, and promptly clean up absorbent materials from leaks or spills.
- Sweep areas on a regular basis.

Never:

- Never store leaking vehicles over or near a storm drain, catch basin, ditch or near a waterbody.



Leaks from vehicles and equipment should be captured in a drip pan.

DE-ICING

Always:

- Clear snow as soon as possible from driveways, sidewalks, and pathways to minimize the likelihood of ice forming.
- Store deicing agents (rock salt or liquid solutions) in closed containers and/or buildings to avoid exposure to the elements and minimize runoff in stormwater or snow melt.

Whenever Possible:

- Use the minimum amount of salt and sand needed to get the job done.



The Town of Windham has many water ways to protect, including the Pleasant River. Pleasant River is Windham's priority watershed and a stream that the Town is working to protect.

DUMPSTERS

Always:

- Locate dumpsters on concrete or paved areas.
- Only use dumpsters for disposal of non-liquids.
- Keep lids closed and drains plugged.

Report any damaged or leaking dumpster to the Facilities & Grounds Manager.



Dumpsters must be kept closed and plugged.

Town of Windham
Major Site Plan Application

North Windham Public Safety
Franklin Drive
Windham, Maine 04062

Applicant:

Town of Windham
8 School Road
Windham, Maine 04062

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

June 2026

240431-01

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Appended: Site Plan Set

June 11, 2026
240431-01

Steve Puleo, Planning Director
Marge Govoni, Planning Board Chair
Town of Windham
8 School Road
Windham, Maine 04062

Re: North Windham Public Safety Building, Franklin Drive
Application: Major Site Plan Review
Applicant: Town of Windham
Assessor reference: Map 70/Lot 14

Dear Steve, Chair Govoni, and Planning Board members:

As discussed during the April 23, 2026. Sketch Plan review, and on behalf of the Town of Windham, in collaboration with construction and project management provided by Great Falls Construction, Inc., we provide this Site Plan Review permit application and plans for site improvements associated with the development of a new public safety building on Franklin Drive in the Town of Windham. The site can be further identified on the Town Tax Map 70 as Lot 14.

Existing Conditions: The project location subject to this application is a vacant, mostly-cleared area approximately 3.21 acres in size, and is an allowed use located in the Commercial District 1 (C-1). Currently, the project location is part of a larger parcel owned by Johnlee Windham, LLC. The Town of Windham has a purchase and sale agreement (PSA) with the record owner, and will be subdividing the project location through a subdivision amendment to the Windham Mall. The site is bounded by commercial developments to the northwest and southwest, Veterans Memorial Drive to the southeast, and an unimproved wooded area to the northeast. Slopes on the site range from 1% to 33%, with slopes generally increasing towards the existing infiltration basin on the eastern portion of the site. Two-thirds of the site drainage flows to the basin, while the remaining flow drains to the existing subsurface stormwater system.

Project Description: This proposed project is for a two-story new public safety building that includes offices, bunks, apparatus bays, and storage facilities for the local fire and police department that intends to relocate to the new building. The building is proposed to have a ±14,330 SF footprint, with ±27,950SF of Gross Floor Area (GFA). The building floor plans, and elevations prepared by Invivid Architecture are included in Section 13 for Board reference. The proposed development also includes an access drive, parking, utilities, sidewalks, landscaping, stormwater management features, and other associated site improvements.

Traffic associated with the new development does not require a Maine Department of Transportation Traffic Movement Permit. Access to the site occurs on a local road, Franklin Drive, that is connected to Route 302 (Roosevelt Trail). Reference is made to *Section 10*-Traffic for additional details.

We note that the Portland Water District confirms that an easement modification will be required to accommodate portions of the proposed Phase 2 building expansion occur within an existing easement on the property, as shown on the plans. PWD directs the applicant to execute a *major modification* to the existing easement after the land is conveyed from the record owner and intends to work directly with the Town to legally address this item.

We note that a future building construction phase will include an addition (±2,050 SF) to provide space for the Cumberland County Sheriff's Department's use. Due to the site location and existing conditions, construction constraints due to natural resources, zoning, the proposed use, or flooding are not anticipated. Reference is made to the enclosed plan set for site design drawings, notes, and details. The application binder also includes reduced-size architectural plans by Invivid Architecture.

Financial Capacity: Windham voters approved the proposal to construct a new North Windham Public Safety Building, agreeing to its cost through a combination of Tax Increment Financing, a portion of funds from the Town's General Fund, using impact fees, and obtaining a general obligation bond at the annual Town Meeting held on June 14, 2025. Funding of the future phase of development will be addressed before commencement.

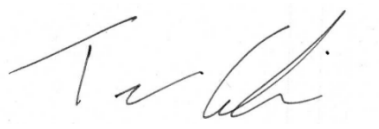
Project Team: A diverse team has been assembled, providing for the design, survey, engineering, permitting, project management, and site and building construction of this project. The project team consists of: Great Falls Construction, Inc., Sebago Technics, Inc., Invivid Architecture, and a geotechnical investigation provided by S.W. Cole, Inc. An overview of each firm is enclosed in Section 5-Technical Ability & Financial Capacity. Contact information for the project consultants was included in the Sketch Plan submittal documents.

Waivers: There are no anticipated or requested waivers at this time.

We appreciate your attention to this project, and we look forward to discussing the project design in detail with the Planning Board at the next scheduled meeting. Upon your review of the submittal documents and plans, please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Tanner F. Goodine
Project Manager

TFG/skn

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

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW	**APPLICATION FEE:** (No Bldg.) (W/Bldg.: $25/1,000 SF up to 5,000 SF) **REVIEW ESCROW: (GFA)** 2,000 SF - 5,000 SF = $2,000 5,000 SF - 15,000 SF = $3,000 15,000 SF - 35,000 SF = $4,000 Over 35,000 SF = $5,000 No Building = $2,000	☐ $1,3000.00 ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____	**TOTAL AMOUNT PAID:** $_____ DATE: _____ *Office Use:*				
☐ **Amended Site Plan – (Each Revision)**	**AMENDED APPLICATION FEE:** **AMENDED REVIEW ESCROW:**	☐ $350.00 ☐ $250.00				*Office Stamp:*	

PROPERTY DESCRIPTION	**Parcel Information:**	**Map(s):**	70	**Lot(s):**	14	**Zoning District(s):**	C-1, RCCFO Overlay	**Size of the Parcel in SF:**	3.2 Acres
	Total Disturbance. >1Ac	☑ **Y**	☐ **N**	**Estimated. Building SF:**	12,175±	**IF NO BUILDING; Estimated SF of Total Development:**			
	Physical Address:	Franklin Drive, Unassigned				**Watershed:**	Little Sebago Lake Pleasant River		
PROPERTY OWNER'S INFORMATION	**Name:**	Jonlee Windham, LLC				**Name of the Business:**			
	Phone:					**Mailing Address:**	5050 Belmont Avenue Youngstown, OH 44505		
	Fax or Cell:								
	Email:								
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**	Town of Windham				**Name of Business:**			
	Phone					**Mailing Address:**			
	Fax or Cell								
	Email:								
APPLICANT'S AGENT INFORMATION	**Name:**	Tanner Goodine				**Name of Business:**	Sebago Technics, Inc.		
	Phone:	(207) 200-2121				**Mailing Address:**	75 John Roberts Road, Suite 4A South Portland, ME 04106		
	Fax or Cell:	(207) 856-2206, Fax							
	Email:	tgoodine@sebagotechnics.com							

PROJECT INFORMATION

Existing Land Use *(Use extra paper, if necessary)*:

The project site consists of an unimproved parcel and new utility easement area. There is an existing infiltration basin that collects two-thirds of the drainage while the additional area within a proposed easement area on the adjoining lot drains to catch basins in the parking lot or the retail site to the southwest.

Provide a narrative description of the Proposed Project *(Use extra paper, if necessary)*:

The proposed development consists of new two-story public safety building of ±6,000 sf and an attached ±6,175 sf apparatus bay. The facility will provide office and bunking area for the fire and police departments. The apparatus bay will contain five bays for department vehicle storage and maintenance, with additional space provided for equipment storage. The facility with include 40 parking spaces and results in the creation of 0.83 acres of new impervious area, 1.62 acres of developed area. Other site development include an access drive, walks, utilities, landscape, lighting and other associated improvements.

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):

There are no environmental, zoning or conformance constraints associated with the site development proposal.

MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

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 waiver of a submission requirement is granted, and one (1) complete plan set.

The Major Plan document/map:

A) Plan size: 24" X 36"
B) Plan Scale: No greater 1":100'
C) Title block: Applicant's name, project name, and address

- Name of the 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 (21-days) before the desired Planning Board meeting.
  - Five copies of the application and plans
  - Application Payment and Review Escrow
- A 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 MAJOR SITE PLAN REVIEW

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING 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 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is 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.

Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	**Applicant**	**Staff**	**Plan Requirements – Existing Conditions (Continued):**	**Applicant**	**Staff**
A. Completed Major Site Plan Application form	☑	☐	vii. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district	☑	☐
n/a, Municipal Project B. Evidence of Payment of application & escrow fees	☐	☐	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	☑	☐
C. Written information – submitted in a **bounded and tabbed** report			ix. Existing topography of the site at 2-foot contour intervals.	☑	☐
1. A narrative describing the proposed use or activity.	☑	☐	x. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	☑	☐
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	☑	☐	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	☑	☐
3. Names and addresses of all abutting property owners	☑	☐	xii. Location, dimensions, and ground floor elevation of all existing buildings.	☐	☐
4. Documentation demonstrating right, title, or interest in the property	☑	☐	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	☐	☐
5. Copies of existing proposed covenants or deed restrictions.	☐	☐	xiv. Location of intersecting roads or driveways within 200 feet of the site.	☑	☐
6. Copies of existing or proposed easements on the property.	☑	☐	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	☑	☐	a. Open drainage courses	☐	☐
8. Evidence of applicant's technical capability to carry out the project.	☑	☐	b. Wetlands	☐	☐
			c. Stone walls	☐	☐
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	☑	☐	d. Graveyards	☐	☐

Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	☑	☐	e. Fences	☐	☐
			f. Stands of trees or treeline, and	☑	☐
			g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.	☐	☐
11. Provisions for handling all solid wastes, including hazardous and special wastes.	☑	☐	xvi. Direction of existing surface water drainage across the site	☑	☐
12. Detail sheets of proposed light fixtures.	☑	☐	xvii. Location, front view, dimensions, & lighting of exsiting signs.	☐	☐
13. Listing of proposed trees or shrubs to be used for landscaping	☑	☐			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	☑	☐	xviii. Location & dimensions of existing easements that encumber or benefit the site.	☐	☐
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and	☑	☐	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	☑	☐
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following. **SLODA Amendment pending**			**E. Plan Requirements - Proposed Development Activity**		
			i. Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	☑	☐
a. stormwater calculations.	☑	☐	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	☑	☐
b. erosion and sedimentation control measures.	☑	☐	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	☑	☐
c. water quality and/or phosphorous export management provisions.	☑	☐	iv. Location and proposed screening of any on-site collection or storage facilities	☑	☐
17. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	☑	☐	v. Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	☑	☐
18. Financial Capacity **See Section 5**			vi. Proposed landscaping and buffering	☑	☐
i. Estimated costs of development and itemize estimated major expenses.	☑	☐	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	☑	☐
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	☑	☐
a. Letter of commitment to fund	☐	☐	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	☑	☐
b. Self-financing	☐	☐	x. Location of all utilities, including fire protection systems	☑	☐
1. Annual corporate report	☐	☐	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	☑	☐
2. Bank Statement	☐	☐	**2. Major Final Site Plan Requirements as Exhibits to the Application**		
c. Other **Municipal Project funding approved at 2025 Town Meeting**			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	☑	☐
1. Cash equity commitment of 20% of the total cost of development	☐	☐	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	☐	☐	1. The existing and proposed method of handling stormwater runoff	☑	☐

Continued from Column #1. (Page 3)			Continued from Column #2. (Page 3)		
3. Letter from institution indicating intent to finance.	☐	☐	2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	☑	☐
iii. If a registered corporation a Certificate of Good Standing from:			3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	☑	☐
- Secretary of State, or	☐	☐	4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	☑	☐
- the statement signed by a corporate officer	☐	☐	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	☑	☐
19. Technical Capacity (address both).			c. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	☐	☐
i. Prior experience relating to developments in the Town.	☑	☐	d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	☑	☐
ii. Personnel resumes or documents showing experience and qualification of development designers	☑	☐	e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	☑	☐
D. Plan Requirements – Existing Conditions			f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	☑	☐
i. Location Map adequate to locate project within the municipality	☑	☐			
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	☑	☐	g. Digital transfer of any site plan data to the town (GIS format) **after Final Approval**	☐	☐
a. Approximate location of all property lines and acreage of the parcel(s).	☑	☐			
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	☑	☐			
c. Location and designations of any public spaces.	☐	☐	h. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board)	☐	☐
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	☑	☐			
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	☑	☐			
iv. Location of all required building setbacks, yards, and buffers.	☑	☐			
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	☑	☐			
vi. Tax map and lot number of the parcel(s) on which the project is located	☑	☐	**PDF\Electronic Submission.**	☑	☐

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.*

	June 11, 2026	Tanner Goodine
APPLICANT OR AGENT'S SIGNATURE	DATE	PLEASE TYPE OR PRINT NAME

AGENT AUTHORIZATION

~~APPLICANT/ OWNER~~	Name	Town of Windham c/o Robert Burns		
PROPERTY DESCRIPTION	Physical Address	N. Windham Public Safety Franklin Drive, Windham	Map	70
			Lot	14
APPLICANT'S AGENT INFORMATION	Name	Tanner Goodine		
	Phone	(207) 200-2121	Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, ME 04106

10-2-2025

APPLICANT SIGNATURE DATE

Robert Burns, Town Of Windham

APPLICANT'S AGENT SIGNATURE DATE

Tanner Goodine, Sebago Technics, Inc.

240431-01

Section 1

Performance Standards and Approval Criteria Responses

Exhibit 1.1: Performance Standards and Approval Criteria

Article 8 – Site Plan Review, § 120-807. Review procedures for major developments.

A. Preapplication conference.
Response: The pre-application for the development proposal occurred in 2024.

B. Information required.
Response: Acknowledged.

C./D./E. Sketch Plan.
Response: The Sketch Plan submittal review by the Planning Board occurred on April 27, 2026.

F. Final site plan review procedures.
Responses:

(1) **(a) Site Law Permit approval is pending (See Section 12). Evidence of receipt of the approval shall be included as a condition of Town approval.**

(b) MDEP, under the Natural Resources Protection Act, Stormwater Law, and MEPDES wastewater discharge licenses are not necessary.

(c) Maine Department of Transportation for Traffic Movement Permit, highway entrance/driveway access permits are not required.

(d) Windham PWD curb cut authorization does not apply to the site access driveway off Franklin Drive.

(e) Letters or ability and capacity have been circulated to the Portland Water District. Responses are in Section 6.

(f) Permitting for a central water supply system is not required.

(g) Individual wells are not proposed.

(h) Subsurface wastewater disposal is not proposed.

(i) Septic tanks are not proposed as part of site development.

(j) US Army Corps of Engineers review is not required. Jurisdictional natural resources are not affected by the development proposal.

(k) A new street name is not proposed. The site is accessed by a new driveway extending from Franklin Drive.

(2) **Previous review of the overall site of Jonlee and vicinity did not identify areas listed or eligible for listing on the National Register of Historic Places.**

(3) Submission materials are submitted to the Planning Department, as required.

(4) The application will be heard by the Board after the Planner determines the application complete.

(5) After a completeness review, the review item will be placed on the Planning Board's agenda.

(6) Town staff, Town consultants will review the application and make recommendations to the Board.

(7) The Planner will give written notice of the date, time, and place of the meeting at which the application will be considered to the applicant.

(8) The Planning Board will determine whether to hold a public hearing on the final plan.

G. Final site plan; public hearing procedures.
Response: Acknowledged by applicant.

Exhibit 1.2: Performance Standards and Approval Criteria

Article 8 – Site Plan Review, § 120-812. Performance standards and approval criteria.

A. Utilization of the site.
Response: The plan, as designed, reflects the natural capabilities of the site to support development. The proposed buildings and support features are clustered in the most suitable location for development.

B. Vehicular traffic.
Response: The road system has adequate capacity to accommodate the additional traffic generated by the new public safety building development. Reference is made to *Section 9-Traffic*, containing additional traffic information included in the submittal document.

In accordance with the requirements of this section, vehicular access to and from the development site is safe and convenient, with internal circulation providing safe movement of passenger, service, and emergency vehicles, including delivery SU-30 vehicles.

C. Parking and loading requirements.
Response: The off-street parking layout is located on the site to observe required lot line setbacks, and stall and aisle layout conform to the standards of Table 1, as required. Parking at the public safety building will meet the needs of the anticipated uses on the site. No provision for off-site parking is proposed. Reference is made to the appended plan set for the parking location, size, and general site circulation, including proposed lighting for safe pedestrian movement.

D. Pedestrian traffic.
Response: Pedestrian ways within the site connect building entrances/exits, parking areas, and the Franklin Drive right-of-way. The sidewalk system links the project site to nearby facilities and uses.

E. Stormwater management.
Response: A comprehensive review of proposed stormwater management features is part of the ongoing Maine DEP Site Location of Development application review. The collection and disposal of stormwater runoff will not harm abutting or downstream properties. In accordance with the requirements of this section, major site plans will treat stormwater from 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that peak flow from the project site does not exceed peak flows before the undertaking of the project. Stormwater will be reviewed for compliance with all applicable MDEP Chapter 500 and local standards, as required. It is understood that a qualified third-party inspector shall, at least annually, inspect the stormwater management facilities, in accordance with all municipal and state inspection, cleaning, and maintenance requirements of the approved stormwater management plan, offer required documentation, and the applicant shall take corrective action(s) to address any noted deficiencies. A comprehensive review of proposed stormwater management features is part of the ongoing Maine DEP Site Location of Development application review.

F. Erosion control.
Response: The proposed site improvements harmonize with existing topography to the fullest

extent possible, as required. An erosion and sedimentation control plan utilizing best management practices (BMPs) consistent with Maine DEP Chapter 500 rules and local requirements is located within the appended site plan set. The applicant intends to utilize contractors certified in ESC through Maine DEP's voluntary contractor certification program.

G. Water supply provisions.
Response: Water service and fire protection service will be provided by the Portland Water District. An ability and capacity request has been submitted to PWD, and the response is enclosed in *Section 6-Utilities*.

H. Sewage disposal provisions.
Response: Sewage disposal includes wastewater disposal by the municipal collection that is managed by the Portland Water District (PWD). A letter requesting confirmation of ability and capacity has been requested from PWD, and the response is available in *Section 6-Utilities.*

I. Utilities. The development shall be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility facilities shall be screened from view to the extent feasible. Utility lines shall be placed underground.
Response: The proposed site improvements include electrical and communications to meet the proposed public safety use. New facilities are screened from view to the greatest extent feasible, and utility lines are underground, as required. See appended site plans for service locations.

J. Groundwater protection.
Response: The proposed site development and use will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems. On-site water supply and sewage disposal are not proposed. Provision for groundwater protection is part of the ongoing Maine DEP Site Location of Development review.

K. Water quality protection.
Response: Water quality is protected by proper location and storage of liquid, gaseous, or solid material that may run off, seep, percolate, or wash into surface waters or cause nuisances, unsightliness, or be harmful to human, animal, plant, or aquatic life. If applicable, storage of materials will meet the standards of MDEP and the State Fire Marshal's Office. The project requires review under Chapter 500 of MDEP Stormwater Law that is included in the Site Location of Development review that is currently under review by Maine DEP, which will review and approve the design, including water quality protection. See *Section 10 – Stormwater Management* for the current copy of the Stormwater Report.

L. Hazardous, special, and radioactive materials.
Response: External storage of hazardous or special materials is not proposed. Interior handling and storage of materials identified by the standards of federal or state agencies will be done in accordance with the standards of these agencies, mirroring the adherence that is currently utilized at the existing fire stations within Windham.

L. Shoreland relationship.
Response: The proposed fire station site design does not adversely affect the water quality or shoreline of any adjacent water body and is not subject to the provisions of Chapter 185,

Shoreland Zoning.

M. Technical and financial capacity.
Response: The Town of Windham has adequate financial capacity to construct the proposed improvements and meet the criteria of the standards of these regulations. The applicant has retained qualified design, management, and construction consultants. Reference is made to *Section 4-Technical Ability & Financial Capacity*.

N. Solid waste management. The proposed development shall provide for adequate disposal of solid wastes. All solid waste shall be disposed of at a licensed disposal facility having adequate capacity to accept the project's wastes.
Response: Solid waste disposal will occur by extension of the existing municipal removal services from town-owned facilities by Casella, which disposes of MSW at EcoMaine. Contractors will utilize licensed facilities with adequate capacity to accept the relocated fire station project's waste. We note that a thorough review of solid waste removal of MSW and construction debris (CD) removal the Maine DEP as part of the Site Location of Development Amendment for the public safety building.

O. Historic and archaeological resources.
Response: The site is located within an existing development previously and subsequently reviewed for historic and archaeological resources during the initial Maine DEP Site Location of Development review (Approval Order L-04289-23-A-X, 1978). Historic or archaeological resources have not been identified on or near the project site.

P. Floodplain management.
Response: No portion of the site is located within a special flood hazard area as identified by the Federal Emergency Management Agency. See Exhibit 2.3, *Section 2-Location and Resource Maps.*

Q. Exterior lighting. The proposed development shall have adequate exterior lighting to provide for its safe use during operating hours.
Response: Lighting for security, safety, and operational needs will not produce deleterious effects on abutting properties and will not impair vehicle operator vision on adjacent roadways. The proposed lighting fixtures are shielded and dark sky compliant. Reference is made to Section 7-Lighting, including photometrics and light fixture cut sheets, verifying illumination at lot lines does not exceed 0.5 footcandle.

R. Noise.
Response: Post construction site uses will not exceed the maximum permissible sound pressure level on the site, with the exception of the necessary short-term siren use by fire and police vehicles exiting the facility for calls. Sound will be limited by the time period and by the abutting commercial land use as listed below.

	Sound Pressure Level Limits Using the Sound Equivalent Level of One Minute (leq 1) [Measured in dB(a) Scale]	
Abutting Use	7:00 a.m. to 10:00 p.m.	10:01 p.m. to 6.59 a.m.
Commercial	65	55

S. Storage of materials.

Response: Exposed storage and machinery are screened as required by this section with fencing or dense plantings to provide a visual buffer sufficient to minimize their impact on users of public streets. Dumpsters are located on a level paved surface. Potential safety hazard to children is not anticipated.

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

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW
COMMERCIAL DISTRICT DESIGN STANDARDS SECTION 120-813

The following checklist includes Design Standards for nonresidential developments within Windham's Commercial* 1, Commercial 1 North, Commercial 2, Commercial 3, Village Commercial, and Windham Center Districts.** ***Where there is a conflict between provision of the Design Standards and any other ordinance provision, the more restrictive provision shall apply. In addition to meeting all Design Standards required in the applicable zoning districts, development must comply with he minimum of eight (8) other Design Standards.

For purposed of this section ,"development" shall mean that portion of the project that:

a. Is subject to the site plan review under Article 8 Site Plan Review; or

b. Will renovate twenty percent (20%) or more of the entire wall area of a structure on the site. (For this type of renovation, the renovation will be subject to the required Design Standards in Section A. but will not be subject to other required Design Standards.)

Design Standards Framework

			C-1	C-1N	C-2	C-3	VC	WC	Checklist	
A.	**Architecture/Building**								**Applicant**	**Staff**
	1	Building Style	R[1]	R	R	R	R	R	☐	☐
	2	Materials	R	R	R	R	R	R	☑	☐
	3	Color	R	R	R	R	R	R	☑	☐
	4	Roofline	R	R	R	R	R	R	☑	☐
	5	Façade	R	R	R	R	R	R	☑	☐
	6	Building style coordination (multi-building)	R	R	R	R	R	R	☑	☐
	7	Entrance	R	R	R	R	R	R	☑	☐
	8	Architectural Details	R	R	R	R	R	R	☐	☐
	9	LEED certification							☐	☐
B	**Site/Parking**									
	1	Parking location							☐	☐
	2	Internal traffic flow							☐	☐
	3	Interconnected Parking lots							☐	☐
	4	Orientation of Building							☐	☐
	5	Screening, Parking			R			R	☐	☐
	6	Screening, utilities and service areas/structures	R	R	R		R	R	☑	☐
	7	Parking Lot Landscaping							☐	☐
	8	Low-Impact Design Stormwater							☐	☐
	9	Shared Stormwater Treatment							☐	☐
C	**Landscaping/Lighting**									
	1	Lighting/Photometric Plan	R	R			R		☑	☐
	2	Lighting coordinated with architecture	R	R			R		☑	☐
	3	Light coordinated with landscaping	R	R			R		☑	☐
	4	Existing trees preserved				R		R	☐	☐
	5	Snow area designated	R	R	R	R	R	R	☑	☐
	6	Planting variety							☐	☐
	7	Planting suitability							☐	☐
	8	Mass plantings							☐	☐
	9	Illumination levels							☐	☐
D.	**Bike/Ped**									
	1	Internal walkways	R	R					☑	☐
	2	Links to community	R	R	R		R	R	☑	☐
	3	Outdoor activity area							☐	☐
	4	Sidewalk	R	R				R	☑	☐
	5	Crosswalk	R	R					☑	☐
	6	Bike parking/racks	R	R	R		R	R	☑	☐

1. Any item with an **R** in the Table is a required Design Standards in that zoning district.

Exhibit 1.3: Performance Standards and Approval Criteria

Article 8 – Site Plan Review, § 120-813. Commercial district design standards.
Reference is made to Section 13-Architectural Plans for proposed building design specifics prepared by Invivid Architecture dated June 12, 2026.

Design standards have been established for nonresidential development within Windham's Commercial districts. The site is located in the C-1 District, requiring the following:

1. Items listed with an R in the tabe is a required design standard in the zoning district.
Response: Acknowledged. See applicable responses A 1-8, B 6, C 1-3, 5, and D 1, 2, 4-6, below.

A. Architecture/building.

(1) Building style.

Response: The building style is unique to the use in a traditional public safety building style that will be visually appealing without being overly stylized.

(2) Materials

Response: Traditional high-quality materials common to northern New England and public safety buildings are proposed. Reference is made to the architectural plans in Section 13.

(3) Color.

Response: Façade colors are of low reflectance. The building does not include the use of high-intensity, high reflectance, chrome, metallic, or fluorescent colors on the primary building face.

(4) Roofiline.

Response: The proposed roofliness meet the pitch, projection expectations, does not include flat areas exceeding 50 feet, and rooftop equipment screening is provided, as allowed.

(5) Façade

5a. Response: The public street-facing facades meet the horizontal length standards of this section.

5b. Response: Retail and food service uses are not proposed.

5c. Exterior vending machines are not proposed.

5d. Windows, doors, and proposed ventilation fixtures will be trimmed to create a frame around openings with a trim that matches those used on the façade of the building, as required.

5e. Horizontal facades meet the design features of the Town.

(6) Building style coordination. (multibuilding developments)

Response: The proposed construction includes provision for a future Phase 2, which will be a structure expansion. It is understood that nonhabitable freestanding structures are

treated as architectural elements that must meet the same design guidelines as larger buildings.

(7) Entrance required in C-1…

Responses:

(a) The proposed new building has clearly defined and visible entrances that incorporate a number of the desired design elements of this section.

[1] Significant variations in roofline
[2] Distinctive lighting and landscaping
[3] Canopies or porticos
[4] Overhangs, recesses, or projections
[5] Pedestrian arcades.
[6] Raised corniced parapets over the door
[7] Peaked roof forms in scale with the building
[8] Outdoor patios
[9] Display windows
[10] Architectural details such as tile work and moldings which are integrated into the building structure and design.

(b) Not applicable; site improvements do not include linear commercial buildings.

(8) Architectural details.

Response: Architectural detailing and trim are proportional to the scale and design of the entire building.

B. Site/parking.

(6) Screening, utilities, and service areas/structures

Response: The delivery areas, trash receptacles, and mechanical equipment are screened to minimize visibility from sensitive viewpoints. Screening is further enhanced by formal landscaping.

C. Landscaping/lighting.

(1) Lighting fixture locations are shown on the appended site plans. A professionally prepared photometric plan and associated light cut sheets are included in Section 8.

(2) The proposed lighting is coordinated with the proposed architecture and will not create glare or visual distraction. Neon illumination is not proposed.

(3) Lighting and landscaping are coordinated with consideration given to the ultimate size of trees, as required.

(5) Snow storage areas are designated on the site plan. The chosen areas do not conflict with landscaping and will not cause problems to visibility, drainage, or icing during winter months.

D. Bicycle/pedestrian.

(1) Continuous internal site walkways are provided from existing public infrastructure to the principal building entrance.

(2) Linkages to surrounding uses are provided by providing internal walks extending to existing sidewalks.

(4) Sidewalks are provided in accordance with this section.

(5) A crosswalk is provided in accordance with the provisions of this section. Reference is made to the appended site plans.

(6) A rack providing parking for the required two bicycles is shown on the site plan.

Section 2

Site Location and Resource Maps

Section 2: Site Location and Resource Maps

2.1 Location Map: This Section includes an excerpt from the USGS quadrangle showing the project site for identification purposes. The project site is located on Franklin Drive in the Town of Windham, Maine.

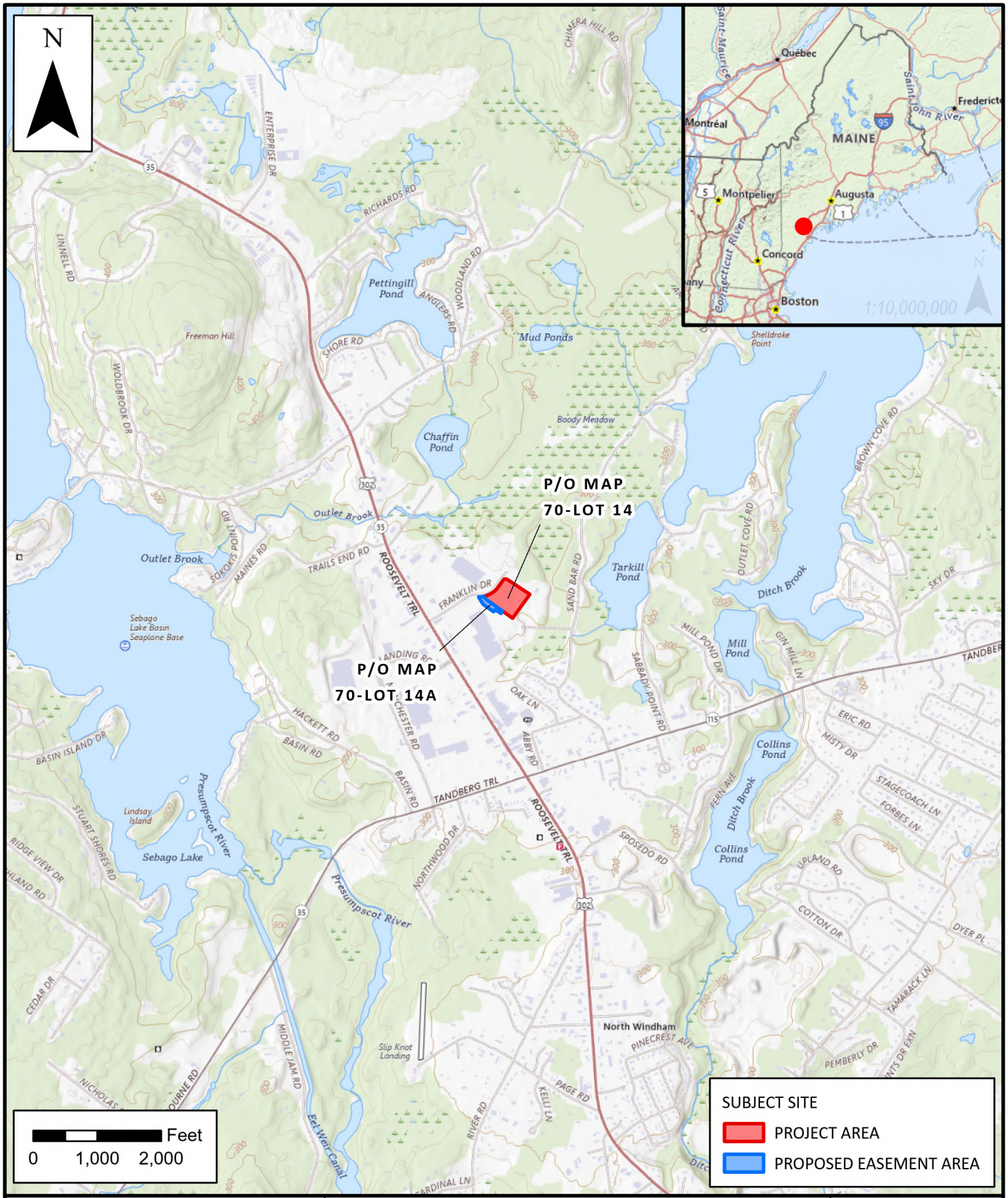
2.2 Tax Parcels: The development site can further be identified as an area totaling 5.2±-acres consisting of a portion of Tax Map 70/Lot 14 and an easement area over a portion of Map 70/Lot 14A.

2.3 Flood Map: The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 23005C0479F, effective June 20, 2024, shows that the site is not located in a flood hazard area. A copy of the FEMA National Flood Hazards map exhibit showing the project site is enclosed in this section.

2.4 Soils: Per the medium-intensity NRCS Web Soil Survey Mapping, the project is primarily located over soils identified as HIB, Hinckley loamy sand, 3-8% slopes.

2.5 Sand and Gravel Aquifer Map: Per the Maine Geological Survey mapping, the site is located over surficial deposits with good to excellent potential groundwater yield. A copy of the MGS Significant Sand & Gravel Aquifer Map is enclosed in this section.

2.6 Watershed: Per the enclosed USGS Watershed Map exhibit, the site is located in the Little Sebago Lake-Pleasant River Watershed, further identified as HUC: 010600010301.



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LOCATION MAP

NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:24,000

DATE: 2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE

TAX PARCELS

SITE: p/o Map/Lot: 070-014-000-000
& Easement on Map/Lot 070-014-00A
1 inch = 282 Feet

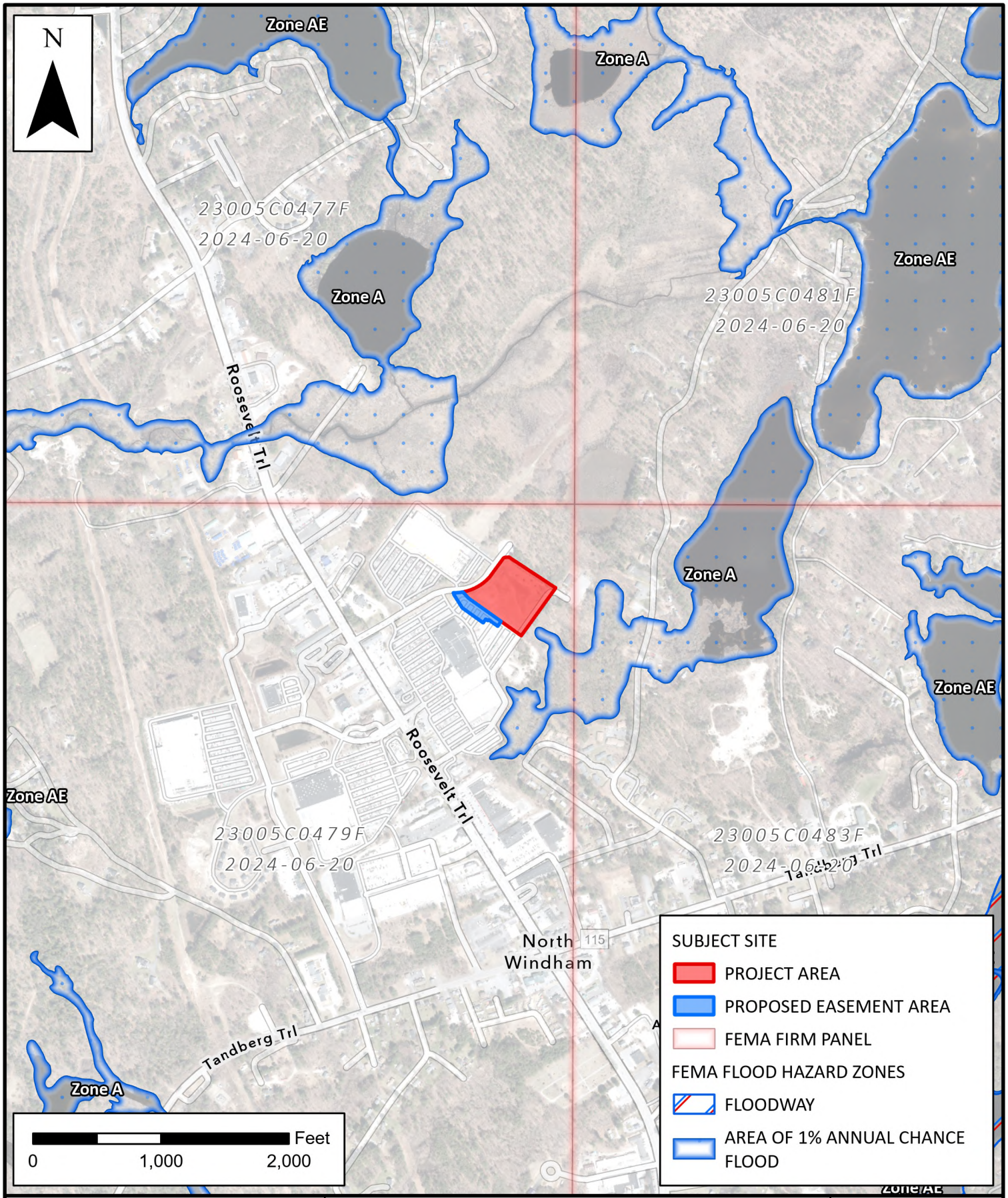
0 282 564 846

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February 11, 2026



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FEMA NATIONAL FLOOD HAZARDS

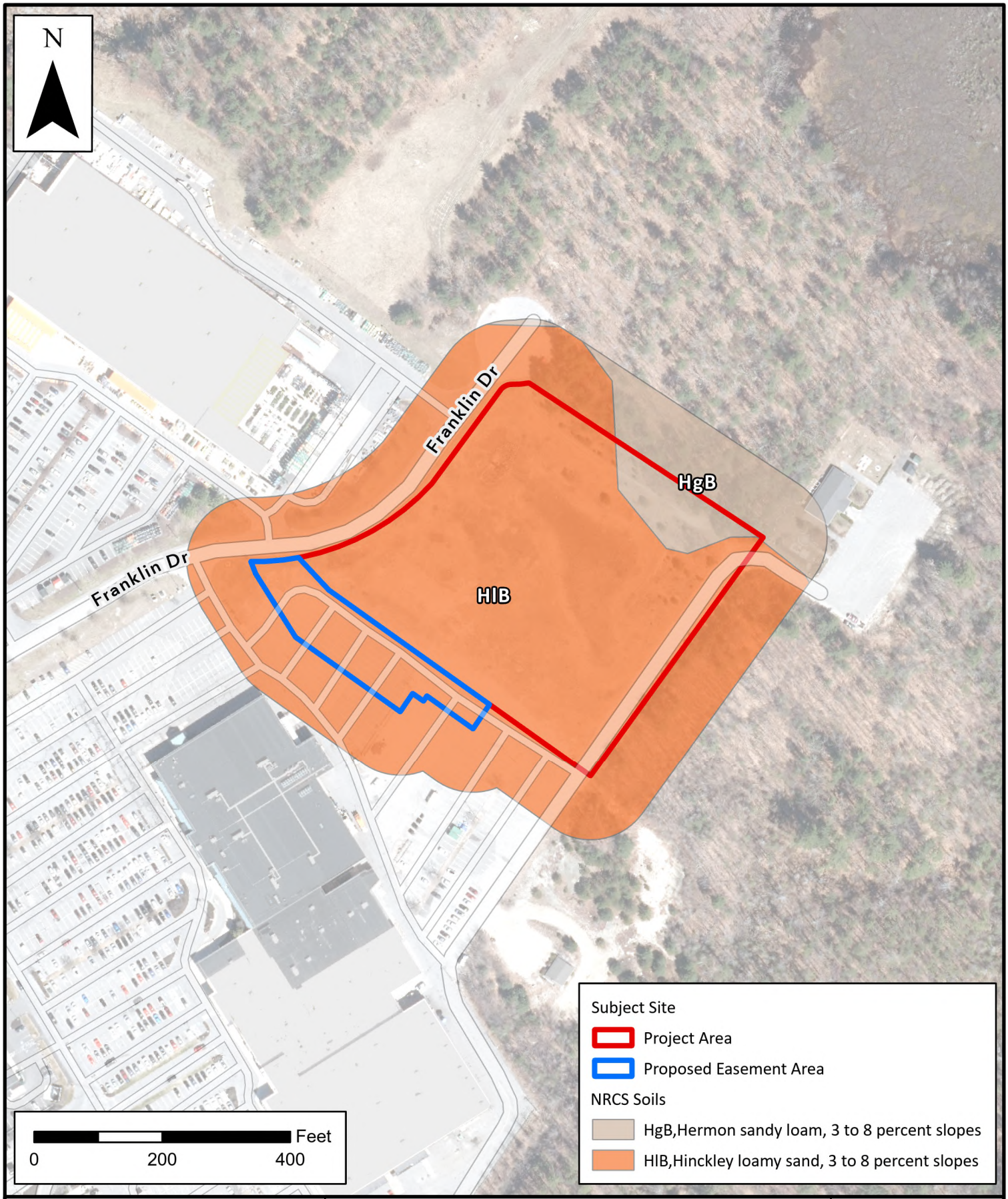
NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:12,000

DATE: 2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
FEMA NATIONAL FLOOD HAZARD LAYER
EFFECTIVE JUNE 20, 2024



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NRCS SOIL SURVEY MAP

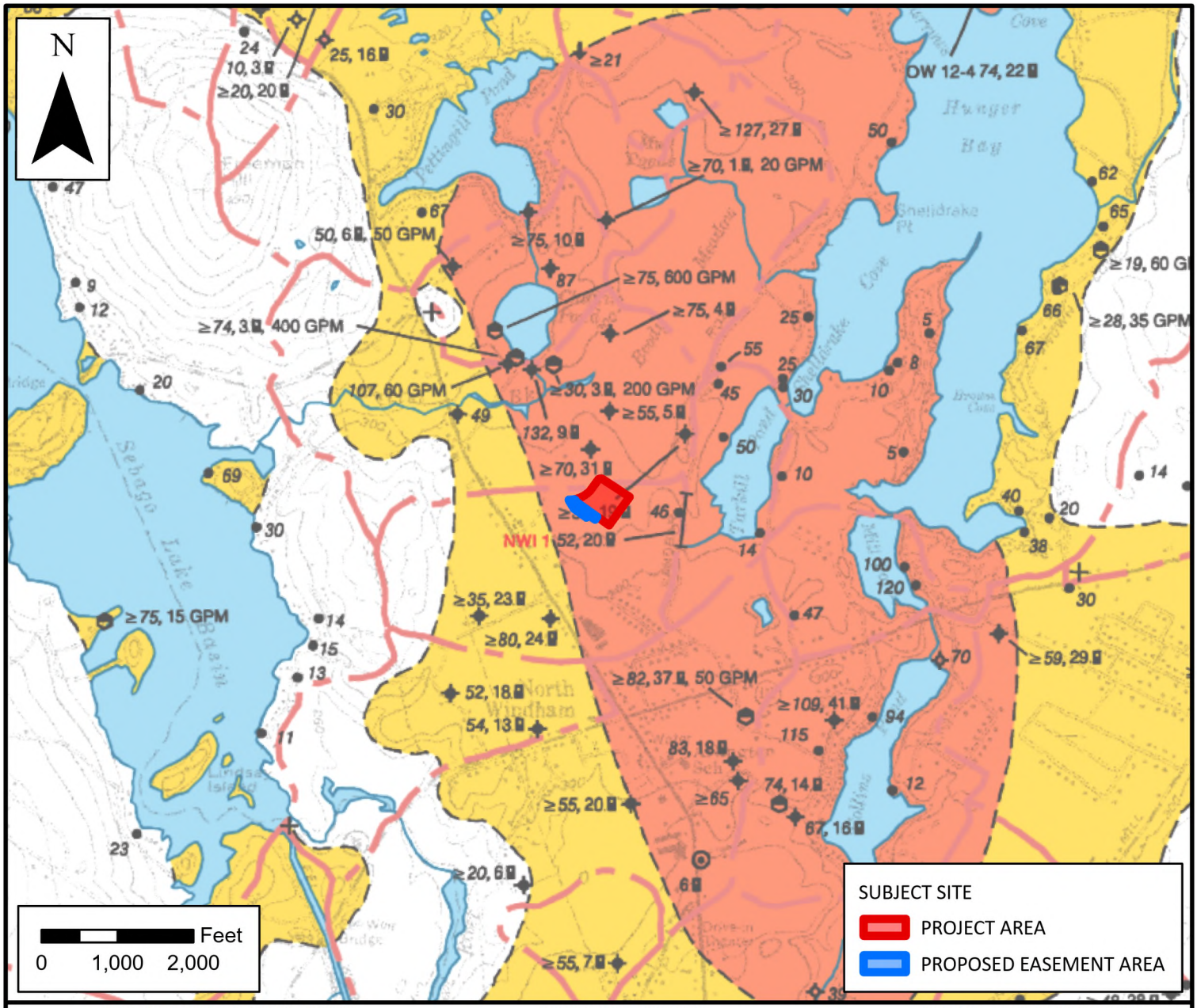
NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:2,400

DATE: 2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
MAINE GEOLIBRARY
USDA NRCS SOIL SURVEY 2020



SIGNIFICANT SAND AND GRAVEL AQUIFERS
(yields greater than 10 gallons per minute)

Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yield is moderate to excellent.

Surficial deposits with good to excellent potential ground-water yield; yields generally greater than 50 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yield zones are based on subsurface data where available, and may vary from mapped extent in areas where data are unavailable.

Surficial deposits with moderate to good potential ground-water yield; yields generally greater than 10 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where subsurface data are available.

SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS
(yields less than 10 gallons per minute)

Areas with moderate to low or no potential ground-water yield (includes areas underlain by till, marine deposits, eolian deposits, alluvium, swamps, thin glacial sand and gravel deposits, or bedrock); yields in surficial deposits generally less than 10 gallons per minute to a properly constructed well.

SEISMIC-LINE INFORMATION

Profiles for 12-channel seismic lines are shown in Figure 6 of Open-File Report 87-24a (Adamik and others, 1987). Length of 12-channel seismic lines as shown on the map is to scale. All single-channel lines ranged from 80 to 250 feet long and are not shown to scale.

- **53** — Depth to bedrock, in feet below land surface.
- **≥53** — Depth to bedrock exceeds depth shown (based on calculations).
- **12** — Depth to water level, in feet below land surface.
- MAP-7 **131, 23** — Twelve-channel seismic line, with depth to bedrock and depth to water shown at the midpoint of the line, in feet below land surface.
- **69, 12** / MAP-E / **72, 12** — Single-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Unless otherwise indicated, data shown above the line-identifier box refers to the northern end of the seismic line.

The 3-letter identifier for a line is an abbreviation for the topographic quadrangle. If the 3-letter identifier for the line is followed by a number (ex: MAP - 7, MAP - 4), the line is a 12-channel line. If the identifier is followed by a letter (ex: MAP - E, MAP- P), the line is a single-channel line. Single-channel seismic interpretations by J. T. Adamik. Twelve-channel seismic interpretations by J. T. Adamik and C. D. Neil.

GEOLOGIC AND WELL INFORMATION

- **56** — Depth to bedrock, in feet below land surface
- **≥ 13** — Penetration depth of boring; ≥ symbol refers to minimum depth to bedrock based on boring depth or refusal
- **6** — Depth to water level in feet below land surface (observed in well, spring, test boring, pit, or seismic line)
- Gravel pit (overburden thickness noted in feet, e.g. 5-12')
- Quarry
- **4 GPM** — Yield (flow) of well or spring in gallons per minute (GPM)
- Spring, with general direction of flow
- Drilled overburden well
- Dug well
- Observation well (project well if labeled; nonproject well if unlabeled)
- Test boring (project boring if labeled; nonproject boring if unlabeled)
- Driven point
- Test pit
- Drilled bedrock well
- Potential point source of ground-water contamination
- Bedrock outcrop
- Surface-water drainage-basin boundary; surface-water divides generally correspond to ground-water divides. Horizontal direction of ground-water flow generally is away from divides and toward surface-water bodies.

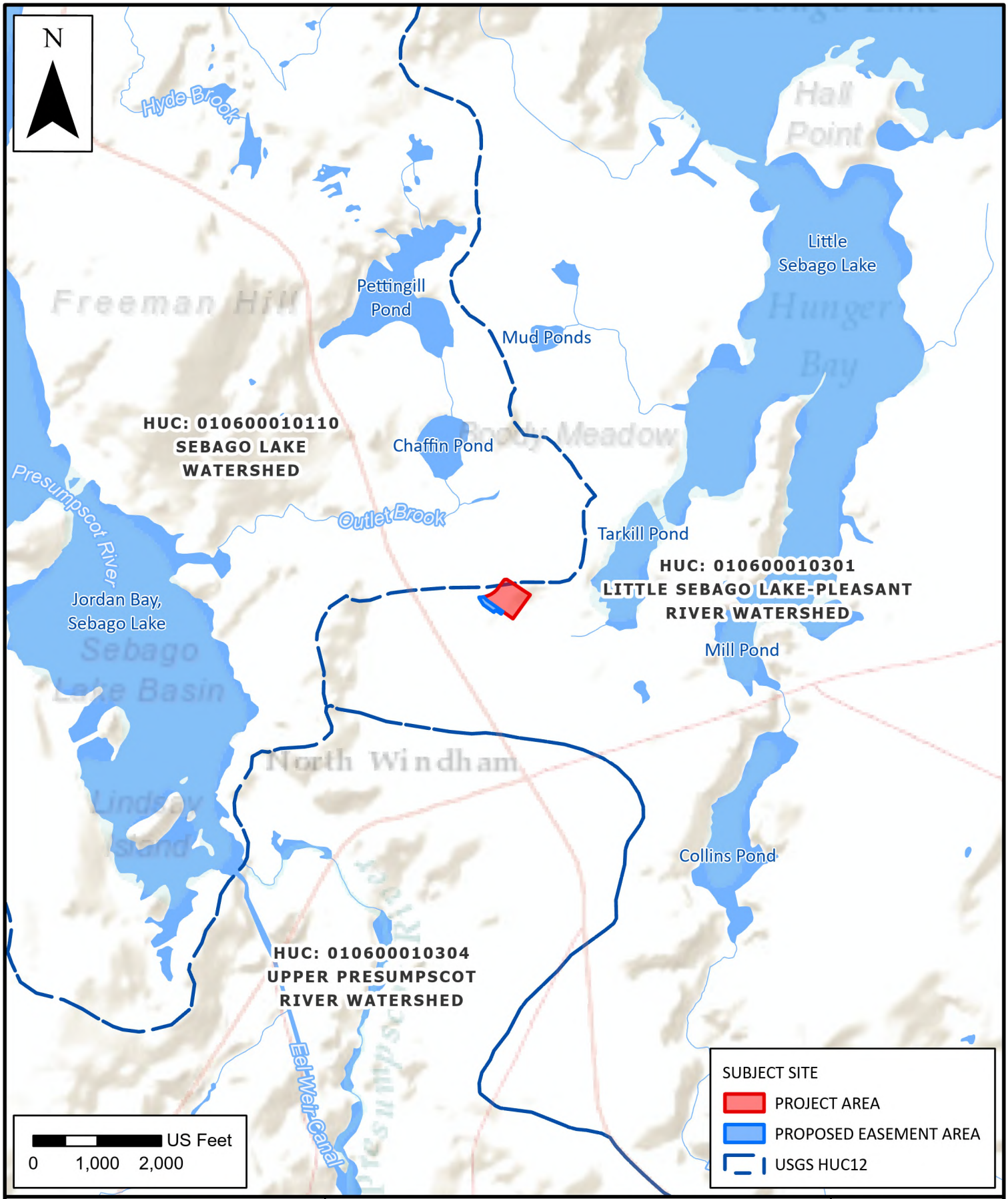
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Tel. 207-200-2100

SIGNIFICANT SAND & GRAVEL AQUIFER MAP
NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:24,000
DATE: 2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
MAINE GEOLOGICAL SURVEY:
SAND & GRAVEL AQUIFERS 24K SCALE



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USGS WATERSHED MAP

NORTH WINDHAM PUBLIC SAFETY

SCALE:	1:24,000
DATE:	2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
MAINE GEOLIBRARY
USGS WATERSHED BOUNDARY DATASET

Section 3

Abutter List

Section 3: Abutter List

The names and addresses of abutters within 500’ of the project development site from Town GIS online resources, including a reference map, are included in this section.

070-011-000-000, 070-011-B00-000
C N BROWN COMPANY
1 C N BROWN WAY
SOUTH PARIS, ME 04281

070-007-000-000
CUMBERLAND COUNTY TEACHERS
FEDERAL CREDIT UNION
101 GRAY ROAD
FALMOUTH, ME 04105

070-008-000-000
ROOSEVELT TRAIL LLC
C/O ELAINE SARAGAS
166A MERRIMACK STREET
METHUAN, MA 01844

18A-048-C00-000
COVERED MARINA LLC
209 SANDBAR ROAD
WINDHAM, ME 04062

067-089-000-000
229 SEWALL STREET LLC
217 GRAY ROAD
CUMBERLAND, ME 04021

070-003-000-000
ROOSEVELT TRAIL PLAZA LLC
21A TIARA DRIVE
GORHAM, ME 04038

070-009-000-000, 070-010-000-000
JOY REAL ESTATE OF WINDHAM II LLC
290 BRIDGTON RD STE 2
WESTBROOK, ME 04092

018-031-A00-000, 018-031-A01-000, 018-032-H00-000
NEW MARBLEHEAD SENIORS HOUSING CORP;
AVESTA NEW MARBLEHEAD ONE LP;
NEW MARBLEHEAD NORTH HOUSING CORP
307 CUMBERLAND AVENUE
PORTLAND, ME 04101

018-026-002-A01, 018-026-002-A02, 018-026-002-A03
NEW GEN ESTATES LLC
50 MAINE MALL ROAD
SO PORTLAND, ME 04106

018-032-J00-000
DEMERS PROPERTY SERVICES LLC
37 HOLSTEIN DRIVE
WINDHAM, ME 04062

070-006-000-000
DT RETAIL PROPERTIES LLC
500 VOLVO PARKWAY
CHESAPEAKE, VA 23320

067-092-000-000
BARD PRISCILLA L
11 OAK LANE
WINDHAM, ME 04062

067-089-B00-000
WONG DANIELLE L
18 OAK LANE
WINDHAM, ME 04062

071-026-A01-000
WENDCO OF MAINE LLC
2121 DOVER RD
EPSOM, NH 03234

067-093-A00-000
SUMMIT PROPERTIES LLC
217 GRAY ROAD
CUMBERLAND, ME 04021

071-002-000-000
YARMOUTH ROUTE ONE LLC
c/o VIP INC
24 HARRIMAN DRIVE
AUBURN, ME 04210

070-005-000-000, 18A-048-A00-000
ROOSEVELT TRAIL ACQUISITION LLC,
WS NO WINDHAM PROPERTIES LIMITED
c/o WS ASSET MANAGEMENT INC
33 BOYLSTON ST, STE 3000
CHESTNUT HILL, MA 02467

071-001-000-000
K MAN LLC
42 MARKET ST
PORTLAND, ME 04101

070-026-001-000, 018-026-002-000,070-014-002-000, 070-014-L03-000
JONLEE WINDHAM LLC, JLB WINDHAM LLC
c/o RESTONE INVESTMENTS
5050 BELMONT AVENUE
YOUNGSTOWN, OH 44505

018-032-001-000
MB PROPERTIES INC
30 WINDHAM CENTER RD
WINDHAM, ME 04062

067-047-A00-000
GALLANT C AMANDA
10 OAK LANE
WINDHAM, ME 04062

067-089-C00-000
DAMM MAXIMO
12 TORREY PINES
COTO DE CAZA, CA 92679

070-017-A00-000
NEW LEAF REALTY LLC
2001 MARINA DR UNIT 414
QUINCY, MA 02171

067-093-000-000
SIX PINEHURST LLC
217 GRAY RD
CUMBERLAND, ME 04021

070-019-000-000
524 GRAY ROAD LLC
217 GRAY ROAD
CUMBERLAND, ME 04021

018-032-E00-000
MAYBERRY JACQUELINE REED
247 TANDBERG TRAIL
WINDHAM, ME 04062

Municipal Copy
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

New Easement Parcel: 070-014-A00-000
HANNAFORD BROS CO
ATTN: REAL ESTATE DEPT
PO BOX 1330
SOUTHBURY, NC 28145

LOCUS/Record Owner: 070-014-000-000
JONLEE WINDHAM LLC
5050 BELMONT AVENUE
YOUNGSTOWN, OH 44505

500'r Abutters
N. Windham Public Safety

240414-01

070-026-A00-000
NORWAY SAVINGS BANK
PO BOX 347
NORWAY, ME 04268

18A-048-A01-000
WS ROUTE 302 LIMITED PARTNERSHIP
C/O MCDONALDS CORP
536 LINCOLN STREET
LEWISTON, ME 04240

018-032-F00-000, 018-032-G00-000
MAYBERRY ASSOCIATES
60 SANDBAR ROAD
WINDHAM, ME 04062

067-091-000-000
SOUTHARD KEVIN L - RTDD
9 OAK LANE
WINDHAM, ME 04062

070-017-000-000
R FARM PROPERTIES LLC
95 PINE STREET
FRYEBURG, ME 04037

070-001-000-000
FLEET BANK OF MAINE
C/O BANK OF AMERICA NC1-001-03-81
ATTN REAL PROPERTY TAX
CHARLOTTE, NC 28232

070-018-000-000
WINDHAM SHOPPING PLAZA INC
C/O DIRIGO MANAGEMENT CO
PORTLAND, ME 04101

070-004-000-000
MAINE BANK & TRUST
ONE M&T PLAZA
BUFFALO, NY 14203

070-015-000-000
EVERGREEN CREDIT UNION
PO BOX 1038
PORTLAND, ME 04104

018-032-I00-000
WINDHAM VETERANS' ASSOC INC
35 VETERANS MEMORIAL DR
WINDHAM, ME 04062

070-022-000-000
KEY BANK OF MAINE
C/O TAX SERVICES
PO BOX 22055
ALBANY, NY 12201-5055

067-089-A00-000
KNEELAND RICHARD L &
KNEELAND JOAN E - LIFE ESTATE
PO BOX 321
WINDHAM, ME 04062

067-047-000-000
100M LLC
71 SAWYER STREET
WESTBROOK, ME 04092

070-014-L02-000
BURGER KING CORPORATION #3170
PO BOX 460189
HOUSTON, TX 77056

070-020-000-000
WALLINGFORD MICHAEL &
WALLINGFORD DEBORAH
PO BOX 702
RAYMOND, ME 04071

018-032-000-000
NEXT LEVEL PROPERTIES LLC
84G WARREN AVENUE
WESTBROOK, ME 04092-4433

500'r Abutters

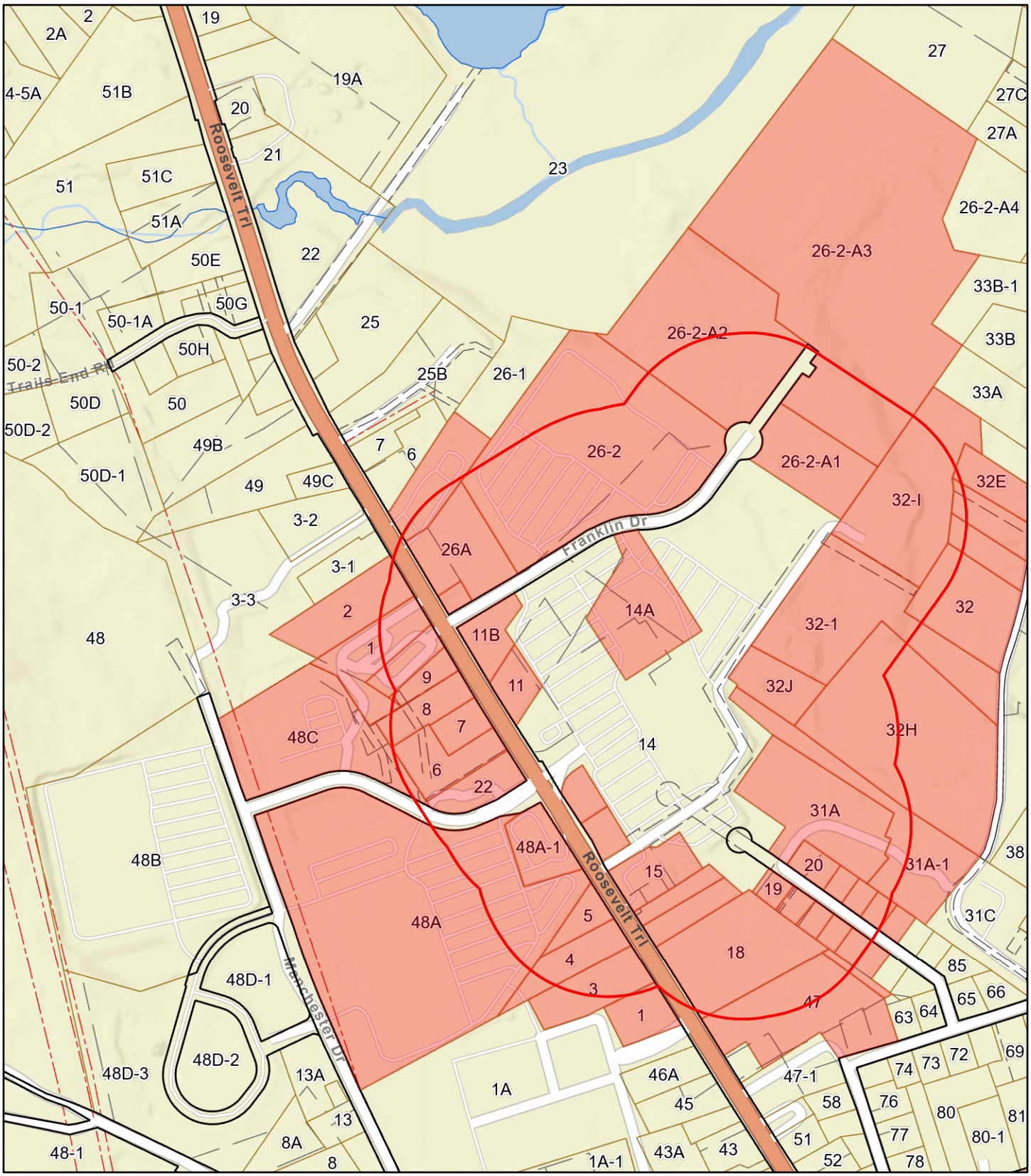
Town of Windham, ME

1 inch = 544 Feet

0 544 1088 1632

February 11, 2026

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Section 4

Right, Title, or Interest

Section 4: Right, Title, or Interest

4.1 The property is subject to a Purchase and Sale Agreement between the record owner and the applicant. Reference is made to the amendment to the agreement included in this section.

4.2, 4.21 Property cards for the development parcel (70-14) and the easement property (70-14A) are enclosed for reference.

4.3 The record owner of the project site is Jonlee Windham LLC. Reference is made to the copy of deed book 14194/page 0120 recorded in the Cumberland County Register of Deeds (CCRD) on October 1, 1998, within this section.

4.4 The Record owner of the proposed easement location is Hannaford Bros Co, per CCRD deed book 9919/page 201, with subsequent corporate mergers described in CCRD deed book 12300/page 188, all enclosed in this section.

AMENDMENT TO
PURCHASE AND SALE AGREEMENT

This AMENDEMENT TO PURCHASE AND SALE AGREEMENT (the "Amendment") is made this 28 day of January, 2026 (the "Effective Date"), by and between, **JONLEE WINDHAM, LLC**, a Maine limited liability company with a place of business at and a mailing address of 5050 Belmont Avenue, Youngstown, OH 44505 ("Seller"), and the **Town of Windham**, a municipal corporation organized and existing under the laws of the State of Maine, with a mailing address of 8 School Road, Windham, ME 04062 ("Buyer").

W I T N E S S E T H:

WHEREAS, Buyer and Seller entered into that certain Purchase and Sale Agreement pertaining to that certain tract of land totaling approximately 5.02 acres, being a portion of the land located at 795 Roosevelt Trail, Windham, Maine, (the "Purchase Agreement"); and

WHEREAS, Purchaser and Seller desire to amend the Purchase Agreement as hereinafter set forth to, among other things, extend the time for Seller and Buyer to finalize the Declaration contemplated by the Purchase Agreement and obtain consents of Hannaford Bros. Co., LLC, and Home Depot U.S.A., Inc., to the extent required.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the foregoing and subject to the terms and conditions hereof, Seller and Buyer hereby agree as follows.

1. Each capitalized term used but not defined herein shall have the meaning ascribed to such term in the Purchase Agreement.

2. To the extent the Purchase Agreement has expired or has otherwise been terminated, the parties agree that it is reinstated.

3. Notwithstanding the provisions of the Purchase Agreement, the Due Diligence Period is hereby extended to and shall expire on July 31, 2026.

4. Section 3 (Closing) of the Agreement is hereby amended so that the "Closing" or "Closing Date" shall occur on or before August 31, 2026.

5. This Amendment may be executed by counterpart signatures, and each of which when so executed and delivered shall be an original, but which together shall constitute one and the same instrument. Signatures delivered by fax, email or electronic signature (such as DocuSign or Kofax) shall be as effective as an original

6. Except as expressly stated herein, the original Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto, hereunto duly authorized, have executed and delivered this Agreement as January 28, 2026.

SELLER:
Jonlee Windham LLC

Witness:

By: Lee Burdman
Lee Burdman
Its: Manager

BUYER:
TOWN OF WINDHAM

Witness: Tammy Hodgman

By:
~~Barry A. Tibbetts~~ Robert J. Burns
Its: Town Manager

4921-0773-1046, v. 2

Property Card: 795 ROOSEVELT TR

Town of Windham, ME

Parcel Information

Parcel ID:	070014000000	**Map:**	70
Vision ID:	5657	**Lot:**	14
Owner:	JONLEE WINDHAM LLC	**Use Description:**	SHOPNGMALL
Co-Owner:		**Zone:**	
Mailing Address:	5050 BELMONT AVENUE YOUNGSTOWN, OH 44505	**Land Area in Acres:**	27.11

Sale History

Book/Page:	14194/0120
Sale Date:	10/1/1998
Sale Price:	$0

Assessed Value

Land:	$4,218,700
Buildings:	$4,205,900
Extra Bldg Features:	$100,800
Outbuildings:	$1,017,800
Total:	$9,543,200

Building Details: Building # 1



Model:	Commercial	**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	121070	**Int Wall Desc 2:**	
Appr. Year Built:	2004	**Ext Wall Desc 1:**	Concr/Cinder
Style:	Local Shop Cntr	**Ext Wall Desc 2:**	
Stories:	1	**Roof Cover:**	Tar & Gravel
Occupancy:	1	**Roof Structure:**	Flat
No. Total Rooms:		**Heat Type:**	Forced Air-Duc
No. Bedrooms:		**Heat Fuel:**	Gas
No. Baths:		**A/C Type:**	Central
No. Half Baths:			

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Property Card: 803 ROOSEVELT TR

Town of Windham, ME

Parcel Information

Parcel ID:	070014A00000	**Map:**	70
Vision ID:	5660	**Lot:**	14-A
Owner:	HANNAFORD BROS CO	**Use Description:**	SUPERMKT
Co-Owner:	ATTN: REAL ESTATE DEPT	**Zone:**	
Mailing Address:	PO BOX 1330 SOUTHBURY, NC 28145	**Land Area in Acres:**	3.22

Sale History		Assessed Value	
Book/Page:	12300/0188	**Land:**	$1,132,500
Sale Date:	12/30/1995	**Buildings:**	$6,152,100
Sale Price:	$0	**Extra Bldg Features:**	$233,300
		Outbuildings:	$116,400
		Total:	$7,634,300

Building Details: Building # 1

Model:	Commercial	**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	62212	**Int Wall Desc 2:**	
Appr. Year Built:	2013	**Ext Wall Desc 1:**	Concr/Cinder
Style:	Supermarket	**Ext Wall Desc 2:**	
Stories:	1	**Roof Cover:**	Tar & Gravel
Occupancy:	1	**Roof Structure:**	Flat
No. Total Rooms:		**Heat Type:**	Forced Air-Duc
No. Bedrooms:		**Heat Fuel:**	Gas
No. Baths:		**A/C Type:**	Central
No. Half Baths:			

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

BK 14194 PG 120

70456

QUITCLAIM DEED WITH COVENANT

Provost, Inc., a Maine corporation with a principal place of business at 120 Exchange Street, Portland, County of Cumberland and State of Maine, for consideration paid, does hereby grant with quitclaim covenants to Jonlee Windham LLC, a Maine limited liability company, with a place of business at 5050 Belmont Avenue, Youngstown, Ohio 44505, all that certain real property together with all buildings, fixtures and improvements thereon situated on U.S. Route 302 in Windham, Maine, and being more particularly described as follows:

See Exhibit "A" attached hereto

Being the same premises conveyed to the Grantor herein by deed from Fleet Bank of Maine dated December 17, 1997, and recorded in Book 13504, Page 113, of the Cumberland County Registry of Deeds.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by Michael Scarks, its President, thereunto duly authorized, this __ day of October, 1998.

Provost, Inc.

S H Merrill
Witness

By: Michael Scarks
Its: President

STATE OF MAINE
CUMBERLAND, SS.

October 1, 1998

Then personally appeared the above named Michael Scarks and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Provost, Inc..

Before me,

S H Merrill
~~Notary Public~~ Attorney at law.
Print Name: Samuel H. Merrill

SCHEDULE A

A certain lot or parcel of land situated on the northeasterly side of U.S. Route 302 in Windham, in the County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning on the northeasterly side of U.S. Route 302 at the southerly corner of land now or formerly owned by Ripley & Fletcher Co., Inc.; thence running North 52° 43' 21" East along said land now or formerly of Ripley & Fletcher Co., Inc. a distance of one hundred ninety-one and seventy-nine hundredths (191.79) feet to a point, thence North 15° 46' 39" West a distance of two hundred sixty-four and forty-five hundredths (264.45) feet to a point; thence North 53° 01' 19" East a distance of one hundred eighteen and fifty-two hundredths (118.52) feet to a point; North 14° 17' 17" West parallel to the Easterly line of said Route 302, a distance of sixty-one and eighty hundredths (61.80) feet to a point; thence South 75° 42' 43" West at a right angle to the last mentioned line, a distance of two hundred seventy-two and fifty-seven hundredths (272.57) feet to a point in the Easterly line of said Route 302; thence North 14° 17' 17" West along the Easterly line of said Route 302, a distance of sixty and no hundredths (60.00) feet to a point; thence North 75° 42' 43" East at a right angle to the Easterly line of said Route 302, a distance of three hundred fifty-nine and seventeen hundredths (359.17) feet to a point; thence North 62° 52' 45" East a distance of eight hundred ninety-eight and forty-eight hundredths (898.48) feet to a point; thence South 29° 39' 32" East a distance of one hundred two and sixty-six hundredths (102.66) feet to an existing, capped iron rod set in the ground stamped 492 at the Northeasterly corner of land conveyed to Windham Mall

Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in said Registry in Book 9216, Page 342; thence running South 40° 14' 20" East along land now or formerly of Lawrence E. Smith, et al., a distance of six hundred thirty-four and twenty-three hundredths (634.23) feet to land now or formerly of Jasper E. Mayberry; thence running South 50° 47' 38" West along said Jasper E. Mayberry land a distance of seven hundred eighty-three and eighteen hundredths (783.18) feet to a corner in said Mayberry land; thence running South 40° 32' 03" East along said Jasper E. Mayberry land a distance of fifty and no hundredths (50.00) feet to the northerly corner of land now or formerly of New Marblehead Seniors Housing Corporation; thence running South 50° 47' 38" West along said land of New Marblehead Seniors Housing Corporation a distance of sixty and no hundredths (60.00) feet to a corner in said land; thence running South 19° 04' 19" East along said land of New Marblehead Seniors Housing Corporation a distance of two hundred twenty-nine and twenty-four hundredths (229.24) feet to land now or formerly of Windham Seniors Housing Corporation; thence running South 51° 25' 48" West along said land of Windham Seniors Housing Corporation a distance of two hundred eleven and fifty-five hundredths (211.55) feet to a corner in said land of Windham Seniors Housing Corporation; thence running South 38° 34' 12" East along said land of Windham Seniors Housing Corporation a distance of two hundred forty-seven and ninety-two hundredths (247.92) feet to an iron pin at the northerly corner of land conveyed by Northeast Bank of Westbrook to Windham Seniors Housing, Inc. by deed dated June 4, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3554, Page 240, said land also being Lot No. 18 as shown on a Plan of Oak Grove

by E. A. Saunders, C. E., dated 1965 and recorded in said Registry of Deeds in Plan Book 70, Page 17; thence running South 51° 47' 26" West along the northwesterly side of said Lot No. 18 a distance of one hundred nineteen and seventy-three hundredths (119.73) feet to an iron pin at the westerly corner of said Lot No. 18; thence running South 38° 26' 53" East along the southwesterly side of said Lot No. 18 a distance of fifty and no hundredths (50.00) feet to an iron pin; thence running southwesterly across a proposed street known as Oak Lane, as shown on said Plan of Oak Grove, a distance of fifty and no hundredths (50.00) feet to an iron pin at the northerly corner of land conveyed by Northeast Bank of Westbrook to Charles R. DeCrow and Deanna L. DeCrow by deed dated September 7, 1976 and recorded in said Registry of Deeds in Book 3989, Page 57; thence running South 51° 43' 54" West along said DeCrow land a distance of one hundred twenty-five and eighty-four hundredths (125.84) feet to land now or formerly of East Coast Centers; thence running North 38° 25' 36" West along said land of East Coast Centers a distance of forty-six and forty-nine hundredths (46.49) feet to an angle point; thence running North 40° 22' 43" West along land now or formerly of Philip Cook a distance of one hundred thirteen and fifty-one hundredths (113.51) feet to an iron pipe at the easterly corner of land conveyed by Warren C. Fernald, et al., to Kenmore Commoss, et al., by deed dated October 13, 1965, and recorded in said Registry of Deeds in Book 2927, Page 484; thence running North 36° 07' 43" West along said Commoss land a distance of fifty-nine and seventy-four hundredths (59.74) feet to the northerly corner of said Commoss land; thence running South 73° 21' 33" West along said Commoss land a distance of one hundred fifty-nine and twelve hundredths (159.12) feet to land of Norway Savings Bank;

thence running North 16° 05' 25" West along said land of Norway Savings Bank a distance of one hundred ninety and no hundredths (190.00) feet to the northerly corner of said land; thence running South 73° 21' 33" West along said land of Norway Savings Bank a distance of two hundred five and no hundredths (205.00) feet to the northeasterly side of U.S. Route 302; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of sixty-three and no hundredths (63,00) feet to an existing capped iron rod; thence running North 07° 01' 03" West along said U.S. Route 302 a distance of one hundred three and ninety-one hundredths (103.91) feet to an existing capped iron rod; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of one hundred twenty-five and no hundredths (125.00) feet to an existing capped iron rod; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of two hundred twenty-five and no hundredths (225.00) feet to an existing capped iron rod; thence running South 74° 00' 00" West along said U.S. Route 302 a distance of sixteen and no hundredths (16.00) feet to an existing capped iron rod; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of one hundred seventy-seven and sixty-one hundredths (177.61) feet to said land of Ripley &.Fletcher Co., Inc. and the point of beginning.

Excepting therefrom a certain lot or parcel of land bounded and described as follows:

Beginning at an existing 3/4 inch iron rod set in the ground in the Easterly line of Route 302, so called, at the Northwesterly corner of land conveyed to Windham Mall Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in the

Registry of Deeds for Cumberland County in Book 9216, Page 342, thence: North 52° 43' 21" East along the Northerly line of said Windham Mall Associates' land, a distance of one hundred ninety-one and seventy-nine hundredths (191.79) feet to a capped rod at the southwesterly corner of land conveyed by C.N. Brown Company to Windham Mall Associates, thence: North 51° 19' 31" East a distance of three hundred twenty-two and fourteen hundredths (322.14) feet to the true point of beginning for this parcel, thence:

1. North 49° 08' 53" East along the Northerly line of said Windham Mall Associates' land, a distance of four hundred four and fifty-four hundredths (404.54) feet to a point, thence:

2. South 15° 38' 17" East a distance of four hundred sixty-eight and eighty hundredths (468.80) feet to a point, said point being on a line which is the prolongation of the Southeasterly face of the masonry wall of the Shop 'N Save store presently located on the parcel herein described, thence:

3. South 74° 21' 43" West along said Southeasterly face of said masonry wall of said Shop 'N Save store and the prolongation thereof, a distance of three hundred sixty-six and no hundredths feet to a point, thence:

4. North 15° 38' 17" West a distance of two hundred ninety-six and forty-seven hundredths (296.47) feet to the point of beginning.

Bearings are magnetic - 1978.

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 OCT -2 AM 10: 49
CUMBERLAND COUNTY
John B O'Brien

Instr 9344 Bk 9919 Pg 201

9344

WARRANTY DEED

WINDHAM MALL ASSOCIATES, a Maine limited partnership having a place of business in Wellesley, Massachusetts for full value and consideration paid, hereby grants to ANALYTICAL SERVICES, INC., a Maine corporation whose mailing address is P.O. Box 1000, Portland, Maine 04104, Attention: Real Estate Department, with WARRANTY COVENANTS, the following real estate:

A certain lot or parcel of land situated in North Windham in Cumberland County, State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at an existing 3/4 inch iron rod set in the ground in the Easterly line of Route 302, so called, at the Northwesterly corner of land conveyed to Windham Mall Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in the Registry of Deeds for Cumberland County in Book 9216, Page 342, thence: North fifty-two degrees forty-three minutes twenty-one seconds East (N 52° 43' 21" E) along the Northerly line of said Windham Mall Associates' land, a distance of one hundred ninety-one and seventy-nine hundredths (191.79) feet to a capped iron rod at the southwesterly corner of land conveyed by C.N. Brown Company to Windham Mall Associates, thence: North fifty-one degrees nineteen minutes thirty-one seconds East (N 51° 19' 31" E), a distance of three hundred twenty-two and fourteen hundredths (322.14) feet to the true point of beginning for this parcel, thence:

1. North forty-nine degrees eight minutes fifty-three seconds East (N 49° 08' 53" E) along the southeasterly line of land conveyed by Lawrence E. Smith et al to Windham Mall Associates, a distance of four hundred four and fifty-four hundredths (404.54) feet to a point, thence:

2. South fifteen degrees thirty-eight minutes seventeen seconds East (S 15° 38' 17" E) a distance of four hundred sixty-eight and eighty hundredths (468.80) feet to a point, said point being on a line which is the prolongation of the Southeasterly face of the masonry wall of the Shop 'N Save store building presently located on the parcel herein described, thence:

3. South seventy-four degrees twenty-one minutes forty-three seconds West (S 74° 21' 43" W) along said Southeasterly face of said masonry wall of said Shop 'N Save store building and the prolongation thereof, a distance of three hundred sixty-six and no hundredths (366.00) feet to a point, thence:

4. North fifteen degrees thirty-eight minutes seventeen seconds West (N 15° 38' 17" W) a distance of two hundred ninety-six and forty-seven hundredths (296.47) feet to the point of beginning.

Containing 3.22 acres. Said Parcel is shown on an Amended Subdivision Plan for the Windham Mall dated October 8, 1991 and revised through October 21, 1991 prepared by Aliberti, LaRochelle & Hodson Professional Associates, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Page 191.

Bearings are magnetic - 1978.

Being a portion of the land conveyed to Windham Mall Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in the Registry of Deeds for Cumberland County in Book 9216, Page 342 and all of the land reserved by Analytical Services, Inc., in its deed to Rocca Group Developments, Ltd. dated April 30, 1980 and recorded in said Registry of Deeds in Book 4597, Page 17. The Warranty Covenants contained in this deed shall not apply to the portion of the property described herein which is owned by the Grantee by virtue of said reservation in said 1980 deed.

IN WITNESS WHEREOF, WINDHAM MALL ASSOCIATES has caused this deed to be executed on February 24, 1992.

WINDHAM MALL ASSOCIATES
By: WINDHAM MALL MANAGEMENT CORP.

By: J. Robt Connor President
J. Robert Connor
Its President

STATE OF MAINE
County of Cumberland

February 24, 1992

Personally appeared the above-named J. Robert Connor, President of Windham Mall Management Corp., general partner of Windham Mall Associates, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation and partnership.

Before me,

James C. Palmer
~~Notary Public~~/Attorney at Law
James C. Palmer

JCP/d38030.BR8

Recorded
Cumberland County
Registry of Deeds
02/24/92 04:14:10PM
Robert P. Titcomb
Register

BK 12300 PG 188

Filing Fee $80.00

01573

For Use By The Secretary of State	
File No.	
Fee Paid	
C.B.	
Date	

STATE OF MAINE

ARTICLES OF MERGER OF

See Exhibit B

Subsidiary Corporation, A Maine Corporation

INTO

Hannaford Bros. Co.

Parent Corporation, A Maine Corporation

For Use By The Secretary of State
FILED
_____ 19 ___
Deputy Secretary of State
A True Copy When Attested By Signature
Deputy Secretary of State

Pursuant to 13-A MRSA §904, the undersigned corporations adopt the following Articles of Merger:

FIRST: Hannaford Bros. Co., herein referred to as the parent corporation, is a corporation organized under the laws of the State of Maine and owning at least 90% of the outstanding shares of each class of See Exhibit B, a corporation organized under the laws of the State of Maine and herein referred to as the subsidiary corporation.

SECOND: The plan of merger set forth in Exhibit A attached hereto was approved by the Board of Directors of the undersigned parent corporation as the surviving corporation in the manner prescribed by the Maine Business Corporation Act.

THIRD: The number of outstanding shares of each class of the participating subsidiary corporation and the number of shares of each class owned by the parent, surviving corporation are as follows:

Name of Subsidiary Corporation	Number of Outstanding Shares	Designation of Class	Number and Per Cent of Shares Owned by Surviving Parent
See Exhibit B			

FOURTH: The date of the mailing to each shareholder of the subsidiary corporation of a copy of the plan of merger is N/A (Parent is sole shareholder), 19____.

FIFTH: Effective date of the merger (if other than date of filing of the Articles) is December 30, 1995.

(Not to exceed 60 days from date of filing of the Articles.)

SIXTH: The address of the registered office in Maine of the surviving corporation is One Portland Square, P.O. Box 586, Portland, Maine 04112.
(street, city, state and zip code)

The address of the registered office in Maine of the subsidiary corporation is One Portland Square, P.O. Box 586, Portland, Maine 04112.
(street, city, state and zip code)

Dated: December 6, 1995

Hannaford Bros. Co. BK12300PG189
(Surviving Corporation)

By _____
(signature)

Hugh G. Farrington, President
(type or print name and capacity)

By _____
(signature)

Charles H. Crockett, Assistant Secretary
(type or print name and capacity)

This document *MUST* be signed by (1) the **Clerk** *OR* (2) the **President** or a vice-president *AND* the **Secretary**, an assistant secretary or other officer the bylaws designate as second certifying officer *OR* (3) if no such officers, a majority of the **directors** or such directors designated by a majority of directors then in office *OR* (4) if no directors, the holders, or such of them designated by the **holders of record of a majority of all outstanding shares** entitled to vote thereon *OR* (5) the **holders of all outstanding shares.**

FORM NO. MBCA-10B Rev. 88

SUBMIT COMPLETED FORMS TO: Secretary of State, Station 101, Augusta, ME 04333

EXHIBIT A

AGREEMENT
AND
PLAN OF MERGER

THIS AGREEMENT AND PLAN OF MERGER, dated as of the 1st day of December, 1995, by and among,

HANNAFORD BROS. CO., a Maine corporation (hereinafter referred to as "Hannaford" and as the "Surviving Corporation"), and

COTTLE'S SHOP 'N SAVE, INC., a Maine corporation; **THE SAMPSON SUPERMARKETS, INC.**, a Maine corporation; **SHOPPING CENTER PROPERTIES, INC.**, a Maine corporation; **ANALYTICAL SERVICES, INC.**, a Maine corporation; **SHOP 'N SAVE REALTY, INC.**, a Maine corporation; **M-B SUPER, INC.**, a Maine corporation; **HANNAFORD PROPERTIES, INC.**, a Maine corporation; and **WAREHOUSE PROPERTIES, INC.**, a Maine corporation (hereinafter collectively referred to as the "Merging Corporations").

W I T N E S S E T H :

WHEREAS, all of the Merging Corporations are wholly-owned subsidiaries of the Surviving Corporation; and

WHEREAS, pursuant to 13-A M.R.S.A. §904 and other applicable laws and regulations, the Directors of the Surviving Corporation and the Directors of the Merging Corporations have each approved and adopted the Plan embodied herein, and have deemed it advisable for the benefit of the Merging Corporations that they merge with and into the Surviving Corporation on the terms hereinafter set forth.

NOW, THEREFORE, on the Effective Date (as hereinafter defined) and in accordance with the provisions of Chapter 9 of the Maine Business Corporation Act, the Merging Corporations shall be merged into Hannaford, which shall continue its corporate existence and be the surviving corporation resulting from the merger, all to be effected in the manner and upon the terms and conditions hereinafter set forth:

ARTICLE I

1.1 Merger. Subject to the terms hereinafter set forth, the Merging Corporations shall be merged into Surviving

Corporation which shall continue in existence as the surviving corporation and thereupon the separate existence of the Merging Corporations shall cease.

1.2 Manner of Converting Shares. Each share of common stock of the Merging Corporations that is issued and outstanding on the Effective Date shall, by virtue of the merger and without any action on the part of the holder thereof, be canceled. Each share of common stock of Surviving Corporation that is issued and outstanding on the Effective Date shall, by virtue of the merger, remain unchanged.

1.3 Effective Time and Date. The merger provided for in this Agreement shall become effective at 11:59 P.M. (the "Effective Time") on December 30, 1995 (the "Effective Date"). Consummation of the merger shall be effected on or before such date by the filing of Articles of Merger in substantially the form annexed hereto with the office of the Secretary of State of the State of Maine.

1.4 Effect of Merger. The merger provided for in this Agreement shall have the full effect provided under Section 905 of the Maine Business Corporation Act. All rights, privileges, immunities and franchises; all property, real, personal or mixed; all debts due on any account; and all other interests and assets of every kind and description of the Merging Corporations as they exist at the Effective Time on the Effective Date of the merger, shall pass to and vest in the Surviving Corporation without any conveyance, transfer or other further action. The Surviving Corporation shall be responsible for all the liabilities and obligations of the Merging Corporations as of the Effective Time on the Effective Date. Any action or proceeding, whether civil, criminal or administrative, pending by or against the Merging Corporations shall continue as if the merger had not taken place, and the Surviving Corporation may be substituted in such action or proceeding. The Surviving Corporation's identity, existence, purposes, rights, immunities, properties, liabilities and obligations shall be unaffected and unimpaired by the merger, except as expressly provided herein.

1.5 Notice of Merger. At any time, or from time to time, after the Effective Date, the last acting officers of each of the Merging Corporations may, in the name of the respective corporation, execute, deliver, file and record all such deeds, assignments, notices and other instruments and take or cause to be taken all such further action as the Surviving Corporation may deem necessary or desirable in order to confirm and provide public notice of the Surviving Corporation's title to and possession of all of the Merging Corporations' rights, interests and assets pursuant to this Agreement and Plan of Merger, and otherwise to carry out the purposes of this Agreement and Plan of Merger.

ARTICLE II

2.1 Articles of Incorporation. The Articles of Incorporation of Hannaford on the Effective Date shall continue to be the Articles of Incorporation of the Surviving Corporation from and after the Effective Date, subject to the right of the Surviving Corporation to amend its Articles of Incorporation in accordance with the laws of the State of Maine.

2.2 Bylaws. The Bylaws of Hannaford on the Effective Date shall continue to be the Bylaws of the Surviving Corporation from and after the Effective Date, subject to the right of its stockholders and/or directors to amend its Bylaws as provided therein.

2.3 Board of Directors and Officers. Until the election and qualification of their successors, the members of the Board of Directors and the officers of Hannaford on the Effective Date shall continue to be the members of the Board of Directors and officers, respectively, of the Surviving Corporation from and after the Effective Date.

ARTICLE III

3.1 Amendment. This Agreement and Plan of Merger, or any of the terms or conditions thereof, may not be amended, modified or waived except in writing signed by each of the parties hereto.

3.2 Termination. This Agreement and Plan of Merger may be terminated or abandoned by vote of the Board of Directors of the Surviving Corporation at any time prior to the Effective Date.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their respective officers thereunto duly authorized as of the day and year first above written.

SURVIVING CORPORATION: **HANNAFORD BROS. CO.**

By: _____
Garrett D. Bowne, IV
Its Vice President and
Treasurer

MERGING CORPORATIONS: **COTTLE'S SHOP 'N SAVE, INC.**

By: _____
Charles H. Crockett
Its Secretary

THE SAMPSON SUPERMARKETS, INC.

By: _____
Charles H. Crockett
Its Secretary

SHOPPING CENTER PROPERTIES, INC.

By: _____
Charles H. Crockett
Its Secretary

ANALYTICAL SERVICES, INC.

By: _____
Charles H. Crockett
Its Secretary

SHOP 'N SAVE REALTY, INC.

By: _____
Charles H. Crockett
Its Secretary

MB-SUPER, INC.

By: _____
Charles H. Crockett
Its Secretary

HANNAFORD PROPERTIES, INC.

By: _____
Charles H. Crockett
Its Secretary

WAREHOUSE PROPERTIES, INC.

By: _____
Charles H. Crockett
Its Secretary

EXHIBIT B

Name of Subsidiary Corporation	Number of Outstanding Shares	Designation of Class	Number and Percent of Shares Owned by Surviving Parent, Hannaford Bros. Co.
Cottle's Shop 'n Save, Inc.	440,000	Common	440,000 - 100%
The Sampson Supermarkets, Inc.	49,900	Common	49,000 - 100%
Shopping Center Properties, Inc.	1	Common	1 - 100%
Analytical Services, Inc.	5	Common	5 - 100%
MB-Super, Inc.	1	Common	1 - 100%
Shop 'n Save Realty, Inc.	250	Common	250 - 100%
Hannaford Properties, Inc.	100	Common	100 - 100%
Warehouse Properties, Inc.	100	Common	100 - 100%

File No. 19020009 D Pages 8
1944002D,19650186D,19831742D,
19680009D, 19862110,19781554D,
19731560D
Fee Paid $ 80.00
DCN 1953461600016 MERG
---------- FILED ----------
12/12/1995

Harn Cooper
Secretary of State
AGENT

A true copy attest:

Mary Cooper
Secretary of State
Agent

RECEIVED
RECORDED REGISTRY OF DEEDS
96 JAN -8 AM 11:19
CUMBERLAND COUNTY
John B O'Brien

Section 5

Technical Ability & Financial Capacity

Section 5: Technical Ability & Financial Capacity

Technical Ability:
The Town of Windham routinely develops a variety of building and site projects. The applicant has retained the services of several consulting firms to comprise the project team for the proposed public safety building as follows:

Great Falls Construction, Inc. of Gorham, Maine, has been selected to represent the Town for preconstruction services, construction management, and general contracting associated with the project. GFC is an experienced firm providing quality services in Maine and New Hampshire since 1988.

Sebago Technics, Inc. is a multi-disciplinary engineering firm founded in 1981, offering a wide range of services specializing in land development design, planning, permitting, landscape architecture, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general, civil, transportation, traffic, and structural engineering, road design, utility infrastructure, construction management, planning and permitting, landscape architecture, environmental services, surveying and geomatics, GIS spatial data, including custom mapping, and UAV/drone services. Sebago Technics, Inc. prepared this local permit application and the Maine Department of Environmental Protection Site Location of Development Amendment (L-04289, 1978) that is currently under review. Reference is made to the enclosed selection of resumes of personnel working on this project.

Invivid Architecture. (IA) Invivid Architecture, in collaboration with the initial project architect Grant Hays, Associates (GHA), provides the comprehensive architectural design for the project. Invivid was founded in 2017 by Principal Architect, Virginia Stanley, AIA, and offers extensive local architectural design and consulting services. We note that GHA has previously completed designs for the Town of Windham Maintenance Facility, Town of Windham Public Library Renovation, and numerous other local municipal and industrial projects.

Financial Capacity
Windham voters approved Article 22, a proposal to construct a new North Windham Public Safety Building, agreeing to its $10 million cost through a combination of $4 million in Tax Increment Financing, using $2.4 million from the town's General Fund, using impact fees of $1.1 million and obtaining a general obligation bond of $2.5 million at the annual Town Meeting held on June 14, 2025.

TANNER F. GOODINE, EI

Senior Civil Engineer



Tanner Goodine joined Sebago Technics in 2021. He holds a bachelor's degree in Civil Engineering from the University of Maine. Tanner brings comprehensive expertise across multiple project sectors, with experience spanning municipal infrastructure systems, athletic facilities, commercial developments, and transportation projects. His particular strength in complex stormwater management solutions has established him as a technical leader in sustainable infrastructure design. As Lead Engineer and Project Manager on numerous significant initiatives, including high-profile projects such as the Portland International Jetport parking expansion and the Windham Public Safety Building, Tanner has consistently demonstrated exceptional capabilities in site design, regulatory permitting processes, and implementing comprehensive infrastructure solutions that meet both client objectives and community needs. His elevation to Senior Civil Engineer reflects his proven ability to navigate complex project requirements while maintaining focus on practical, cost-effective outcomes, making him a trusted advisor to Sebago's clients and an invaluable contributor to the firm's continued success across Maine's diverse engineering landscape.

EXPERIENCE

Windham Fire Station – Windham, ME: Sebago Technics, in partnership with Great Falls Construction, is assisting the Town of Windham with the site design and permitting for the proposed Windham Public Safety Building. The site includes a new 10,000 SF Public Safety Building, a new 10,000 SF ice rink building, a playground, and walking trails. As the Project Manager and design engineer, Tanner led the engineering effort to deliver the Pricing Set to the Town for the July 2025 Referendum, which included site grading, stormwater drainage and treatment, utility services to the buildings, and coordination with the municipality and the Portland Water District. The project is moving toward local and state submissions in December of 2025.

Aircraft Rescue & Fire Fighting Facility (ARFF) - Portland Jetport, ME: Lead engineer for the relocation of the AARF facility at the Portland Jetport. The goals of the project are to improve response time for emergency services and deliver adequate water supply and sewer capacity. The project is currently nearing the completion of the conceptual phase, where Tanner has completed various in-depth concepts and cost estimates to support the funding initiative for the project.

Boothbay/Boothbay Harbor Route 27 Sidewalk – Boothbay, ME: Design Lead for Phase 2 of the project through the Maine Department of Transportation (MDOT) overseeing the layout, grading, drainage, and right-of-way impacts for the proposed approximately 2,000 linear feet sidewalk extension. Coordinating with the Project Manager and MDOT to determine the design requirements of the project, and facilities. Additionally, Tanner was the resident inspector for the Phase 1 portion of the project, which extended approximately 2,400 linear feet from the Boothbay Regional School towards the Route 27 roundabout.

Bowdoin College - Brunswick, ME: Lead engineer for multiple infrastructure projects including the new Athletic Fieldhouse Complex, Sills Hall, the Bowdoin Observatory, the Outing Club, and campus masterplanning efforts.

Portland Harbor Common Lot, Lead Engineer: Redevelopment design of a parking lot on the Portland Waterfront into a working park-amenity area on Commercial Street. The project consists of grading and stormwater improvements, notably designing the project to be resilient against rising sea level and coastal storm damage.

Brunswick Midcoast Athletic Region Complex – Brunswick, ME: Assisted CHA with construction oversight, construction administration, site design, and permitting for a multi-phase sports complex on the Brunswick Naval Air Station campus. The project included basketball, pickleball, and tennis courts, a skatepark, and multi-purpose turf and natural grass fields. As the project is located on the Naval Air Station campus, the drainage design is located in an Urban Impaired watershed, requiring complex stormwater management systems that are sensitive to the surrounding environment.

EDUCATION

University of Maine - Orono, ME
B.S., Civil Engineering
2020

REGISTRATIONS

Engineer-Intern (Maine EI7867)

CERTIFICATIONS

Erosion and Sediment Control Certification Program

Local Project Administration (LPA)

OSHA-10

SEBAGO TECHNICS

PAUL D. OSTROWSKI, PE

Senior Project Engineer / Project Delivery Engineering & Design Manager



Paul Ostrowski joined Sebago Technics in 2013 as a Senior Project Engineer. He holds a bachelor's degree in Civil Engineering from the University of Maine. He brings over two decades of experience in civil engineering, with extensive expertise in the design and inspection of municipal utility projects. Paul's unique background includes construction inspection experience, which he leverages to perform constructability reviews and develop innovative design solutions for complex projects.

In his current position, Paul oversees team training and development, manages the QA/QC process, and ensures the efficient advancement of design assignments throughout the organization. He continues to serve as the lead engineer on specialized projects, where his talent and creativity enable him to influence challenging sites and develop unique solutions for clients. His leadership has been instrumental in shaping some of the organization's most successful and recognized projects, establishing a standard of excellence in the industry.

EXPERIENCE

Scarborough Public Safety – Scarborough, ME: Lead engineer for the construction of a new public safety building for the Town of Scarborough within the Oak Hill neighborhood. Sebago Technics provided permitting assistance for both the Town of Scarborough and Maine Department of Environmental Protection (Maine DEP), as well as performing site layout, site grading, utility layout, and stormwater management. The stormwater management system includes a subsurface sand-filter providing both stormwater detention and treatment for the site, located within a fill section of the development, reducing the amount of fill required to raise the site to grade.

Lewiston Fire Substation – Lewiston, ME: Lead engineer for the construction of a new substation for the Lewiston Fire Department located off North Temple Street. Sebago Technics developed a concept layout that would provide an emergency response vehicle circulation that was separate from visitor access to avoid delay in response times. Sebago Technics was tasked with site grading that accounted for the existing topography of the site to reduce excessive cuts and fills for the development, utility layout and site detailing. Permitting services provided by Sebago Technics entailed a Site Plan Review application through the City of Lewiston as well as a Stormwater Management Permit through Maine DEP, which was administered by the City under their delegated capacity through the Maine DEP.

Town of Berwick Utility and Drainage Projects – Berwick, ME: Lead engineer for the Town of Berwick's utility project consisting of relocating aerial electric and telecommunications services underground along Sullivan Street. Designing the project requires coordination of the Town's project with a private developer's off-site improvement project and a Maine Department of Transportation project. The project is being designed in phases for budgeting purposes with the Town and associated funding sources. The Town recently completed a storm drain upgrade along Saw Mill Hill where Paul provided construction oversight

Thornton Heights Sewer Separation – South Portland, ME: Assisted in the design and bid document preparation for Phase 1 of a three-phase sewer separation project in the Thornton Heights neighborhood. Responsibilities included sizing of the storm drain system to accommodate future phase separation, quantity take-offs and cost estimates. Paul leads the design of the Portland Water District's work in Thornton Heights.

Forest Avenue to Mt. Sinai Cemetery CSO Project – Portland, ME: Design engineer for this project which separated the combined storm drainage within the West Side Interceptor sewer into a 42- to 48-inch diameter storm drain which parallels the existing interceptor sewer. Coordination was required with Portland Water District for the relocation of existing infrastructure (16-inch, 6-inch, and 4-inch mains) within Forest Avenue.

EDUCATION

University of Maine, Orono, ME
B.S., Civil Engineering, 2000

REGISTRATIONS

Registered Professional Engineer:
Maine #11175

CERTIFICATIONS

NETTCP Paving Inspector # 4527

MEMBERSHIPS

American Society of Civil Engineers

SEBAGO TECHNICS

MADISON ALA, EI

Civil Engineer



Madison Ala joined Sebago Technics in 2023. She holds a bachelor's degree in Civil Engineering from the University of Maine with a concentration in Structural Design. Madi brings valuable expertise in structural engineering principles and project delivery processes, including extensive knowledge of site development and infrastructure design. She contributes to numerous initiatives through her work in site grading, stormwater management, utility design, cost estimation, specification writing, and regulatory coordination. Madi's structural design background and strong technical foundation enable her to create comprehensive engineering solutions and enhance project outcomes for clients.

EXPERIENCE

Bibber Memorial Chapel Expansion (pending approval) – Wells, ME
Design engineer for the expansion and retrofitting of existing funeral home facility and site elements. Coordinated design with owners, architects, and team members to manage grading constraints and meet an expedited local submission timeline for amended site plan approval.

Fairgrounds Variety – Acton, ME
Assisted in developing grading, stormwater treatment, and utility design plans for a new gas station and convenience store. Sited stormwater treatment

Mercy Chapel – Sanford, ME
Design engineer for the expansion of existing parking facilities an addition of an ADA accessible parking and building entrance. Provided stormwater treatment for the new development and protected existing drainage infrastructure for the abutting Sanford Airport property.

Deering Oaks Park – Portland, ME
Design engineer for the sidewalk reconstruction at Deering Oaks Park in Portland. Assisted in developing demolition and site plans to provide ADA accessible walkways and protect historic landscaping elements and prepared construction documents.

Gull Crest Affordable Housing Feasibility Study – Cape Elizabeth, ME
Assisted in the preparation of preliminary site development plans to evaluate the potential for affordable multifamily housing at the subject site and compiled results into a comprehensive report.

EDUCATION

University of Maine, Orono, Maine
B.S., Civil Engineering
Minor: Structural Design
2023

MEMBERSHIPS

American Society of Civil Engineers

SEBAGO TECHNICS

THARYN S. NEIN-LARGE, PLA

Maine Licensed Landscape Architect



Tharyn Nein-Large joined Sebago Technics in 2023. He holds a Master's Degree in Landscape Architecture from the University of Massachusetts and brings an impressive professional background spanning both Massachusetts and Maine. Tharyn's technical expertise in advanced visualization technologies enables him to create compelling 3D renderings that help clients and stakeholders envision project outcomes with exceptional clarity. His comprehensive understanding of permitting processes ensures efficient project approval workflows, while his construction oversight capabilities guarantee that design intent is successfully translated into built reality. He is an active member of the Portland-South Portland Waterfront Alliance, further illustrating his dedication to community engagement and professional collaboration. Tharyn's passion for creating sustainable and aesthetically pleasing landscapes aligns seamlessly with Sebago Technics' vision.

EXPERIENCE

Windham Fire Station – Windham, ME: Currently advancing site layout design through the design development phase for a 10,920 square foot public safety facility expansion featuring five fire bays, bunk rooms, and a dedicated evidence building. Contributing to comprehensive site development and planning for this municipal infrastructure project designed to modernize critical emergency services facilities and address existing spatial limitations.

City of South Portland Facilities Renovation and Construction Study – South Portland, ME: Developed conceptual site layout design for a municipal facilities consolidation project including renovation of the former Mahoney School to house centralized city services, new police station construction, and fire station expansion as part of Sebago Technics' design team. Contributed to Phase 1 feasibility study and site development planning for this $77+ million multi-phase project that will modernize and centralize critical city operations including City Hall, Library, Public Safety, and community services.

***Bourne Police Station – Bourne, MA:** Led conceptual site design and layout for a new facility. Advanced project through Town permitting and on through to construction phase.

***Mendon Police – Mendon, MA:** Led conceptual site design and layout for a new facility. Advanced project through Town permitting and on through to construction phase.

***Sandwich Public Safety Complex – Sandwich MA:** Led conceptual site design and layout for a new 5 apparatus bay fire station with police station. Advanced project through Town permitting and on through to construction phase.

***Needham Public Safety Headquarters – Needham, MA:** Led conceptual site design and layout for a new 8 apparatus (4 double 'drive thru') bay with an additional 5 bay EMS fire station with police headquarters. Advanced project through Town permitting and on through to construction documents.

***Harwich Fire Station – Harwich, MA:** Led conceptual site design and layout for a new 6 apparatus (3 double 'drive thru') bay fire station. Advanced project through Town permitting and on through to construction phase.

***Sudbury Fire Department – Sudbury, MA:** Led conceptual site design, layout and due diligence for a new 6 apparatus (3 double 'drive thru') bay fire station with additional bay for Ladder Truck.

***Pembroke Police Station – Pembroke, MA:** Led conceptual site design, layout and due diligence for a new facility. Researched and studied 3 sites.

***Plainville Public Safety Campus – Plainville, MA:** Led conceptual site design and layout for a new 10 apparatus (5 double 'drive thru') bay fire station and Police Headquarters. Sited New Town Hall. Advanced project through Town permitting and on through to construction phase.

**Prior to employment at Sebago Technics.*

EDUCATION

University of Massachusetts, Amherst
Master's Degree, Landscape Architecture, 2015

Graduate Certificate in
Cultural Landscape Management, 2015

A.S. in Turfgrass Management, 2001

University of Southern Maine, Portland
Bachelor of Arts, History, 1998

REGISTRATIONS

Professional Landscape Architect
ME: LAR5267; VT: 125.0133779

CERTIFICATIONS

Waterfront Edge Design Guidelines
Professionals Course

MEMBERSHIPS

Waterfront Alliance Portland & South Portland
Maine - Portland, ME (2023)

Waterfront Edge Design Guidelines Associate
(WEDG) - New York, NY (2022)

Town of Palmer Conservation Commission,
Chair - Palmer, MA (2015-16)

SEBAGO TECHNICS

STEFANIE K. NICHOLS

Permitting Specialist/Project Coordinator



Mrs. Nichols joined Sebago Technics, Inc. (STI) in 2018 as a Permitting Specialist/Project Coordinator and is a Regulatory Specialist with over 40 years of diverse experience. During this time, she has worked with many different disciplines in the various aspects of site permitting and site inventory, and associated reports and graphics. Other duties over the years include civil drafting-hand and ACAD, project bid tracking and construction submittal processing, sourcing landscape materials, livestock procurement/travel permits, and short-term fostering.

EXPERIENCE

Uncommon Clean - Cumberland, ME: Mixed-use, commercial and residential development
Applications: Municipal, MDEP NRPA, Stormwater, USACE

Robie Street Subdivision - Gorham, ME: Phased residential development
Applications: Municipal, MDEP NRPA, Stormwater, USACE

Solar Array Projects: Berwick, Kenduskeag, Lewiston, Livermore Falls, Mechanic Falls, Minot, Orrington, Oxford, Prospect, Searsmont, Stockton Springs, etc.
Applications: MDEP Site Law, NRPA, Stormwater, Transfer, Extension, Decommissioning, USACE, MDOT Driveway, and Municipal

Allagash Brewing - Portland, ME: Permitting for future manufacturing expansion and operational needs
Applications: Municipal Zoning Amendment, Site Plan Amendment

Hammond Lumber - Portland, ME: Retail facility and parking expansion
Applications: Site Plan Amendment, MDEP Site Law Modification

Copart of Connecticut - Windham, ME: Vehicle Auction Facility/Offices
Applications: MDEP Site Law, NRPA, AST Variance, Municipal

Homestead Farms Subdivision - Falmouth, ME: Single-Family Clustered Development
Applications: MDEP Site Law, NRPA, USACE, Municipal

Harborchase - South Portland, ME: Senior Housing/Memory Care
Applications: MDEP NRPA, FAA, Municipal

Maine Medical Center - Portland, ME: Large Medical Facility Expansion
Applications: Municipal Level III Site Plan Application, FAA

Colby College - Waterville, ME (2003-2018): Site modifications
Applications: MDEP Site Law, NRPA, USACE, Municipal

Sugarloaf - Carrabassett Valley, ME (2003-2016): Site modifications
Applications: MDEP Site Location, NRPA, USACE, Municipal

EDUCATION

Northern Maine Technical College
Presque Isle, ME
Drafting Technology

Central Maine Technical College
Auburn, ME

Maine Technical Source (MTS)
Yarmouth, ME
AutoCAD I

SEBAGO TECHNICS

Section 6

Natural and Cultural Resources

Section 6: Natural and Cultural Resources

6.1 The Department of Inland Fisheries and Wildlife (MDIFW) has previously reviewed the site and area for the known locations of endangered, threatened, and special concern species when the overall mall property was initially permitted and during subsequent project site reviews on the same property. We note that the Home Depot site review, which is located across the street from the proposed public safety building site, did not identify unusual wildlife habitats. Since the project is considered redevelopment, a site-specific project review was not requested from MDIFW for this permit amendment. A desktop review of *Beginning with Habitat* online natural resource information provided by the state, federal, and non-profit conservation partners also did not identify wildlife habitat within or adjacent to the project site. As such, we anticipate that the construction of this project will not present any adverse impacts on wildlife and fisheries. A copy of the map generated from the BWH Map Viewer is enclosed in this section.

6.2 The Maine Historic Preservation Commission (MHPC) previously reviewed the property of the record owner, Jonlee Windham, LLC, and stated that projects will not affect any structure or site of historic, architectural, or archaeological significance defined by the National Historic Preservation Act of 1966. An updated review request was not requested of MHPC based on the previous MHPC response, review of the National Register of Historic Places, and local historical information.

6.3 Previous site review from the Maine Natural Areas Program (MNAP states that, in their review, there are no rare or botanical features documented specifically within the project area. The available Beginning with Habitat online mapping tool verifies that natural features are not located within the project site. See enclosure, this section.

Beginning With Habitat



February 19, 2026

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

- Parcels- Unorganized Townships
- Parcels- Organized Towns\Cities
- 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

Vantor

Section 7

Utilities

Section 7: Utilities

7.1 Water Supply Method

This proposed new public safety facility will be serviced by an existing public water main within Franklin Drive, provided by the Portland Water District (PWD). The building service includes a 2" diameter domestic line and 6" diameter fire, with one additional 6" diameter fire service line with a hydrant assembly proposed for external use. An Ability to Serve response from PWD dated June 9, 2026 is enclosed in this section.

7.2 Wastewater Disposal

This proposed public safety facility will be serviced by the North Windham Sewer District, in partnership with the Portland Water District (PWD). The proposed development is estimated to generate approximately 2,380 gallons per day of sewer flow. The proposed design includes connection to an existing sewer main within Franklin Drive. More specifically, a 6" diameter service line will convey wastewater to a proposed pump station located on the site before discharging to a proposed force main extending to an existing sewer manhole. A trench drain is proposed at the base of the apparatus bay driveway to accommodate outdoor truck washing. Runoff from washing activities will be discharged to an oil/water separator prior to reaching the proposed pump station. An Ability to Serve letter dated June 9, 2026, is enclosed in this section.

7.3 Electrical/Communications

Electrical and communications services will be extended from existing infrastructure and coordinated with the respective companies, as necessary. Reference is made to the enclosed utility plan showing the proposed location of services.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

June 9, 2026

Madison Ala, Civil Engineer
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, ME 04106

Re: Windham Public Safety Building, Franklin Drive, WI
Ability to Serve with PWD Water

Dear Ms. Ala:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on December 16, 2025. Based on the information provided per plans dated June 4, 2026, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water and wastewater system as currently designed and is valid for eighteen (18) months after the date of issue. Any changes affecting the approved water and wastewater system will require further review and approval by PWD and may result in additional administrative fees.**

Conditions of Service

The following conditions of service apply:

- A new 2-inch copper domestic service with a 1.5-inch meter may be installed from the water main in Franklin Drive. The service should enter through the property's frontage on Franklin Drive at least 10-feet from any side property lines. An approved testable RPZ backflow prevention device must be installed on the service line directly after the meter prior to service activation.
- A new 6-inch ductile iron fire service may be installed from the water main in Franklin Drive. The service should enter through the property's frontage on Franklin Drive at least 10-feet from any side property lines. An approved testable RPZ backflow prevention device must be installed on the service line directly before the sprinkler riser prior to service activation.
- A new connection to the sewer managed by Portland Water District in Franklin Drive is approved. PWD requires a minimum of 72-hours notification before the work. A PWD inspector must be present to witness connections to a sewer main or manhole.
- The Town of Windham has allocated capacity for this development to be served by the North Windham Wastewater Treatment Facility.

Prior to construction, the owner or contractor will need to complete a Service Application and pay all necessary fees for each proposed service. When the project is ready for construction, an Application for each service can be requested by contacting the MEANS Group at MEANS@pwd.org or 207-774-5961 ext. 3199. Once a completed Application has been submitted with payment, please allow seven (7) days for processing.

Existing Site Service

According to District records, the project site does not currently have existing water service.

Water System Characteristics

According to District records, there is an 12-inch diameter ductile iron water main in Franklin Drive and a public fire hydrant located approximately 500 feet from the site. The estimated static pressure in the area is 82 psi.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Town of Windham Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer

Section 8

Lighting

Section 8: Lighting

A Photometric Plan prepared by Charron Reflex Lighting, dated June 11, 2026, is enclosed in this section. Fixture and pole cut sheets. are also enclosed for Board consideration.



FIRE STATION	Drawn By: Michael O'Brien	Revisions	# / Date / Comments
	Checked By:		
FRANKLIN DRIVE WINDHAM, ME	Date:6/11/2026		
	Contact: mobrien@reflexlighting.com		
	Scale: NTS		

CHARRON REFLEX LIGHTING

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Product Features

BAA · TAA · BABA · DLC LISTED · DLC LISTED PREMIUM

Product Certifications

ISO CERTIFIED · 3G VIB · IP66 · IK10 · UL CERTIFIED · DARKSKY APPROVED [1] · 5 YEAR LIMITED WARRANTY

Interactive Menu

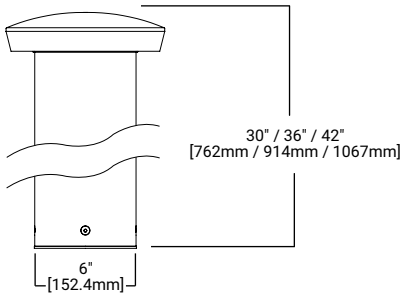
- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 2
- Energy and Performance Data page 3

Quick Facts

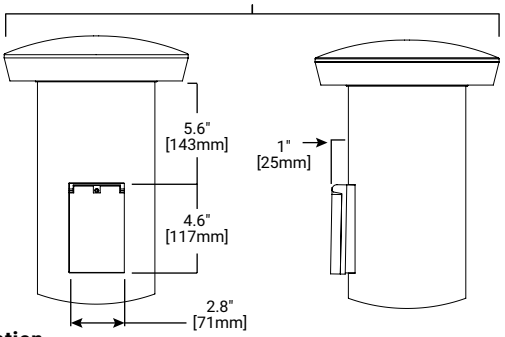
- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details

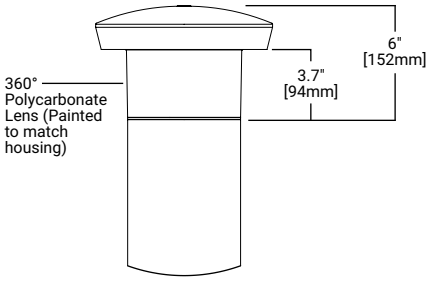
Side View



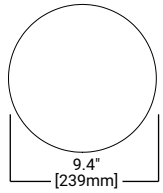
GFI and USB Options



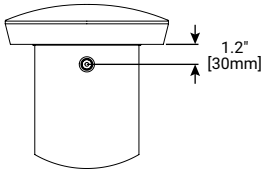
SM2 Option



Top View



CBP Option



Height	Weight
30"	7.2lb (3.3kg)
36"	8.7lb (4.0kg)
42"	10.3lb (4.7kg)
* Base model without options or controls	

NOTES:
1. IDA Certified for 3000K CCT and warmer only.

Printed on 2025 3:24 PM

Ordering Information

SAMPLE NUMBER: **BRT6-A3-740-U-T4-36-GM**

Product Family	Configuration [1]	Color Temperature	Voltage	Distribution	Height	Finish
BRT6=Bollard, 6" Round Base **BAA-BRT6**=Bollard, 6" Round Base, Buy American Act Compliant [13] **TAA-BRT6**=Bollard, 6" Round Base, Trade Agreements Act Compliant [13] **BABAF-BRT6**=Bollard, 6" Round Base, Build America Buy America [18]	**A1**=1000lm Nominal [11] **A2**=2000lm Nominal **A3**=3000lm Nominal **A4**=4000lm Nominal	**727**=70CRI, 2700K **730**=70CRI, 3000K **740**=70CRI, 4000K **750**=70CRI, 5000K **830**=80CRI, 3000K **AMB**=Amber, 590nm [2]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V	**T3**=Path Asymmetric **T4**=Wide Path Asymmetric **T5**=Type V Symmetric **T5S**=Type V Square Symmetric	**30**=30" **36**=36" **42**=42"	**AP**=Gray **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [14]
DIM=External 0-10V Dimming Leads [4, 7] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **CC**=Coastal Construction [3] **HA**=50°C High Ambient **20K**=20kV UL 1449 fused surge protective device **CBP**=Battery Pack, Cold Weather Rated [9, 12] **DALI**=DALI Driver [4, 11] **LAB**=Less Anchor Bolts & Template [6] **GFI**=GFCI Outlet [8, 17] **USB**=USB charging receptacle [15, 17]	**BPC**=Button Type Photocontrol [10] **SM2**=Microwave Occupancy Sensor, 18' max range [16]	**BRT6ANCHOR**=Anchor bolt kit and template [6]

NOTES:

1. Nominal output based on symmetric distributions at 4000K CCT. See lumen table and IES files for details.
2. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Available with configuration A1 only.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
4. Not available with other controls options
5. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
6. Bollard ships with anchor bolts and template included, unless LAB is specified, in which case the BRT6ANCHOR accessory must be ordered separately.
7. Low voltage control leads brought out 18" from fixture
8. GFCI 125-Volt duplex tamper-proof outlet rated for 15A. Available in 120V only. Cannot be used in conjunction with USB option.
9. Operates at -20°C to +40°C. Not available with HA, GFI, USB or SM2 options. 6W initial output. 16.2Wh capacity.
10. Not available with "U" voltage, must specify voltage.
11. Available in 120V only, except with Amber (AMB).
12. Specify 120V or 277V.
13. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
14. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
15. 120V only. Weather-resistant, tamper-resistant duplex 15A, 125V AC receptacle with (1) USB Type-A and (1) USB Type-C port. Must be installed on a GFCI-protected circuit. 1-Year Warranty. Model WRR26USBAC6BK. Cannot be used in conjunction with GFI Outlet option.
16. Includes microwave sensor with integral polycarbonate lens painted to match fixture. Does not include photocontrol. Use in conjunction with BPC or external photocontrol for dusk-to-dawn operation. Not available with HA High Ambient option.
17. Mounted to weatherproof, spring-loaded box suitable for covered areas. Not while-in-use capable.
18. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. BABAE designates the product will meet the standards set for FHWA. As noted these projects must receive Government Funding by October 1, 2025. BABAF designates the product will meet the standards set for FHWA and FTA. As noted these projects must receive Government Funding by October 1, 2026. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Product Specifications

Construction

- Extruded aluminum housing with cast base and top
- Patent-pending base plate design offers superior rigidity
- 3G vibration rated
- IK10 impact rating for housing and optic assembly

Optics

- High-efficiency injection-molded AccuLED optics technology
- 4 optical distributions; 2 symmetric and 2 asymmetric

Electrical

- Standard with 0-10V dimming
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- 10kV surge module standard

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Compliance

- IDA Certified for 3000K CCT and warmer only• This exception allows any product to satisfy BABA requirements regardless of domestic content manufacturing for projects funded by FHWA through Oct 1st 2025
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific

  accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

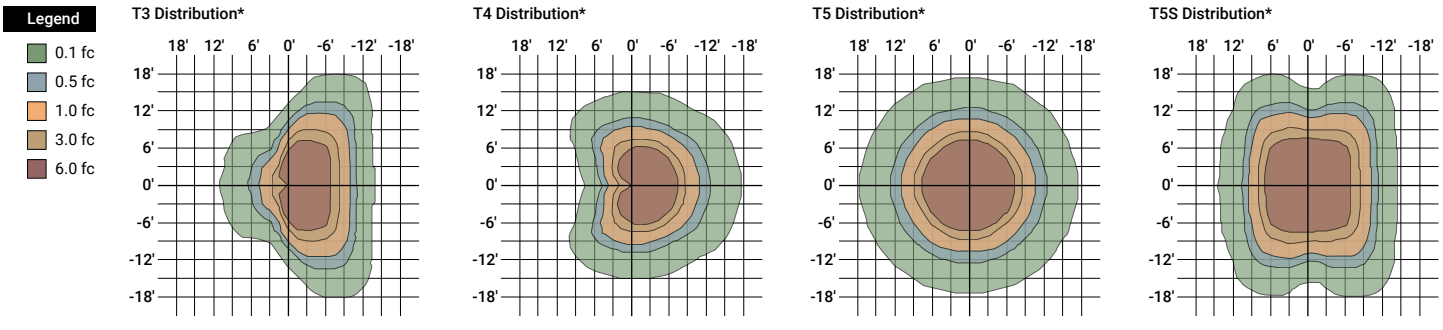
Typical Applications

- Outdoor, Walkway, Perimeter, Landscapes, Hardscapes

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Optical Distributions



***NOTE:** A4 lumen package, 4000K CCT, 3.5' MH

Energy and Performance Data

Asymmetric Power and Lumens

Optics			Configuration			
			A1	A2	A3	A4
4000K / 5000K CCT, 70 CRI	T3	Wattage	5	11	17	22
		Lumens	537	1075	1627	1961
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	559	1101	1616	2193
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
3000K CCT, 70 CRI	T3	Wattage	5	11	17	22
		Lumens	489	979	1482	1786
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	509	1003	1472	1997
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
3000K CCT, 80 CRI	T3	Wattage	5	11	17	22
		Lumens	427	854	1293	1558
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	444	875	1284	1743
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
2700K CCT, 70 CRI	T3	Wattage	5	11	17	22
		Lumens	449	899	1361	1640
		BUG Rating	B0-U0-G0	B0-U0-G1	B0-U0-G1	B0-U0-G1
		Lumens per Watt	99	99	94	91
	T4	Wattage	5	10	15	21
		Lumens	467	921	1351	1834
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1
		Lumens per Watt	110	115	110	104
AMB 590nm	T3	Wattage	13	--	--	--
		Lumens	457	--	--	--
		BUG Rating	B0-U0-G0	--	--	--
		Lumens per Watt	34	--	--	--
	T4	Wattage	11	--	--	--
		Lumens	352	--	--	--
		BUG Rating	B0-U0-G0	--	--	--
		Lumens per Watt	32	--	--	--

Symmetric Power and Lumens

Optics			Configuration			
			A1	A2	A3	A4
4000K / 5000K CCT, 70 CRI	T5	Wattage	9	18	29	42
		Lumens	1149	2210	3244	4401
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	1125	2230	3338	4367
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
3000K CCT, 70 CRI	T5	Wattage	9	18	29	42
		Lumens	1046	2013	2954	4008
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	1025	2031	3040	3977
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
3000K CCT, 80 CRI	T5	Wattage	9	18	29	42
		Lumens	913	1757	2578	3497
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	894	1772	2653	3470
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
2700K CCT, 70 CRI	T5	Wattage	9	18	29	42
		Lumens	960	1848	2712	3680
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	122	120	111	105
	T5S	Wattage	10	21	35	49
		Lumens	941	1865	2791	3652
		BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1
		Lumens per Watt	110	107	97	89
AMB 590nm	T5	Wattage	21	--	--	--
		Lumens	575	--	--	--
		BUG Rating	B0-U0-G0	--	--	--
		Lumens per Watt	28	--	--	--
	T5S	Wattage	25	--	--	--
		Lumens	676	--	--	--
		BUG Rating	B1-U0-G0	--	--	--
		Lumens per Watt	27	--	--	--

Energy and Performance Data

Input Current (mA)

Optics		Voltage	Configuration			
			A1	A2	A3	A4
Asymmetric	T3	120V	47	97	152	190
		208V	--	59	89	110
		240V	--	52	78	97
		277V	--	48	70	85
		347V	--	40	59	72
		480V	--	29	43	53
	T4	120V	44	84	128	183
		208V	--	52	75	105
		240V	--	47	66	92
		277V	--	44	59	81
		347V	--	35	49	68
		480V	--	25	36	50
Symmetric	T5	120V	81	159	257	373
		208V	--	93	146	209
		240V	--	82	128	183
		277V	--	73	113	159
		347V	--	65	96	148
		480V	--	48	70	108
	T5S	120V	90	185	314	454
		208V	--	107	177	251
		240V	--	94	155	219
		277V	--	83	135	190
		347V	--	69	114	172
		480V	--	51	82	125

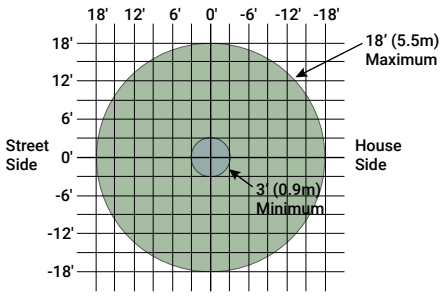
Lumen Maintenance (TM-21)

Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
25°C	95.9%	92.9%	91.7%	87.1%	271,000
40°C	95.7%	92.5%	91.3%	86.5%	256,000
50°C	95.3%	91.9%	90.6%	85.7%	242,000

* Supported by IES TM-21 standards
**Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

View BRT6 IES files

SM2 Coverage*



***NOTE:** Applicable to heights of 30", 36" and 42"

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

BABA · BAA · TAA · FADC · Light ARchitect™

Product Certifications

ISO Systems Certified · DLC Listed · DLC Listed Premium · 3G VIB · IP66 · UL Certified · Dark Sky Approved · 5 Year Limited Warranty · RoHS Compliant · Declare.

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 17

Quick Facts

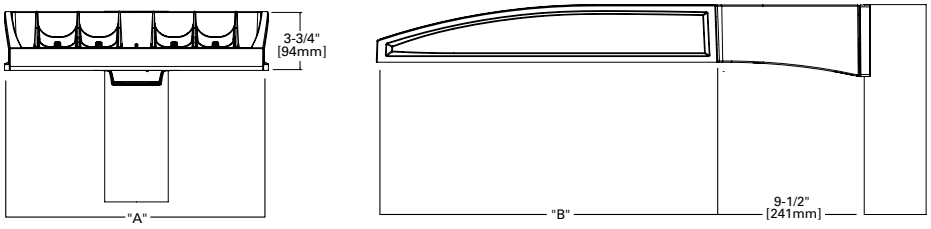
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

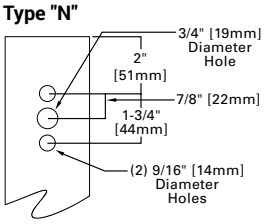
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. IDA Certified (3000K CCT and warmer only, fixed mounting options)

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Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine Configuration			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [26] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [26] **BABA-GALN**=Galleon II BABA/IIJA Compliant [38]	**SA**=16 LED Light Square **SB**=26 LED Light Square	**1**=1 Light Square **2**=2 Light Squares **3**=3 Light Squares **4**=4 Light Squares **5**=5 Light Squares **6**=6 Light Squares **7**=7 Light Squares **8**=8 Light Squares **9**=9 Light Squares	**A**=Output Level 1 **B**=Output Level 2 **C**=Output Level 3 **D**=Output Level 4 [4, 16] **Z**=Configured Output[32]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **835**=80CRI, 3500K **840**=80CRI, 4000K **930**=90CRI, 3000K **935**=90CRI, 3500K **940**=90CRI, 4000K **950**=90CRI, 5000K **AMB**=Amber[14, 16]	**U**=120-277V **H**=347V-480V [7, 29] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 29] **9**=347V [7] **DV**=277V-480V DuraVolt Drivers [28, 29, 30]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline **T2BC**=Type II w/ Backlight Control [39] **T3BC**=Type III w/ Backlight Control [39] **T4BC**=Type IV w/ Backlight Control [39] **LBC**=90° Left w/ Backlight Control [39] **RBC**=90° Right w/ Backlight Control [39]	**[Blank]**=Standard Pole Mount Arm **QU**=Quick Mount Universal Arm **QM**=Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=3" Slipfitter, Adjustable [8] **SP2**=2-3/8" Slipfitter, Adjustable [8] **QMA**=Quick Mount Mast Arm, Fixed **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [19]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
20K=20kV UL 1449 fused surge protective device [10]
2L=Two Circuits [10]
HA=50°C High Ambient [16]
HSS=Installed House Side Shield [17]
BCS=Backlight Control Shield [17, 37]
GRSBK=Glare Reducing Shield, Black [22]
GRSWH=Glare Reducing Shield, White [22]
LCF=Light Square Trim Painted to Match Housing [25]
TH=Tool-less Door Hardware [5]
CC=Coastal Construction finish [3]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
3SDCM=3 Standard Deviation Color Matching [36]
AHD145=After Hours Dim, 5 Hours [21]
AHD245=After Hours Dim, 6 Hours [21]
AHD255=After Hours Dim, 7 Hours [21]
AHD355=After Hours Dim, 8 Hours [21]
DALI=DALI Drivers
CDW=Non-programmable Drivers [41]

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [6]
PR=NEMA 3-PIN Photocontrol Receptacle
PR7=NEMA 7-PIN Photocontrol Receptacle [20]
FADC=Field Adjustable Dimming Controller [31]
PSC=Photocontrol Shorting Cap
SPB2=Dimming Motion Sensor, 9'-20' mounting [23]
SPB4=Dimming Motion Sensor, 21'-40' mounting [23]
SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting [23]
SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting [23]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting [33, 40]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting [33, 40]
WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 18, 34]
WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 18, 34]
WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 18, 34]
WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 18, 34]
DIM10-L20=AirMesh Occupancy Sensor (9'-20' Mounting) [18, 35]
DIM10-L40=AirMesh Occupancy Sensor (21'-40' Mounting) [18, 35]

Accessories (Order Separately) [27]

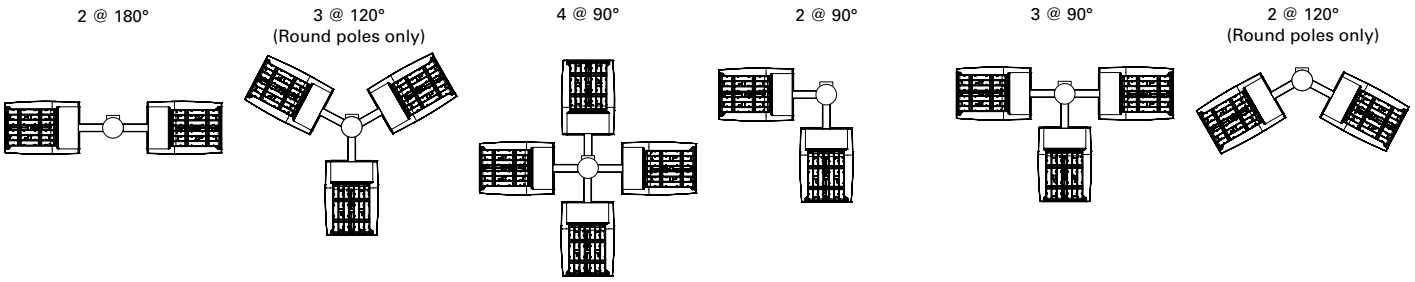
OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
SRA238=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon
FSIR-100=Wireless Configuration Tool for MS/DIM [33]
LS/HSS=Field Installed House Side Shield for SA Light Squares [9, 17]
LS/HSS-SB=Field Installed House Side Shield for SB Light Squares [9, 17]
LS/BCS=Backlight Control Shield [9, 17, 37]
LS/GRSBK-2PK =Glare Reducing Shield, Black [9, 22]
LS/GRSWH-2PK =Glare Reducing Shield, White [9, 22]
LS/PFS=Perimeter Shield, Black [15]
WOLC-7P-10A=WaveLinx Outdoor Control Module [11, 18, 13]
TL7-G1-HV= AirMesh 7-PIN node, 110-480V [11, 18, 35]
CBSSW-450-002= AirMesh central base station with 5-button control [35]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is used.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 9.
8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. One required for each Light Square.
10. 2L is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.).
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. HA option not available with Output Level 4 or AMB Amber.
17. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
20. Not available if any SPB, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
22. Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares.
23. Sensor configuration mobile application required for configuration. See controls page for details.
24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
25. Not available with HSS, GRSWH or GRSBK.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
29. 480V not to be used with ungrounded or impedance grounded systems.
30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB
31. Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4.
32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
34. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).
35. Requires AirMesh central base station CBSSW-450-002 and Synapse commissioning for operation.
36. 3-step MacAdam ellipse binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative at Cooper Lighting Solutions for more information.
37. Not available with SB light squares.
38. Only product configurations with these prefixes are built to be compliant with theBuy American Act of 1933 (BAA) or the Build America Buy America Act (BABA).BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment JobsAct (IIJA). Individual Government Agencies may have more stringent compliancestandards. Please refer to the DOMESTIC PREFERENCES website or consult the CLSDomestic Preferences team for more information. Components shipped separatelymay be separately analyzed under domestic preference requirements.
39. Select SA light square. Only available with Output Levels 1, 2 or 3. Not compatible with HSS, GRS, BCS or PFS shield options, or LCF.
40. Not compatible with DALI.
41. Uses non-NFC (Near Field Communication) drivers to eliminate field-programmability.

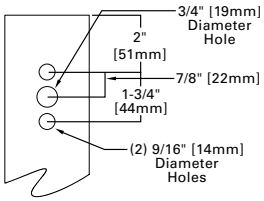
Mounting Details

Pole Configuration Options

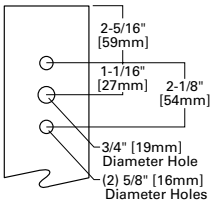


Pole Drilling Patterns

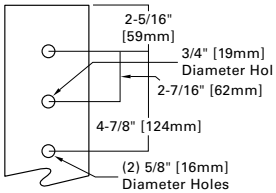
Type "N"



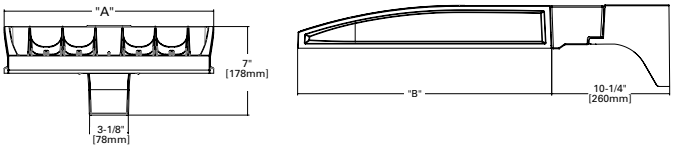
Type "R"



Type "M"

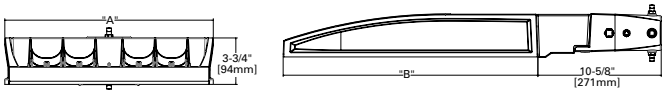


Quick Mount Universal Arm (QU)



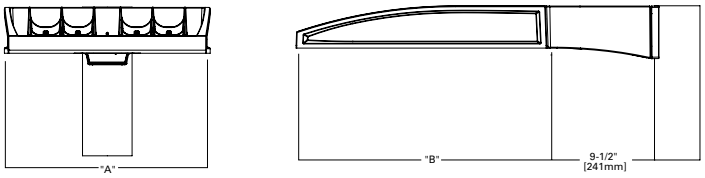
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)



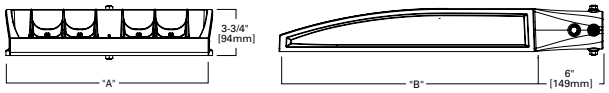
*NOTE: Fits 2-3/8" O.D. tenon

Pole Mount Arm with Quick Mount Adaptor (QM)



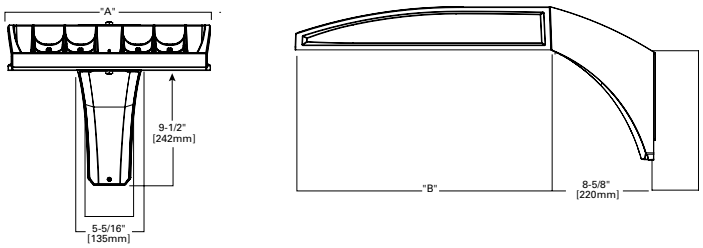
*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)



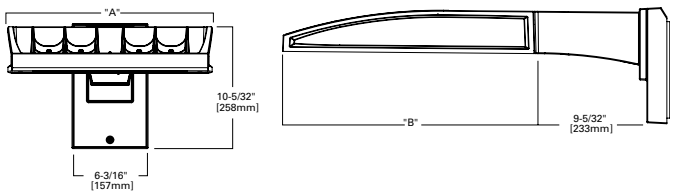
*NOTE: Fits 2-3/8" O.D. tenon

Upswept Arm (UP)



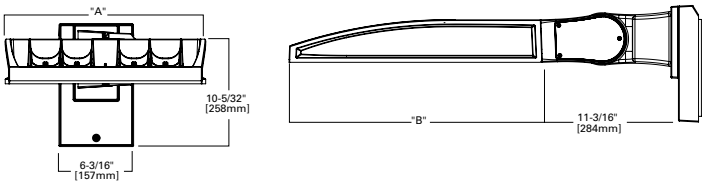
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)

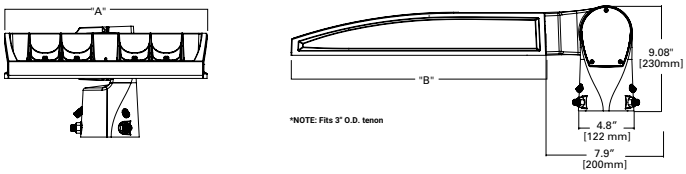


Mounting Details

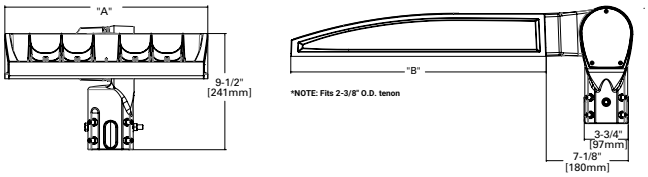
Wall Mount, Adjustable (WA)



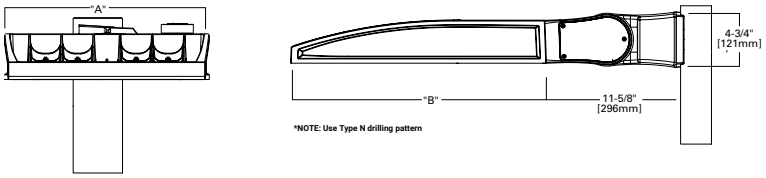
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

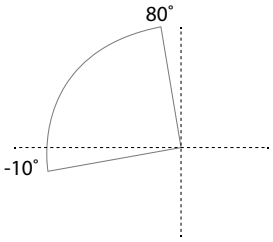


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation

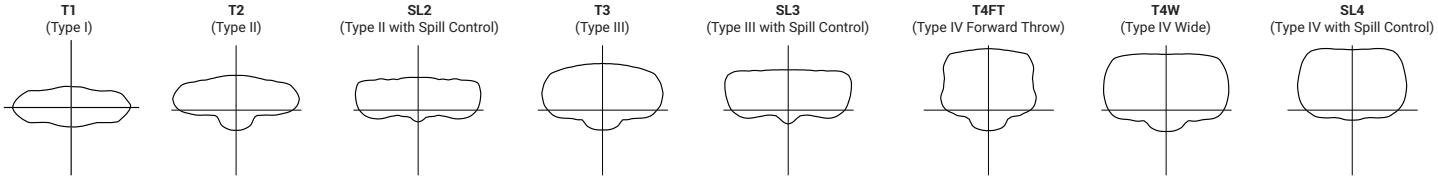


Fixture Weights and EPAs

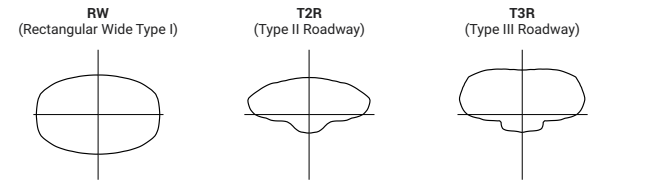
Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions

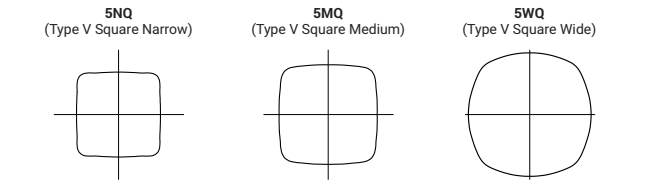
Asymmetric Area Distributions



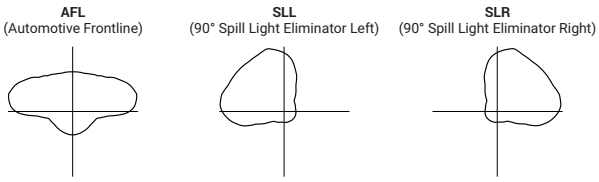
Asymmetric Roadway Distributions



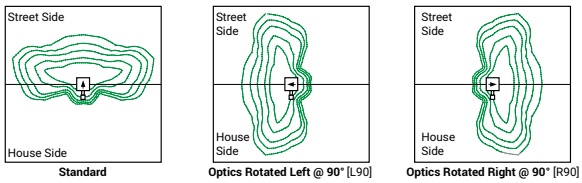
Symmetric Distributions



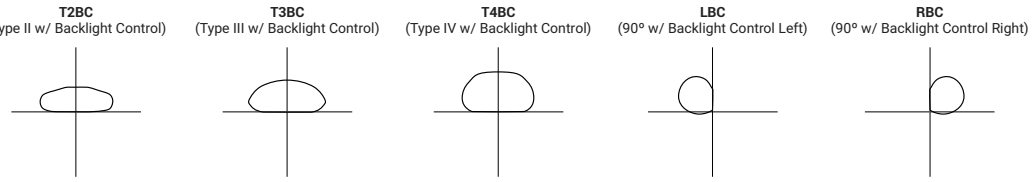
Specialized Distributions



Rotated Optics



Backlight Control Distributions



Product Specifications

Construction
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics
- High-efficiency injection-molded AccuLED Optics technology
- 22 optical distributions for area site and roadway applications
- 4 shielding options include HSS, BCS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- 5 step MacAdam ellipse binning (5 SDCM) standard with 70CRI and 80CRI. 3SDCM option available with 740 CRI/CCT. 3 step MacAdam ellipse binning standard with 90CRI

Electrical
- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish
- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Compliance
- Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified
- IDA Certified (3000K CCT and warmer only, fixed mounting options)
- Declare compliant
- This Cooper product is manufactured in the US and meets the BABA cost of components rule. To verify a configured product with specific accessories and options meets BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Our BABA designation is based on the minimum compliance requirement for BABA. Individual Government Agencies may have more stringent compliance standards.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas
- Sports lighting, including tennis, pickleball, basketball courts

Warranty
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Output Level	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Output Levels 1-3	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
Output Level 4	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

FADC Settings
SA1-SA3 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

FADC Settings
SA4-SA6 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

Note: +/-5% typical value

FADC Settings
SA7-SA9 (All Output Levels)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Note: +/-5% typical value

Drive Currents

Lumen Output	SA Light Squares	SB Light Squares
Output Level 1	615mA	350mA
Output Level 2	800mA	450mA
Output Level 3	1050mA	615mA
Output Level 4	1200mA	900mA

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*SPB bezel color automatically selected based on luminaire finish

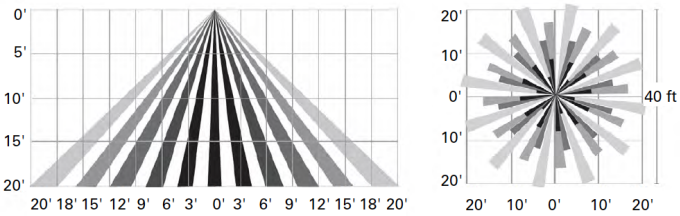
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

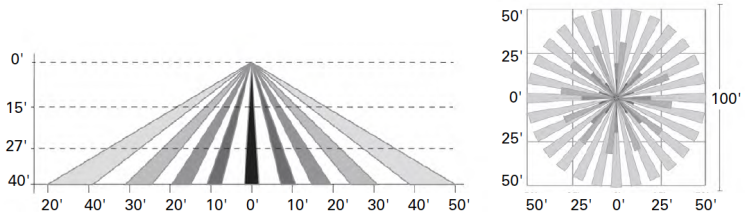
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLS4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



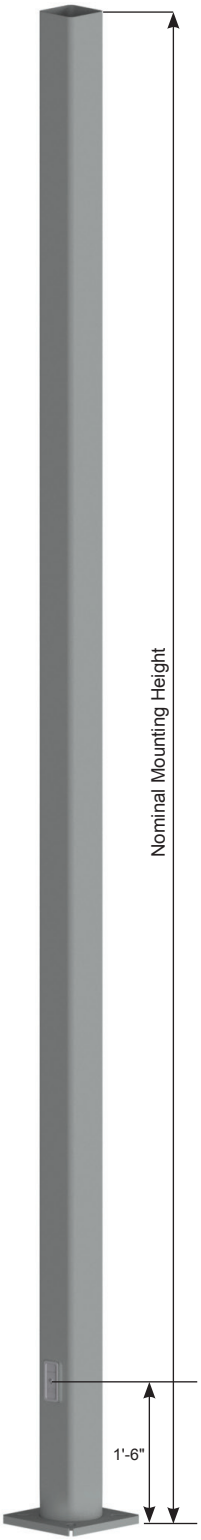
AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: DS330 Quote:	Customer Approval: Date:



Tenon Top*



Pole Cap - Plastic



Cross Section



Soft Square

Handhole



Full Base Cover (Standard)



Dart Square - 2T (Optional)



*Consult factory on loading criteria for pole top mounted luminaires and/or brackets.

SPECIFICATIONS

Pole Shaft - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.

Pole Top – A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. For top mount luminaire and/or bracket consult the factory. Consult the luminaire manufacturer for correct tenon size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary slip fit dimensions.

Handhole – A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes an easy to install, self-contained Swing Latch handhole cover assembly. U.S. Patent Swing Latch cover is fabricated from durable polycarbonate/ABS blend plastic. All pole assemblies are provided with a 2.50" x 5.00" rectangular handhole. Handhole dimensions are nominal.

Base Cover – A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including the dart square (2T) cast aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an “L” bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPGV) or any of the V-PRO™ Finish Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

DS330
Fatigue Resistant Soft Square Steel Post

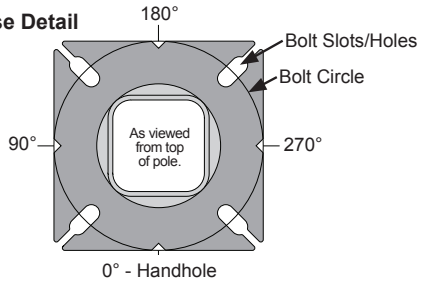
valmont STRUCTURES

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: DS330 Quote:	Customer Approval: Date:

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
POLE BASE SQUARE (IN)	WALL THK (GA)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
4.00	11	8.50	0.50	8.25	0.750	0.75 x 17.00 x 3.00	3.50	0.25
4.00	7	8.50	0.50	8.25	0.875	0.75 x 17.00 x 3.00	3.63	0.25
5.00	11	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25
5.00	7	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25
6.00	7	12.00	1.00	12.50	1.000	1.00 x 36.00 x 4.00	4.25	0.25

Anchor Base Detail



DESIGNATION,LOAD AND DIMENSIONAL DATA

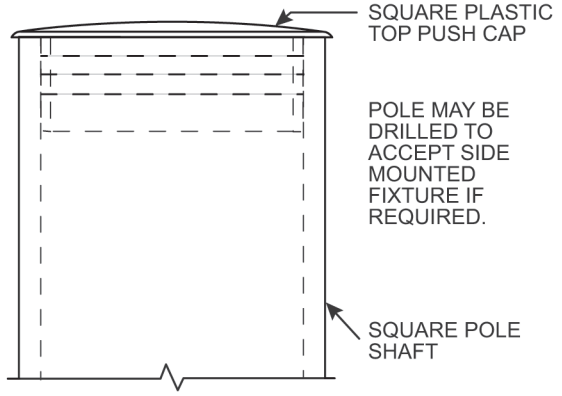
DESIGN INFORMATION							POLE DIMENSIONS[3]				DESIGNATION
	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST						
NOMINAL MOUNTING HEIGHT	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	SHAFT BASE SQUARE[3] (IN)	SHAFT TOP SQUARE (IN)	WALL THK (GA)	STRUCTURE WEIGHT[2] (LBS)	
10'-0"	30.6	765	23.8	595	18.9	473	4.00	4.00	11	75	400Q100
12'-0"	24.4	610	18.8	470	14.8	370	4.00	4.00	11	90	400Q120
14'-0"	19.9	498	15.1	378	11.7	293	4.00	4.00	11	100	400Q140
16'-0"	15.9	398	11.8	295	8.9	223	4.00	4.00	11	115	400Q160
18'-0"	12.6	315	9.2	230	6.7	168	4.00	4.00	11	125	400Q180
20'-0"	9.6	240	6.7	167	4.5	150	4.00	4.00	11	140	400Q200
	17.7	443	12.7	343	9.4	235	5.00	5.00	11	185	500Q200
	28.1	703	21.4	535	16.2	405	5.00	5.00	7	265	500W200
25'-0"	4.8	150	2.6	100	1.0	50	4.00	4.00	11	170	400Q250
	10.8	270	7.7	188	5.4	135	4.00	4.00	7	245	400W250
	9.8	245	6.3	157	3.7	150	5.00	5.00	11	225	500Q250
	18.5	463	13.3	333	9.5	238	5.00	5.00	7	360	500W250
30'-0"	6.7	168	4.4	110	2.6	65	4.00	4.00	7	291	400W300
	4.7	150	2.0	50	N/A	N/A	5.00	5.00	11	265	500Q300
	10.7	267	6.7	167	3.9	100	5.00	5.00	7	380	500W300
	19.0	475	13.2	330	9.0	225	6.00	6.00	7	520	600W300
35'-0"	5.9	150	2.5	100	N/A	N/A	5.00	5.00	7	440	500W350
	12.4	310	7.6	190	4.2	105	6.00	6.00	7	540	600W350
40'-0"	7.2	180	3.0	75	N/A	N/A	6.00	6.00	7	605	600W400

1. Maximum EPA (Effective Projected Area) and weight values are based on side mounted fixtures only. Consult factory on loading criteria for pole top mounted luminaires and/or brackets. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate only.
3. Belled-bottom will have reduced thickness due to the cold-working process. However, the belled-bottom meets or exceeds the structural capacity of the original square section. In addition, the rounded section provides better fatigue resistance.

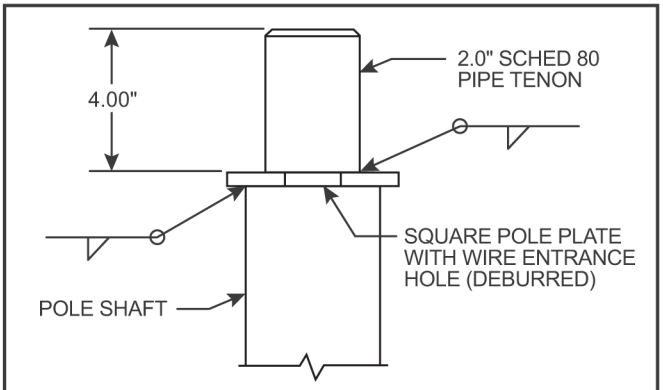
PRODUCT ORDERING CODES

MODEL	DESIGNATION	FIXTURE MOUNTING	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVER	ANCHOR BOLTS	SUPPLEMENTAL INFO
DS330				--	--	--	
	Select Correct Designation from the Load and Dimensional Data Chart.	**Drill Mounting (See Orientation)** D1 = (1) Drilling @ 270° D2 = (2) Drillings @ 90° & 270° D4 = (4) Drillings @ 0°, 90°, 180°, & 270° D5 = (2) Drillings @ 180° & 270° D6 = (3) Drillings @ 90°, 180°, & 270° **Tenon Mounting** P2 = 2.38" OD x 4" tenon P4 = 4.00" OD x 6" tenon P5 = 2.88" OD x 4" tenon P6 = 2.88" OD x 5" tenon P7 = 2.38" OD x 5" tenon P9 = Special Size (Specify) **Other Options** PC = Pole Cap PL = Plain Top (No Cap)	GV = Galvanized FP = Finish Painted **-----OPTIONAL-----** FPGV = Finish Paint over Galvanizing VP30 = V-PRO™ 30 System VP32 = V-PRO™ 32 System VP53 = V-PRO™ 53 System VP54 = V-PRO™ 54 System VP57 = V-PRO™ 57 System VP100 = V-PRO™ 100 System VP105 = V-PRO™ 105 System	GV = Galvanized BK = Black DB = Dark Bronze MB = Medium Bronze WH = White LG = Light Gray CB = Bronze DG = Dark Green ST = Sandstone HTG= Hunter Green SG = Slate Gray SL = Silver SC = Special Color (Specify)	FBC = Full Base Cover **-----OPTIONAL-----** 2T = Square Dart Cover	AB = With Anchor Bolts LAB = Without Anchor Bolts	

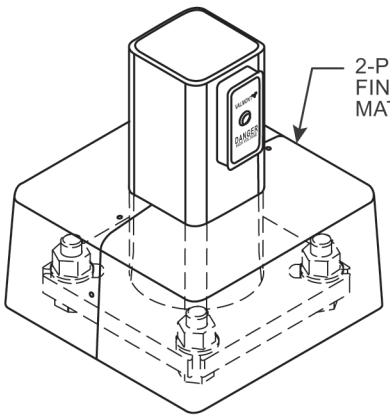
SPC7207 12/17 valmontstructures.com carries the most current spec information and supersedes these guidelines.



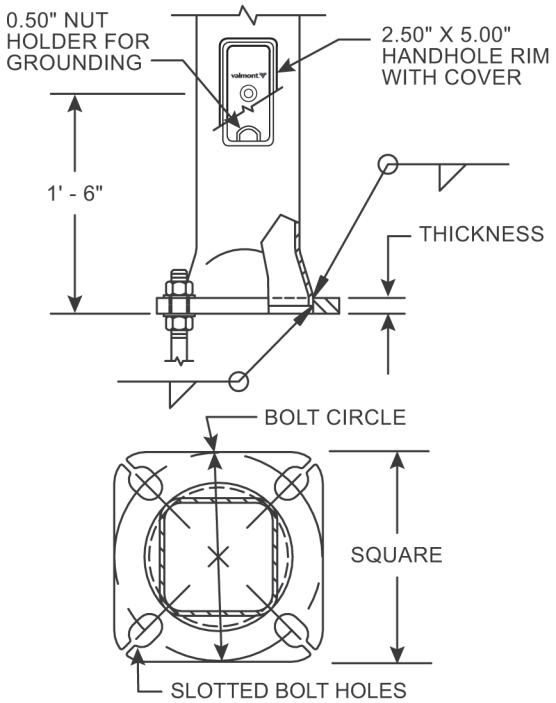
CAP DETAIL (STANDARD)



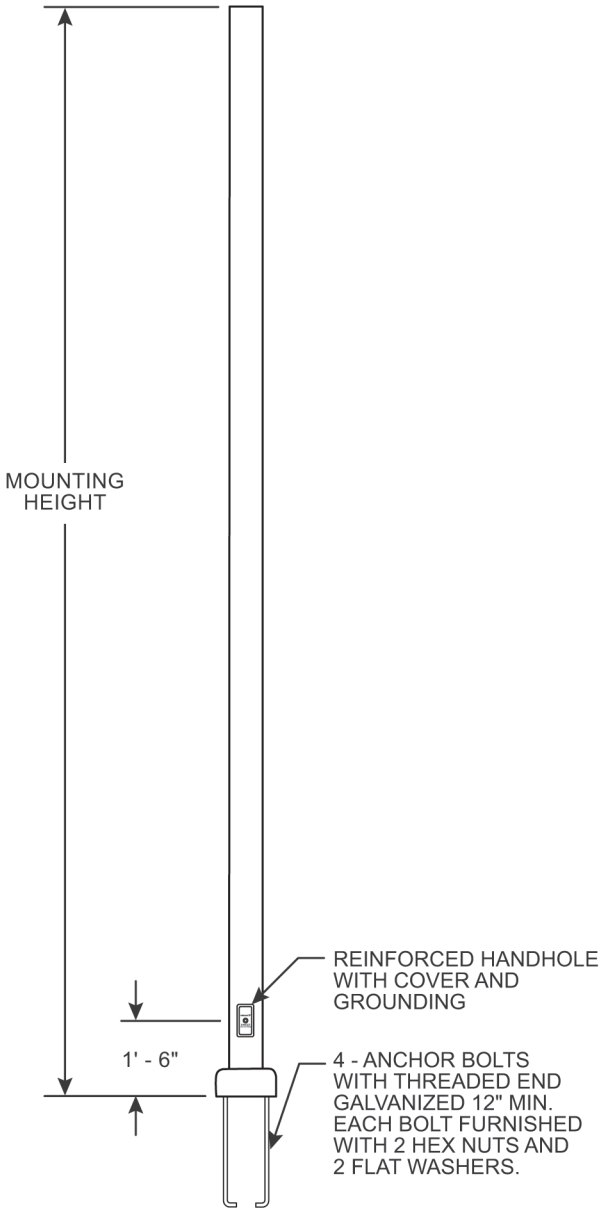
P2 TENON DETAIL (OPTIONAL)



FULL BASE COVER (STANDARD)



POLE BASE AND HANDHOLE DETAIL



DS330 POLE DETAIL

SPC7207 12/17 valmontstructures.com carries the most current spec information and supersedes these guidelines.

SHIELD+ 1





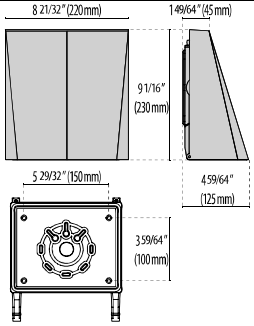
Long-lasting energy-efficient wall pack series. Fixtures consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 1-10 V dimming driver.
- Marine Grade finish.
- Suitable for Natatorium applications.
- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- 5-year warranty.
- Consult factory for any Buy American Act (BAA) or Build America Buy America Act (BABAA) requirements.

IP 66 · WET · PRONTO · FULL CUT OFF · cULus LISTED · 1-10 V · RAL · IK 07 2 J

FINISHES

- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **RB-10** / Iron rust / Textured
- **WH-87** / White / Textured
- **BK-81** / Black / Textured



Scan here for installation instructions

SHIELD+ 1

Lumen Output	27K	3K	35K	4K	5K
SHIELD+1 8W	929	957	984	1012	1039
SHIELD+1 10W	1209	1228	1247	1267	1286
SHIELD+1 13.5W	1448	1556	1664	1773	2516
SHIELD+1 18W	1906	2059	2211	2364	2516
SHIELD+1 27W	2478	2676	2874	3072	3270

SHIELD+1

PERFORMANCE iN LIGHTING | powered by GEWISS

Order Guide –

Order code example: SH1-10-80-3K-IG-UNV-NA-EMPK

Series	Distribution	Wattage	CRI	CCT	Finish	Voltage	Controls	Accessories
SH1 Shield+1	**T3** Type 3 **T2** Type 2	**6** 6 watt (minimum) **8** 8 watt **10** 10 watt **13.5** 13.5 watt* **14.5** 14.5 watt **18.5** 18.5 watt* **27** 27 watt* **28** 28 watt* (EMPK max)	**80** 80 CRI* **90** 90 CRI	**27K** 2700K **3K** 3000K **35K** 3500K **4K** 4000K* **5K** 5000K **65K** 6500K **RED** Static Red **GRN** Static Green **BLU** Static Blue **AMB** Static Amber **RGBW** See below for details	**AM** Aluminum Metallic* **IG** Iron Gray* **WH** Textured White* **IR** Iron Rust* **BK** Textured Black **CC** Custom Color	**UNV** 120-277V*	**NA** Non-Dim **0-10V** 0-10V Dimming Driver* **ELV** 120V-Line Voltage Dimming Driver	**EMPK** Intergral Battery pack** **OCC** App Based Field programmable occupancy sensor ON/OFF **HI/LO** App Based Field programmable occupancy sensor HI/LO **REM** Remote Battery pack **PHC-B** Button Photocell **PHC-S** Swivel Photocell **FRST** Frosted Glass **BOL** 40" Bollard **BABAA** Build America Buy America Act compliant (not available for all options) **EMPK RATED FOR 90 MIN RUN TIME AT 4W 590lm Output in EM Mode Ambient EM Temp Range Min= 5°C / 41°F Max= 35°C / 95°F

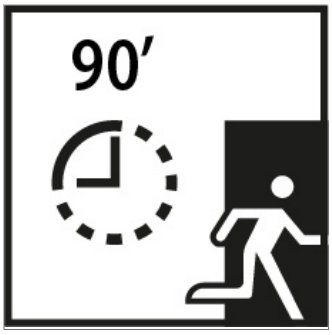
80 CRI STANDARD - OTHER OPTIONS AVAILABLE
STANDARD OPTION, SHORTER LEAD TIME, NO MOQ

PERFORMANCE iN LIGHTING USA, Inc.
2621 Keys Pointe Conyers GA 30013 - United States
Tel: 770 822 2115

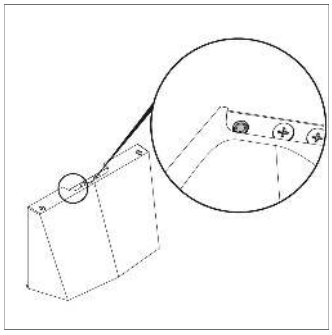
info.usa@pil.lighting
www.performanceinlighting.com/us

OPTIONAL ACCESSORIES

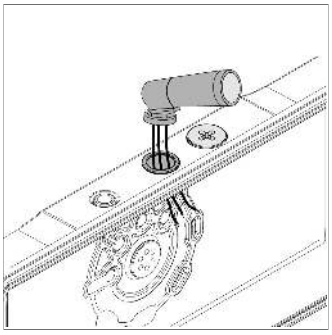
DESCRIPTION	FINISH	PART NUMBER
SHIELD+1		



EMPK



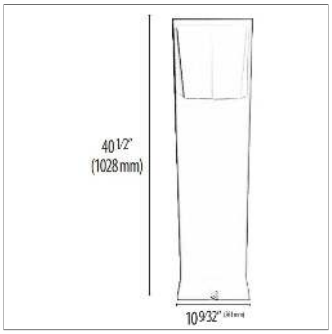
PHC-B



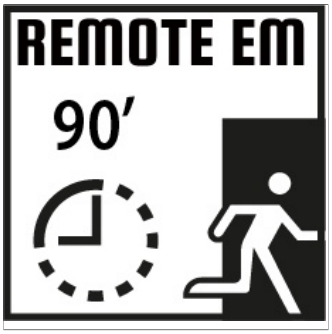
PHC-S



FRST



BOL



REM



OCC



HI/LO

PERFORMANCE iN LIGHTING reserves the right to make all necessary changes without prior notice

PERFORMANCE iN LIGHTING USA, Inc.
2621 Keys Pointe Conyers GA 30013 - United States
Tel: 770 822 2115

info.usa@pil.lighting
www.performanceinlighting.com/us

Power Supply



17433
Kit driver 48V



17096
Kit driver 48V WP

RF Controls



3104173
RGBW RF controller 4 channel
(0.35A each CH)



31041730
RGBW RF controller WP 4 channel
(0.35A each CH)



310429
RGBW hand held remote

DMX Controls



178973
RGBW DMX enabler/decoder 4
channel (0.35A each CH)



1789730
RGBW DMX enabler/decoder WP 4
channel (0.35A each CH)

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Quick Facts

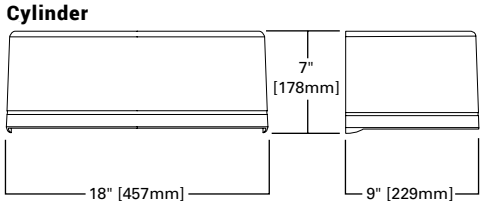
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Connected Systems

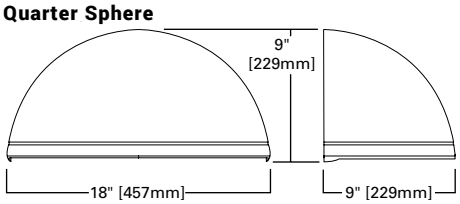
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

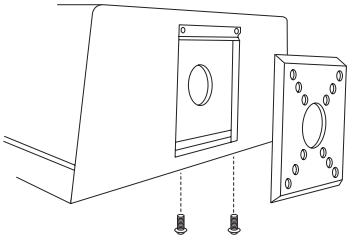
Cylinder



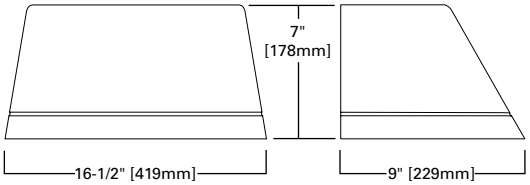
Quarter Sphere



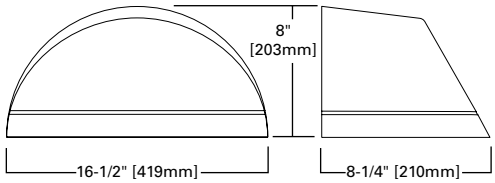
Hook -n- Lock



Trapezoid



Wedge



NOTES:
1. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **ISC-SA1F-740-U-T3-BZ**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge **BAA-ISC**=Impact Elite LED Small Cylinder Buy American Act Compliant [22] **TAA-ISC**=Impact Elite LED Small Cylinder Trade Agreements Act Compliant [22] **BABA-ISC**=Impact Elite LED Small Cylinder Built America Buy America [27] **BAA-ISS**=Impact Elite LED Small Quarter Sphere Buy American Act Compliant [22] **TAA-ISS**=Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant [22] **BABA-ISS**=Impact Elite LED Small Quarter Sphere Build America Buy America [27] **BAA-IST**=Impact Elite LED Small Trapezoid Buy American Act Compliant [22] **TAA-IST**=Impact Elite LED Small Trapezoid Trade Agreements Act Compliant [22] **BABA-IST**=Impact Elite LED Small Trapezoid Build America Buy America [27] **BAA-ISW**=Impact Elite LED Small Wedge Buy American Act Compliant [22] **TAA-ISW**=Impact Elite LED Small Wedge Trade Agreements Act Compliant [22] **BABA-ISW**=Impact Elite LED Small Wedge Build America Buy America [27]	**SA1**=1 Square (16 LED) **PA1**=1 Panel (24 LED) [24]	**A**=350mA **B**=450mA **C**=600mA **D**=800mA **E**=1000mA **F**=1200mA [2]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V	**SA1 Optics** **T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **PA1 Optics** **5WQ**=Type V Square Wide **T2R**=Type II **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color [26]

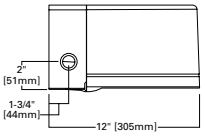
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [23]
X=Driver Surge Protection (6kV) Only [16] **20K**=Series 20kV UL 1449 Surge Protective Device **CBP**=Battery Pack with Back Box, Cold Weather Rated [13, 14] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [13] **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [6, 7, 24] **LCF**=Light Square Trim Plate Painted to Match Housing [27] **TR**=Tamper Resistant Hardware **CC**=Coastal Construction [20] **HA**=50°C High Ambient [8] **AHD145**=After Hours Dim, 5 Hours, 50% [9] **AHD245**=After Hours Dim, 6 Hours, 50% [9] **AHD255**=After Hours Dim, 7 Hours, 50% [9] **AHD355**=After Hours Dim, 8 Hours, 50% [9]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 6, 7] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [12, 21] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [12, 21] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [12, 21] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [7, 10, 11, 12] **WLS2XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [7, 17, 19] **WLS4XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [7, 17, 19] **WPS2XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [7, 17, 19] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [7, 17, 19]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [7, 18]

NOTES:

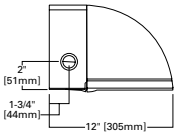
1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Not available with ULG option.
3. Choose Drive Current "A" for Amber 590nm, which is provided at 500mA only.
4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. Not available with ISS or ISW.
7. Cannot be used in conjunction with other control options.
8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less.
9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
12. Includes integral photocell.
13. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes.
14. Must specify 120V or 277V.
15. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
16. Removes additional surge module.
17. Replace XX with sensor color (WH, BZ, or BK).
18. For WaveLinx applications, WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LC) applications.
19. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
20. Smart device with mobile application required to change system defaults. See controls section for details.
21. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information Components shipped separately may be separately analyzed under domestic preference requirements.
22. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
23. Only available in 3000K, 4000K or 5000K CCT.
24. Not available with motion sensor controls, including SPB, MS/DIM or WaveLinx.
25. Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.
26. Not available with PA1 configuration.
27. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Thruway Back Box

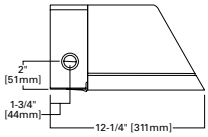
Cylinder



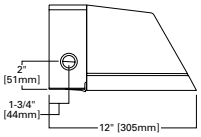
Quarter Sphere



Trapezoid



Wedge



Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access
- Vandal resistant with IK10 impact rated housing and optic

Optics

- High-efficiency injection-molded AccuLED optics technology
- 15 optical distributions

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Compliance

- IDA Certified for 3000K CCT and warmer only
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Buy America Build America Act (BABA). BABA is the minimum Government compliance requirement for the Buy America Build America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

View Impact Elite IES files

1 Light Square (SA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	20.1	25.4	34.2	45.2	58.2	66.0	20.1	25.4	34.2	45.2	58.2	66.0
Current (A)	120	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics (4000K, 70 CRI)													
T2	Lumens	2,802	3,500	4,618	5,778	7,231	7,895	2,772	3,475	4,576	5,733	7,175	7,834
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	139	138	135	128	124	120	138	137	134	127	123	119
T3	Lumens	2,778	3,470	4,578	5,729	7,169	7,827	2,731	3,424	4,508	5,648	7,069	7,718
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	121	117
T4FT	Lumens	2,751	3,436	4,534	5,673	7,099	7,751	2,762	3,462	4,559	5,712	7,149	7,805
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	133	126	122	117	137	136	133	126	123	118
T4W	Lumens	2,780	3,473	4,582	5,733	7,174	7,833	2,739	3,434	4,522	5,665	7,089	7,740
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	122	117
SL2	Lumens	2,763	3,451	4,554	5,698	7,130	7,785	2,730	3,422	4,507	5,646	7,066	7,715
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	137	136	133	126	123	118	136	135	132	125	121	117
SL3	Lumens	2,745	3,429	4,524	5,660	7,084	7,734	2,709	3,396	4,472	5,603	7,012	7,655
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	132	125	122	117	135	134	131	124	120	116
SL4	Lumens	2,680	3,348	4,417	5,526	6,916	7,551	2,666	3,342	4,401	5,514	6,900	7,534
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	133	132	129	122	119	114	133	132	129	122	119	114
SLL	Lumens	2,447	3,057	4,033	5,046	6,315	6,895	2,459	3,083	4,059	5,086	6,365	6,949
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	122	120	118	112	109	104	122	121	119	113	109	105
RW	Lumens	2,883	3,601	4,751	5,945	7,440	8,123	2,818	3,533	4,652	5,828	7,294	7,964
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	Lumens Per Watt	143	142	139	132	128	123	140	139	136	129	125	121

1 Light Panel (PA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	28.9	36.4	48.9	63.0	82.4	94.4	28.9	36.4	48.9	63.0	82.4	94.4
Current (A)	120V	0.24	0.31	0.41	0.53	0.69	0.79	0.24	0.31	0.41	0.53	0.69	0.79
	277V	0.11	0.14	0.18	0.23	0.30	0.34	0.11	0.14	0.18	0.23	0.30	0.34
Power (Watts)	347V or 480V	30.5	37.7	49.0	63.9	83.2	95.0	30.5	37.7	49.0	63.9	83.2	95.0
Current (A)	347V OR 480V	0.09	0.11	0.14	0.19	0.24	0.28	0.09	0.11	0.14	0.19	0.24	0.28
	480V	0.07	0.08	0.11	0.14	0.18	0.20	0.07	0.08	0.11	0.14	0.18	0.20
Optics (4000K, 70 CRI)													
T2R	Lumens	4,296	5,369	7,010	8,733	10,721	11,750	4,154	5,211	6,738	8,386	10,329	11,338
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	149	147	143	139	130	124	144	143	138	133	125	120
T2U	Lumens	4,241	5,300	6,920	8,621	10,584	11,600	4,123	5,172	6,688	8,323	10,252	11,253
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens Per Watt	147	146	142	137	128	123	143	142	137	132	124	119
T3	Lumens	4,193	5,240	6,842	8,524	10,464	11,468	4,079	5,117	6,616	8,235	10,143	11,133
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	145	144	140	135	127	121	141	141	135	131	123	118
T4W	Lumens	4,165	5,205	6,796	8,467	10,394	11,392	4,083	5,122	6,623	8,243	10,152	11,144
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	144	143	139	134	126	121	141	141	135	131	123	118
5WQ	Lumens	4,255	5,318	6,943	8,650	10,619	11,638	4,206	5,276	6,822	8,491	10,458	11,480
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G3
	Lumens per Watt	147	146	142	137	129	123	146	145	140	135	127	122

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99

Control Options

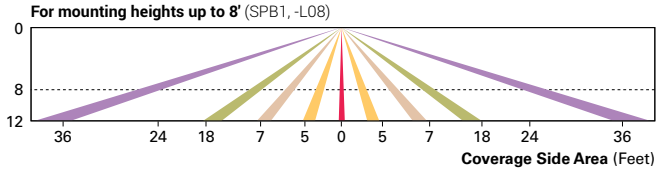
0-10V
This fixture is offered standard with 0-10V dimming driver(s).

Photocontrol (BPC and PR7)
Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

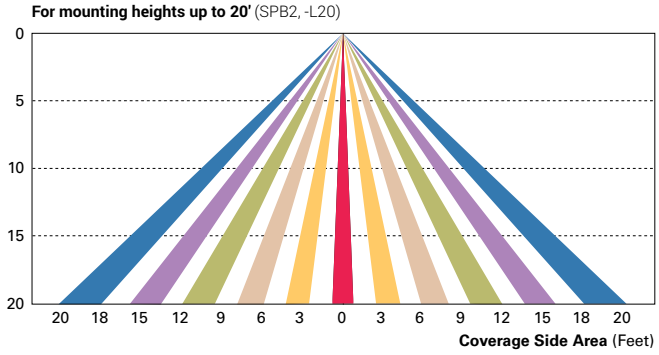
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

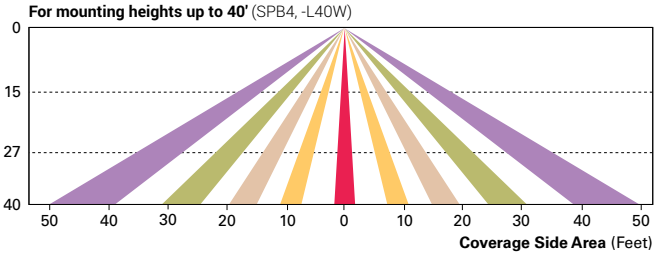
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

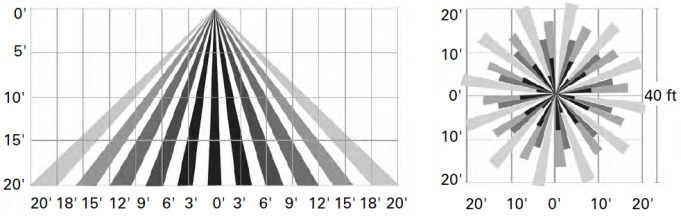


For mounting heights up to 40' (SPB4, -L40W)

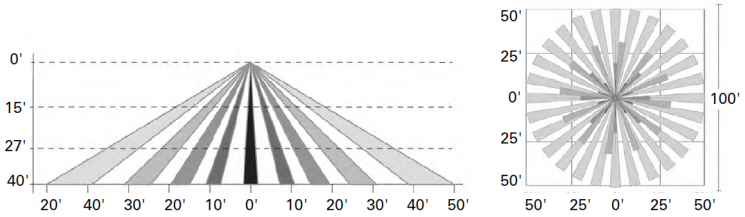


WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx Pro (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Section 9

Soils

Section 9: Soils

A copy of the USDA NRCS custom soil report and map for the proposed municipal facility development is enclosed in **Section 11-Stormwater.** A copy of the Soils Map is enclosed in *Section 2-Site Location and Resource Maps*.

Geotechnical services were performed as part of the project site due diligence. Reference is made to the enclosed *Explorations and Geotechnical Engineering Services* prepared by S.W. Cole Engineering, Inc., dated January 21, 2026. This report details testing, subsurface site conditions, geotechnical evaluation, and recommendations. See *Section 12-Stormwater Report, Appendix 4-Subsurface Investigations* for subsurface exploration logs.

Section 10

Traffic

Section 10: Traffic

A formal traffic memorandum is not required for public safety use. Based on a discussion with Chief Libby, we include a breakdown of the anticipated staffing schedule for the Fire Department, which includes crews who work 24-hour shifts. There are four shifts, with only one shift being on duty at a time. Shift change generally occurs between 6:30 am and 7 am when four people are going off duty and four new people are coming on duty.

The Police Department and Sheriff's Office have shift changes at 6:30- 7 am, 4:30 – 5 pm, and again at 9 pm. Each of those groups would be in and out and not leave vehicles in the lot.

Section 11

Stormwater Management

Section 11: Stormwater Management

The enclosed May 2026 comprehensive *Stormwater Management Report* is compiled in conformance with MDEP Chapter 500, Chapter 502, and local standards. The plan consists of a narrative, calculations, pre- and post-development drainage plans, inspection, maintenance, and housekeeping provisions. The appended site plan set shows erosion and sedimentation control measures, notes, and details.

SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

STORMWATER MANAGEMENT REPORT

For

NORTH WINDHAM PUBLIC SAFETY BUILDING
WINDHAM, MAINE

Prepared for:

Great Falls Construction
20 Mechanic Street
Gorham, ME 04038

Prepared by:

Sebago Technics, Inc.
75 John Roberts Rd, Suite 4A
South Portland, ME 04106

May 2026

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Appendices

Appendix 1: Stormwater Quality Calculations
Appendix 2A: Hydrologic Modeling– Existing Conditions (HydroCAD)Summary
Appendix 2B: Hydrologic Modeling – Proposed Conditions (HydroCAD) Summary
Appendix 3: Inspection, Maintenance and Housekeeping Plan
Appendix 4: Subsurface Investigations
Appendix 5: Stormwater Management Plans

STORMWATER MANAGEMENT REPORT
NORTH WINDHAM PUBLIC SAFETY BUILDING
WINDHAM, MAINE

1. Introduction

This Stormwater Management Report has been prepared to present analyses performed to address the potential impacts associated with the project due to proposed modification in stormwater runoff characteristics and land cover changes. The stormwater management controls that are outlined in this report have been designed to suit the proposed development and to comply with applicable regulatory requirements.

2. Existing Conditions

The project site consists of a developed parcel and an easement located on Franklin Drive off of Roosevelt Trail (Route 302) in Windham, Maine. The majority of the project site exists on a parcel identified as Lot 14 on the Town of Windham Tax Map 70. The easement consists of approximately 0.7± acres on the northeast area of the parcel identified as Lot 14A on the Town of Windham Tax Map 70. The combined area of the parcel and easement is approximately 5.2± acres. The site is bounded by commercial developments to the northwest and southwest, Veterans Memorial Drive to the southeast, and undeveloped woodlands to the northeast.

Slopes on the site range from 1% to 15%, with slopes generally increasing towards the existing infiltration basin on the eastern half of the site. The drainage of the site is split, with about two-thirds of the site draining into the infiltration basin. The rest of the site, the majority of which exists in the easement, drains to catch basins in the parking lot of the retail site to the southwest. These catch basins are part of an existing subsurface stormwater recharge system.

The site is tributary to Little Sebago Lake, which is listed in Chapter 502 of the Maine Department of Environmental Protection (MDEP) regulations as a Lake Most at Risk from New Development but is not severely blooming. Phosphorous calculations have been included in Appendix 1.

The proposed development area of the site is not located in an identified flood zone per the FEMA Flood Insurance Rate Map (FIRM) Numbers 23005C0479F, effective June 20, 2024.

3. Soils

Soil characteristics were obtained via the United States Department of Agriculture and Natural Resources Conservation Service's Web Soil Survey. The Hydrologic Groups (HSG) of the soils is classified by Technical Release TR-55 of the Soil Conservation Service as follows:

Soil Map Symbol	Soil Name	Slope (%)	HSG
HgB	Hermon Sandy Loam	3-8	A
HlB	Hinckley Loamy Sand	3-8	A

Hydrologic Soil Group boundaries are delineated on the Watershed Map. A copy of the Class the Class D (Medium Intensity) NRCS Web Soil Survey is included as Appendix 4.

4. Proposed Site Improvements

The proposed development will consist of a two-story, 6,007 square foot building, and an attached 6,175 square foot apparatus bay. The building will provide office and bunking space for the fire and police departments. The apparatus bay will contain five bays for department vehicle storage and maintenance, with additional storage for equipment. An approximately 2,100 square foot addition is also proposed as the second phase of the project. The facility will include 40 parking spaces. The project will result in the creation of approximately 0.83 acres of new impervious area, and 1.62 acres of developed area. Additionally, the project will result in the elimination of 0.14 acres of impervious area.

5. Existing Conditions Model

The existing conditions watershed plan consists of two subcatchments labeled 1S and 2S in the HydroCAD model. Two locations were identified as Points of Analyses (POA) for comparing peak runoff rates.

POA-1 is located in the middle of the site within an existing infiltration basin where runoff leaves the site via infiltration. Watershed 1S contributes runoff to this study point with an overall runoff area of approximately 4.7 acres. POA-1 and the associated drainage area are tributary to Little Sebago Lake.

POA-2 is located in the southwest corner of the lot where runoff drains to a system of catch basins, which drain to a subsurface stormwater recharge area, where runoff leaves the site via infiltration. Watershed 2S contributes runoff to this study point with an overall runoff area of approximately 2.5 acres. POA-2 and the associated drainage area are also tributary to Little Sebago Lake.

6. Proposed Conditions Model

The proposed conditions watershed area consists of the same overall area as the existing conditions plan, however, the existing conditions subcatchments have been broken into smaller watersheds as a result of the proposed development.

POA-1: Subcatchment 1.0S contributes runoff to POA-1 with an area of approximately 3.7 acres, primarily consisting of undeveloped land which will remain unaffected by the project. Runoff from this area will continue to flow to the existing infiltration basin. Subcatchments 1.1S and 1.2S represent the proposed administration building roof, which are conveyed into two stone drip edges (DE-1 and DE-2) prior to being infiltrated and discharged into the ground. Subcatchments 1.3S through 1.6S represent the proposed parking and associated pedestrian facility areas which are conveyed to a closed drainage system prior to discharging to the subsurface chamber system (INF-1). Subcatchment 1.7S represents the roof of the apparatus bay and Phase 2 addition, which drain to roof drains where water is conveyed to the subsurface chamber system (INF-1). The overall runoff area associated with POA-1 will not change as a result of the proposed development.

POA-2: Subcatchment 2.0S represents the proposed driveway and paved access associated with the proposed apparatus bays. The majority of this area consists of existing impervious area which drain to a series of catch basins that are connected to the existing subsurface stormwater recharge area. Although the proposed access drive is causing about 6,500 square feet of new impervious area to drain to the existing stormwater system, the total area tributary to the system is not changing, and the impervious area is decreasing.

The three Best Management Practices (subsurface chamber system with infiltration and two drip edges) have been designed and sized in accordance with DEP BMP standards contained within Chapter 500 and the BMP Manual. Infiltration testing was conducted throughout the proposed stormwater areas, which indicated that the soil infiltration rate was greater than the maximum allowed rate of 2.41 inches/hour by the Maine DEP. In each BMP, stormwater runoff will be filtered through a layer of sand with the proper infiltration rate, prior to infiltrating into the ground. Infiltration rate test logs can be referenced in Appendix 4 and the sizing calculations in Appendix 1.

7. Stormwater Management

Basic Standard - Chapter 500, Section 4(B)

Since the project will disturb more than one (1) acre of land area, MDEP Basic Standards apply, requiring that grading or other construction activities on the site do not impede or otherwise alter drainage ways to have an unreasonable adverse impact. We have avoided adverse impacts by providing an Erosion & Sedimentation Control Plan, and an Inspection, Maintenance and Housekeeping Plan (Appendix 3) to be implemented during construction and post-construction stabilization of the site. These construction requirements have been developed following Best Management Practice guidelines.

Phosphorus Standards - Chapter 500, Section 4(D)

As the proposed development is tributary to Little Sebago Lake which is listed by the Maine Department of Environmental Protection as a lake most at risk within Chapter 502 and over

20,000 square feet of impervious area is proposed, the project will be required to meet the requirements of the Phosphorous Standard as listed in Section 4(D) of Chapter 500. One subsurface chamber system with infiltration and two drip edges have been designed to minimize phosphorous export from the development.

Phosphorous Allocation			
Watershed	**MDEP Project Phosphorous Budget (lbs P/year)**	**Existing Project Phosphorous Export (lbs P/year)**	**Proposed Project Phosphorous Export (lbs P/year)**
Little Sebago Lake	0.15	1.28	0.51

The table above shows that, overall, the project results in a net decrease of 0.71 lbs P/year. The proposed development exceeds the MDEP Project Phosphorous Budget by 0.24 lbs P/year. Since the phosphorus export has been reduced by 60.32%, which is greater than the required 60%, the project is eligible to pay a compensation fee, in lieu of additional treatment. The compensation fee was calculated to be $5,929. MDEP Phosphorous design worksheets can be found in Appendix 1.

Flooding Standard - Chapter 500, Section 4(F)

Since the planned project will require a Site Law Permit modification, MDEP Flooding Standards must be met. The Flooding Standard requires a project's stormwater management system detain, retain, or result in the infiltration of stormwater from 24-hour storms of the 2, 10, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. As such, a runoff evaluation was performed using the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds - Technical Release #55 (TR-55)." HydroCAD computer software was utilized to perform the calculations.

HydroCAD Stormwater Analysis

Runoff curve numbers were determined for each of the watersheds by measuring the area of each hydrologic soil group within each type of land cover. The type of land cover was determined based on survey data, field reconnaissance and aerial photography. Times of concentration were determined from site topographic maps in accordance with SCS procedures.

The 24-hour rainfall values utilized in the hydrologic model were obtained from Appendix H of MDEP's Chapter 500: Stormwater Management (effective date August 2015). Rainfall values for York County are listed in the table below.

Storm Frequency Precipitation (in./24 hr) Cumberland County	
2-year	3.1
10-year	4.6
25-year	5.8

The following table presents the results of the peak runoff calculations at the analysis points for the existing and proposed conditions.

Peak Runoff Rate Summary Table			
Analysis Point	**Storm Event**	**Existing Conditions (cfs)**	**Proposed Conditions (cfs)**
POA-1	2-year	0.0	0.0
	10-year	0.5	0.5
	25-year	2.0	1.8
POA-2	2-year	5.9	5.7
	10-year	8.8	8.6
	25-year	11.3	11.2

The HydroCAD Data output sheets from this analysis are appended to this report (Appendix 2) along with the Stormwater Management Plans (Appendix 5). The model predicts that the peak runoff rates in the post-development condition at Points of Analysis 1 and 2 are at or below pre-development runoff rates for the 2, 10, and 25-year storm events with implementation of the proposed stormwater management practices.

8. Summary

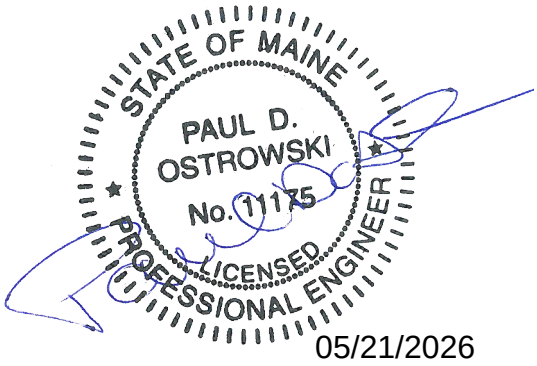
The proposed development has been designed to manage stormwater runoff through Best Management Practices approved by MDEP. Stormwater BMP's provide treatment for the phosphorus export resulting from the development in accordance with MDEP guidelines. Runoff discharging from the site will be at or below pre-development conditions for the 2, 10, and 25-year storm events at each study point. Additionally, erosion and sedimentation controls along with associated maintenance and housekeeping procedures have been outlined to prevent unreasonable impacts on the site and to the surrounding environment.

Prepared by:

SEBAGO TECHNICS, INC.

Madison Ala, EI
Civil Engineer

PDO/mra



05/21/2026

Appendix 1

Stormwater Quality Calculations

Worksheet 1 - PPB calculations

Project Name: North Windham Public Safety

Lake Watershed: Little Sebago Lake

Town: Windham, ME

Standard Calculations

Watershed per acre phosphorus budget (Appendix C)	**PAPB**	0.038	lbs P/acre/year
Total acreage of development parcel:	**TA**	3.9	acres
NWI wetland acreage:	**WA**	0.00	acres
Steep slope acreage:	**SA**	0.00	acres
Project acreage: A = TA - (WA+ SA)	**A**	3.90	acres
Project Phosphorus Budget: PPB = P x A	**PPB**	0.15	**lbs P/year**

Small Watershed Adjustment

If Project Acreage (A) is greater than the threshold acreage for the small watershed threshold (SWT, from pertinent lake and town info in the table in Appendix C), calculate an alternative PPB using the analysis below and use this value if it is less than the the Standard Calculation PPB.

Small Watershed Threshold (Appendix C):	**SWT**	45	acres
Project acreage:	**A**	3.900	acres
Allowable increase in town's share of annual phosphorus load to lake (Appendix C):	**FC**	0.047	lbs P/year
Area available for development (Appendix C):	**AAD**	7837	acres
Ratio of A to AAD (R=A/AAD)	**R**	N/A	

Project Phosphorus Budget

If R < 0.5, PPB = [(FC x R)/2] + [FC/4]	**PPB**	N/A	**lbs P/year**
If R> 0.5, PPB = FC x R	**PPB**	N/A	**lbs P/year**

Worksheet 2
Pre-PPE and Post-PPE Calculations

Calculate phosphorus export from development for before and after treatment
Use as many sheets as needed for each development type (commercial, roads, residential lots, etc.)

Project name: North Windham Public Safety - Windham **Development Type**: Municipal **Sheet #:** 2

Land Surface Type with description or Lot #(s)	Acres or # of lots	Export Coefficient from Table 3.1 Table 3.2	Pre-treatment Algal Av. P Export (lbs P/year)	Treatment Factor for BMP(s) from Chapter 6	Post- treatment Algal Av. P Export (lbs P/year)	Description of BMPs	CALCULATED TF	MIN TF
Roof	0.19	0.50	0.09	0.10	0.01	INF-1	0.10	0.1
Parking	0.36	1.75	0.62	0.10	0.06			
Landscaped Areas	0.21	0.20	0.04	0.10	0.00			
Sidewalk	0.04	0.5	0.02	0.10	0.00			
Roof	0.08	0.50	0.04	0.10	0.00	DE-1	0.10	0.1
Roof	0.07	0.50	0.03	0.10	0.00	DE-2	0.10	0.1
Roof	0.01	0.50	0.00	1.00	0.00	Untreated		
Parking	0.19	1.75	0.33	1.00	0.33			
Landscaped Areas	0.37	0.20	0.07	1.00	0.07			
Sidewalk	0.02	0.5	0.01	1.00	0.01			
		Total Pre-PPE (lbs P/year)	1.28	**Total PostPPE (lbs P/year)**	0.51			

*MIN TREATMENT FACTOR (TF) USED WHEN CALCULATED TF WAS LESS THAN MIN TF, PER VOLUME II - PHOSPHORUS CONTROL MANUAL
*LOW EXPORT OPTION COEFFICIENTS FROM TABLE 3.1 USED DUE TO SURFACES BEING STABILIZED WITH PAVEMENT OR VEGETATION & PHOSPHORUS RESTRICTION ON SITE

Appendix D: Worksheet 3 - Mitigation credit

Project name: North Windham Public Safety - Windham **Development Type**: Muncipal **Sheet #:** 3

Mitigation credit when a pre-existing source is being eliminated

Mitigation Source Area Land Use	Acres	Export Coefficient (lbs P/acre/year)	Modifier	Pre-treatment Historical P Export (lbs P/year)	Treatment Factor for Historical BMP(s) (1.0 if no BMPs)	Historical P Export (lbs P/year)		Mitigation Credit (lbs P/year)	Comments
Eliminate Parking	0.1354	1.75	1	0.24	0.5	0.12		0.12	
				Total source elimination mitiagion credit (SEC)				**0.12**	**lbs P/year**

Mitigation credit when a pre-existing source is treated by a new BMP

Mitigation Source Area Land Use	Acres	Export Coefficient (lbs P/acre/year)	Modifier	Pre-treatment Historical P Export (lbs P/year)	Treatment Factor for Historical BMP(s) (1.0 if no BMPs)	Historical P Export (lbs P/year)	Treatment Factor for New BMP(s) Chapter 6	Mitigation Credit (lbs P/year)	Comments
				Total source treatment mitiagion credit (STC)				**0**	**lbs P/year**

TOTAL MITIGATION CREDIT (SEC + STC)	**0.1185147**	**lbs P/year**

WORKSHEET 4 - PROJECT PHOSPHORUS EXPORT SUMMARY

Summarizing the project's algal available phosphorus export (PPE)

Project Name: North Windham Public Safety - Windham

Project Phosphorus Budget - Worksheet 1	**PPB**	0.15	lbs P/year
Total Pre-Treatment Phosphorus Export - Worksheet 2	**Pre-PPE**	1.28	lbs P/year
Total Post-Treatment Phosphorus Export - Worksheet 2	**Post-PPE**	0.51	lbs P/year
Total Phosphorus Mitigation Credit - Worksheet 3	**TMC**	0.12	lbs P/year
Project Phosphorus Export (Post-PPE - TMC)	**PPE**	0.39	lbs P/year

Is the Project Phosphorus Export ≤ the Project Phosphorus Budget? (PPE≤PPB)

*If **YES**, PPE is less than or equal to PPB and the project meets its phosphorus budget .* *If **NO,** PPE is greater than PPB, more reduction in phosphorus export is required or the payment of a compensation fee may be an option*	NO
The amount of phosphorus that needs further treatment or compensation	0.24 lbs P/year

Has Project Phosphorus Export been sufficiently reduced?
Is (Pre-PPE - Post-PPE)/Pre-PPE greater than 0.60?

*If **YES**, in some watersheds the compensation fee is an available option.* *If **NO**, more treatment must be provided. PPE must be further reduced.*	YES
*The post-treatment phosphorus export must be less than 40% of the pre-treatment export (Post-PPE < 0.4*Pre-PPE)*	60.32 %

If the project is located in a watershed that is eligible for a compensation fee (or is a residential subdivision with buffers), a compensation fee may be appropriate as follows:

If Project Export has been reduced by greater than 60% and less than 75%, $25,000 per pound minus $833 per 1% Percent Export	**$5,929**
If Project Export has been reduced by greater than 75%, $12,500 per pound minus $500 per 1% Project Export	

SEBAGO TECHNICS, INC.
75 John Roberts Road Suite 4A
South Portland, Maine 04106
Tel. (207) 200-2100

JOB			
SHEET NO.	1	OF	1
CALCULATED BY		DATE	5/20/2026
FILE NAME	240431-01 WQC.xlsx	PRNT DATE	5/21/2026

UNDERDRAINED SUBSURFACE SAND FILTER

Task: Calculate water quality volume per MDEP chapter 500 regulations

References

1. Maine DEP Chapter 500, Section 4.C.(3)(b)
   "must detain a runoff volume equal to 1.0 inch times the subcatchment's impervious area plus 0.4 inch times the subcatchment's landscaped area"
2. Maine DEP Best Management Practices Stormwater Manual, Section 7.3.2
   a. "detain runoff volume equal to 1.0 inch times the subcatchment's impervious area plus 0.4 inch times the subcatchment's landscaped area"
   b. "surface area of the sand filter bed and chamber system must be at least equal to 5% of the impervious area draining to it and 2% of the landscaped area."
   c. "treatment flow rate for the Stormtech Isolator Row is the projected one year peak flow rate for the drainage area feeding the Isolator Row"

Flow rates:

SC-310	0.10	cfs/chamber
SC-740	0.20	cfs/chamber
DC-780	0.20	cfs/chamber
MC-3500	0.30	cfs/chamber

   d. Inspection ports to the underdrain gravel layer should be provided with at least one port per 500 square-feet of subsurface filter area.

Tributary to Subsurface Sand Filter: SS-INF

Landscaped Area	9,200.00	SF		
Impervious Area	29,000.00	SF		

Treatment Volume

Required (0.4" X Landscaped + 1.0" X Impervious)

Landscaped Area	9,200.00	SF	Volume	306.7	
Impervious Area	29,000.00	SF	Volume	2,416.7	

Treatment Volume Required	2,723.3	CF	0.063	AF
Provided Treatment Volume	9,771.0	CF		

Sediment Pre-Treatment

Per Reference 2.c above

One year flow rate out put from Hydrocad:	1.40	cfs
ISO Row sizing for: **SC-800**	**0.2**	cfs
Total number of Isolator Row Chambers required:	7	

SEBAGO TECHNICS, INC.
75 John Roberts Road, Suite 4A
South Portland, ME 04106
(207) 200-2100 FAX (207) 856-2206

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CALCULATED BY	SAB	DATE	
CHECKED BY	MRA		
FILE NAME		PRINT DATE	5/21/2026

Treatment Calculations for Proposed Roof Drip Edge (DE-1)									
WQV Calculation									
(WQV = Water Quality Volume)									
Total Impervious Area =			3,500	sf					
WQV (MDEP)= 1" x Impervious Area =				291.7	cf =	0.007	acre-ft		
Length of Trench=				110.0	ft.				
Width of Trench=				4.0	ft.				
Depth of Stone				48.0	in.	40% porosity			
Depth of Sand Media=					in.	20% porosity			
WQV Provided = Area of Trench * (Depth of stone*stone porosity + Depth of sand*sand porosity)									
WQV for first 1" =			704.0						
Additional WQV Provided =			0.0	cf					
Total WQV Provided =			**704.0**	**cf**					

The stone reservoir volume for the drip edge filter was designed to provide the storage required to convey the water quality storm (storm that generates 1" of runoff over the roof) through the filter media under the stone. Additonal water quality is provided in the porosity of the underdrain sand.

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75 John Roberts Road, Suite 4A
South Portland, ME 04106
(207) 200-2100 FAX (207) 856-2206

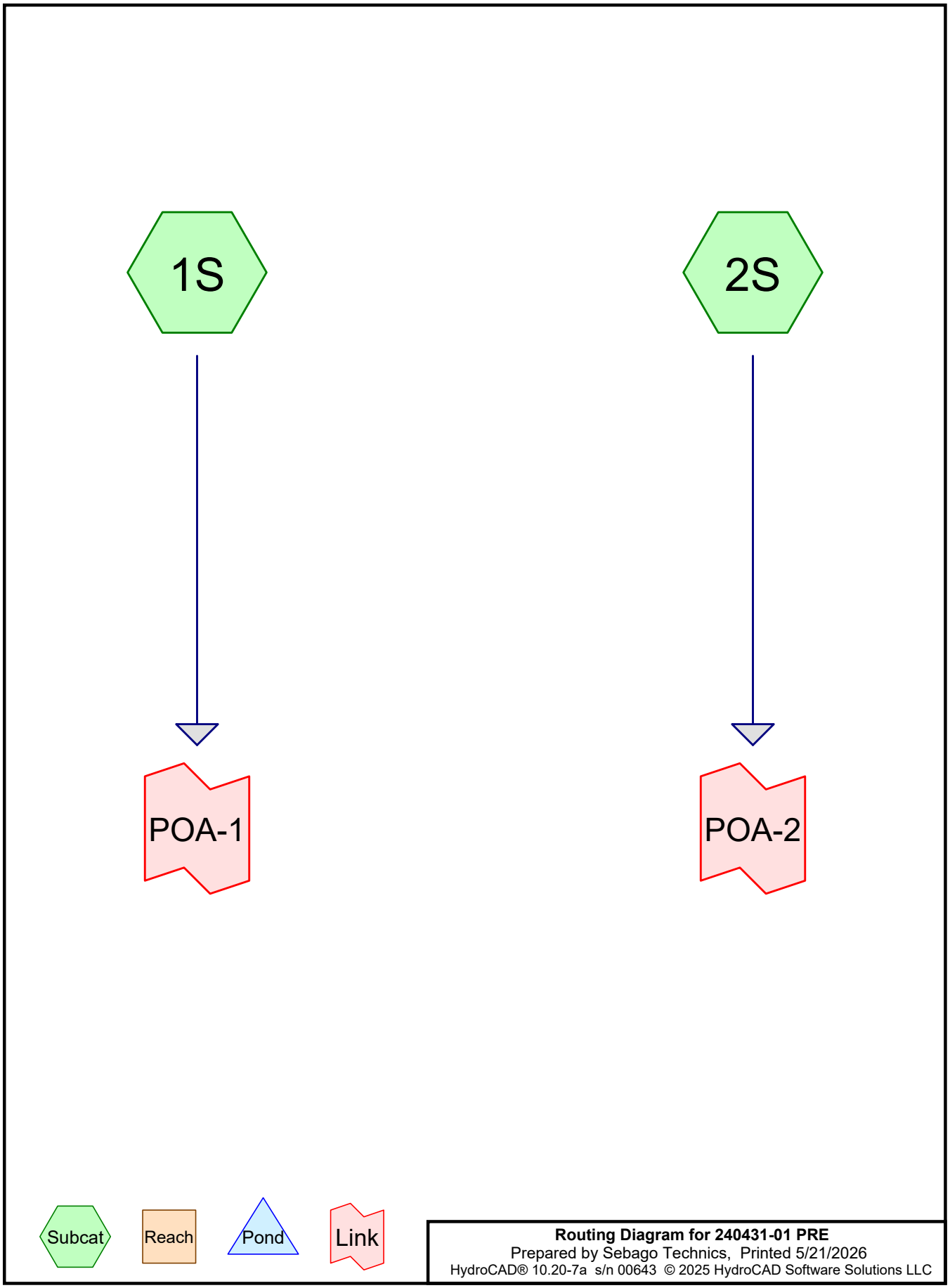
JOB	240431-01		
SHEET NO.	1	OF	1
CALCULATED BY	SAB	DATE	
CHECKED BY	MRA		
FILE NAME		PRINT DATE	5/21/2026

Treatment Calculations for Proposed Roof Drip Edge (DE-2)									
WQV Calculation									
(WQV = Water Quality Volume)									
Total Impervious Area =			3000.0	sf					
WQV (MDEP)= 1" x Impervious Area =				250.0	cf =	0.006	acre-ft		
Length of Trench=				90.0	ft.				
Width of Trench=				4.0	ft.				
Depth of Stone				48.0	in.	40% porosity			
Depth of Sand Media=					in.	20% porosity			
WQV Provided = Area of Trench * (Depth of stone*stone porosity + Depth of sand*sand porosity)									
WQV for first 1" =			576.0						
Additional WQV Provided =			0.0	cf					
Total WQV Provided =			**576.0**	**cf**					

The stone reservoir volume for the drip edge filter was designed to provide the storage required to convey the water quality storm (storm that generates 1" of runoff over the roof) through the filter media under the stone. Additonal water quality is provided in the porosity of the underdrain sand.

Appendix 2A

Existing Conditions HydroCAD Summary



Routing Diagram for 240431-01 PRE
Prepared by Sebago Technics, Printed 5/21/2026
HydroCAD® 10.20-7a s/n 00643 © 2025 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
48,500	49	50-75% Grass cover, Fair, HSG A (1S)
85,500	98	Paved roads w/curbs & sewers, HSG A (2S)
178,800	43	Woods/grass comb., Fair, HSG A (1S, 2S)
312,800	**59**	**TOTAL AREA**

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Runoff Area=205,500 sf 0.00% Impervious Runoff Depth=0.03"
Flow Length=190' Tc=6.0 min CN=WQ Runoff=0.0 cfs 559 cf

Subcatchment2S: Runoff Area=107,300 sf 79.68% Impervious Runoff Depth=2.29"
Flow Length=280' Tc=6.0 min CN=WQ Runoff=5.9 cfs 20,460 cf

Link POA-1: Inflow=0.0 cfs 559 cf
Primary=0.0 cfs 559 cf

Link POA-2: Inflow=5.9 cfs 20,460 cf
Primary=5.9 cfs 20,460 cf

Total Runoff Area = 312,800 sf Runoff Volume = 21,019 cf Average Runoff Depth = 0.81"
72.67% Pervious = 227,300 sf 27.33% Impervious = 85,500 sf

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Runoff Area=205,500 sf 0.00% Impervious Runoff Depth=0.31"
Flow Length=190' Tc=6.0 min CN=WQ Runoff=0.5 cfs 5,251 cf

Subcatchment2S: Runoff Area=107,300 sf 79.68% Impervious Runoff Depth=3.53"
Flow Length=280' Tc=6.0 min CN=WQ Runoff=8.8 cfs 31,546 cf

Link POA-1: Inflow=0.5 cfs 5,251 cf
Primary=0.5 cfs 5,251 cf

Link POA-2: Inflow=8.8 cfs 31,546 cf
Primary=8.8 cfs 31,546 cf

Total Runoff Area = 312,800 sf Runoff Volume = 36,797 cf Average Runoff Depth = 1.41"
72.67% Pervious = 227,300 sf 27.33% Impervious = 85,500 sf

Summary for Subcatchment 1S:

Runoff = 2.0 cfs @ 12.13 hrs, Volume= 11,863 cf, Depth= 0.69"
Routed to Link POA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
157,000	43	Woods/grass comb., Fair, HSG A
48,500	49	50-75% Grass cover, Fair, HSG A
205,500		Weighted Average
205,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	20	0.0750	0.09		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 3.10"
0.4	30	0.0330	1.27		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.5	40	0.0625	1.25		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.8	70	0.0430	1.45		**Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps
0.2	30	0.2000	3.13		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
0.6					**Direct Entry, DIRECT ENTRY**
6.0	190	Total			

Summary for Subcatchment 2S:

Runoff = 11.3 cfs @ 12.08 hrs, Volume= 40,728 cf, Depth= 4.55"
Routed to Link POA-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
85,500	98	Paved roads w/curbs & sewers, HSG A
21,800	43	Woods/grass comb., Fair, HSG A
107,300		Weighted Average
21,800		20.32% Pervious Area
85,500		79.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0	50	0.1000	0.28		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
1.7	230	0.0130	2.31		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.3					**Direct Entry, DIRECT ENTRY**
6.0	280	Total			

Summary for Link POA-1:

Inflow Area = 205,500 sf, 0.00% Impervious, Inflow Depth = 0.69" for 25 YR event
Inflow = 2.0 cfs @ 12.13 hrs, Volume= 11,863 cf
Primary = 2.0 cfs @ 12.13 hrs, Volume= 11,863 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

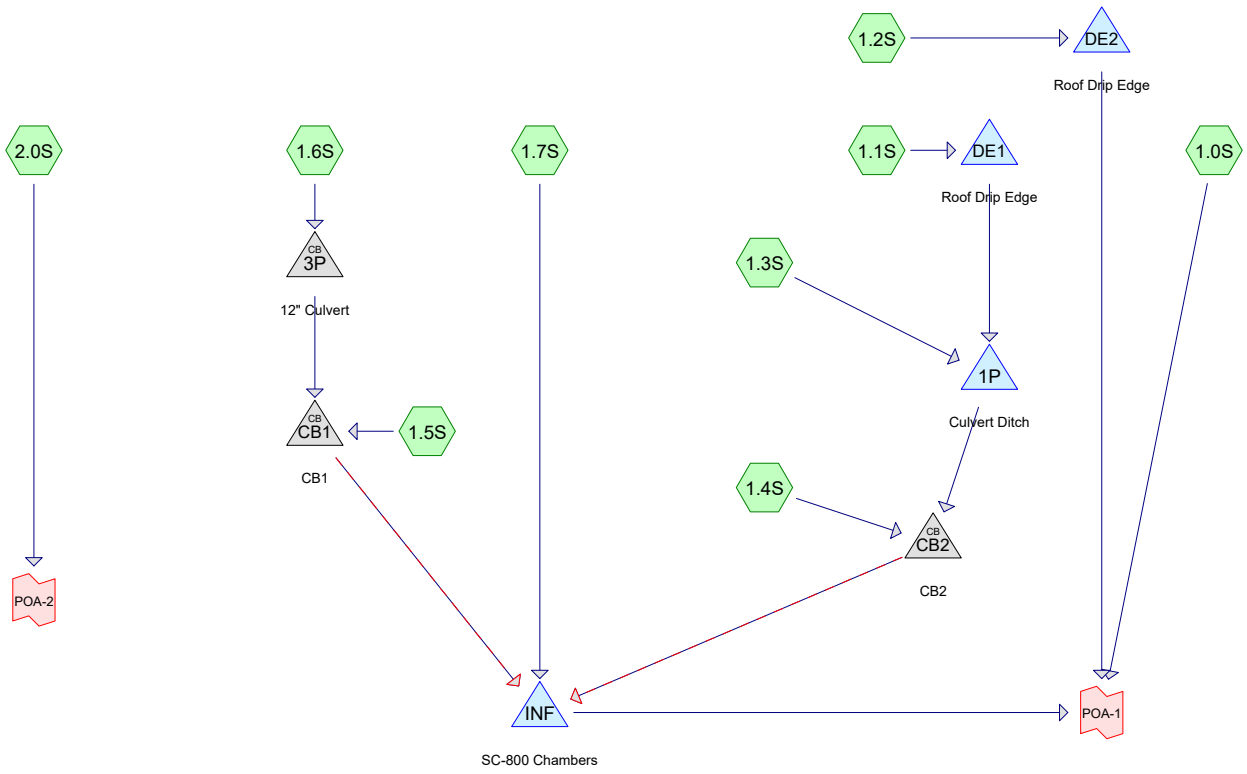
Summary for Link POA-2:

Inflow Area = 107,300 sf, 79.68% Impervious, Inflow Depth = 4.55" for 25 YR event
Inflow = 11.3 cfs @ 12.08 hrs, Volume= 40,728 cf
Primary = 11.3 cfs @ 12.08 hrs, Volume= 40,728 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Appendix 2B

Proposed Conditions
HydroCAD Summary



Subcat Reach Pond Link

Routing Diagram for 240431-01 POST
Prepared by Sebago Technics, Printed 5/21/2026
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
75,100	49	50-75% Grass cover, Fair, HSG A (1.0S, 1.3S, 1.6S, 2.0S)
100,100	98	Paved parking, HSG A (1.0S, 1.4S, 1.5S, 1.6S, 2.0S)
3,500	98	Roofs (1.1S)
11,100	98	Roofs, HSG A (1.2S, 1.7S)
800	98	Sidewalks, HSG A (1.3S)
122,200	43	Woods/grass comb., Fair, HSG A (1.0S, 2.0S)
312,800	**65**	**TOTAL AREA**

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1.0S: Runoff Area=166,700 sf 0.24% Impervious Runoff Depth=0.04"
Flow Length=190' Tc=6.0 min CN=WQ Runoff=0.0 cfs 623 cf

Subcatchment1.1S: Runoff Area=3,500 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.2 cfs 836 cf

Subcatchment1.2S: Runoff Area=3,000 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.2 cfs 717 cf

Subcatchment1.3S: Runoff Area=4,900 sf 16.33% Impervious Runoff Depth=0.54"
Tc=6.0 min CN=WQ Runoff=0.1 cfs 222 cf

Subcatchment1.4S: Runoff Area=3,600 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.2 cfs 860 cf

Subcatchment1.5S: Runoff Area=3,200 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.2 cfs 765 cf

Subcatchment1.6S: Runoff Area=14,800 sf 65.54% Impervious Runoff Depth=1.91"
Flow Length=200' Tc=6.0 min CN=WQ Runoff=0.7 cfs 2,357 cf

Subcatchment1.7S: Runoff Area=8,100 sf 100.00% Impervious Runoff Depth=2.87"
Tc=6.0 min CN=98 Runoff=0.6 cfs 1,936 cf

Subcatchment2.0S: Runoff Area=105,000 sf 79.24% Impervious Runoff Depth=2.29"
Flow Length=410' Tc=6.0 min CN=WQ Runoff=5.7 cfs 20,004 cf

Pond 1P: Culvert Ditch Peak Elev=306.70' Storage=39 cf Inflow=0.1 cfs 222 cf
12.0" Round Culvert n=0.013 L=40.0' S=0.0125 '/' Outflow=0.0 cfs 222 cf

Pond 3P: 12" Culvert Peak Elev=306.97' Inflow=0.7 cfs 2,357 cf
12.0" Round Culvert n=0.013 L=39.0' S=0.0103 '/' Outflow=0.7 cfs 2,357 cf

Pond CB1: CB1 Peak Elev=306.69' Inflow=0.9 cfs 3,122 cf
Primary=0.9 cfs 3,122 cf Secondary=0.0 cfs 0 cf Outflow=0.9 cfs 3,122 cf

Pond CB2: CB2 Peak Elev=306.40' Inflow=0.3 cfs 1,083 cf
Primary=0.3 cfs 1,083 cf Secondary=0.0 cfs 0 cf Outflow=0.3 cfs 1,083 cf

Pond DE1: Roof Drip Edge Peak Elev=305.60' Storage=281 cf Inflow=0.2 cfs 836 cf
Discarded=0.0 cfs 836 cf Primary=0.0 cfs 0 cf Outflow=0.0 cfs 836 cf

Pond DE2: Roof Drip Edge Peak Elev=305.71' Storage=246 cf Inflow=0.2 cfs 717 cf
Discarded=0.0 cfs 717 cf Primary=0.0 cfs 0 cf Outflow=0.0 cfs 717 cf

Pond INF: SC-800 Chambers Peak Elev=306.05' Storage=1,473 cf Inflow=1.7 cfs 6,140 cf
Discarded=0.3 cfs 6,140 cf Primary=0.0 cfs 0 cf Outflow=0.3 cfs 6,140 cf

Link POA-1: Inflow=0.0 cfs 623 cf
Primary=0.0 cfs 623 cf

Link POA-2: Inflow=5.7 cfs 20,004 cf
Primary=5.7 cfs 20,004 cf

Total Runoff Area = 312,800 sf Runoff Volume = 28,321 cf Average Runoff Depth = 1.09"
63.08% Pervious = 197,300 sf 36.92% Impervious = 115,500 sf

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1.0S: Runoff Area=166,700 sf 0.24% Impervious Runoff Depth=0.33"
Flow Length=190' Tc=6.0 min CN=WQ Runoff=0.5 cfs 4,633 cf

Subcatchment1.1S: Runoff Area=3,500 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=0.4 cfs 1,273 cf

Subcatchment1.2S: Runoff Area=3,000 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=0.3 cfs 1,091 cf

Subcatchment1.3S: Runoff Area=4,900 sf 16.33% Impervious Runoff Depth=1.12"
Tc=6.0 min CN=WQ Runoff=0.1 cfs 459 cf

Subcatchment1.4S: Runoff Area=3,600 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=0.4 cfs 1,309 cf

Subcatchment1.5S: Runoff Area=3,200 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=0.3 cfs 1,164 cf

Subcatchment1.6S: Runoff Area=14,800 sf 65.54% Impervious Runoff Depth=3.03"
Flow Length=200' Tc=6.0 min CN=WQ Runoff=1.0 cfs 3,736 cf

Subcatchment1.7S: Runoff Area=8,100 sf 100.00% Impervious Runoff Depth=4.36"
Tc=6.0 min CN=98 Runoff=0.8 cfs 2,946 cf

Subcatchment2.0S: Runoff Area=105,000 sf 79.24% Impervious Runoff Depth=3.54"
Flow Length=410' Tc=6.0 min CN=WQ Runoff=8.6 cfs 31,007 cf

Pond 1P: Culvert Ditch Peak Elev=306.75' Storage=57 cf Inflow=0.1 cfs 459 cf
12.0" Round Culvert n=0.013 L=40.0' S=0.0125 '/' Outflow=0.1 cfs 459 cf

Pond 3P: 12" Culvert Peak Elev=307.10' Inflow=1.0 cfs 3,736 cf
12.0" Round Culvert n=0.013 L=39.0' S=0.0103 '/' Outflow=1.0 cfs 3,736 cf

Pond CB1: CB1 Peak Elev=306.86' Inflow=1.4 cfs 4,900 cf
Primary=1.4 cfs 4,900 cf Secondary=0.0 cfs 0 cf Outflow=1.4 cfs 4,900 cf

Pond CB2: CB2 Peak Elev=306.48' Inflow=0.4 cfs 1,768 cf
Primary=0.4 cfs 1,768 cf Secondary=0.0 cfs 0 cf Outflow=0.4 cfs 1,768 cf

Pond DE1: Roof Drip Edge Peak Elev=306.83' Storage=498 cf Inflow=0.4 cfs 1,273 cf
Discarded=0.0 cfs 1,273 cf Primary=0.0 cfs 0 cf Outflow=0.0 cfs 1,273 cf

Pond DE2: Roof Drip Edge Peak Elev=307.02' Storage=435 cf Inflow=0.3 cfs 1,091 cf
Discarded=0.0 cfs 1,091 cf Primary=0.0 cfs 0 cf Outflow=0.0 cfs 1,091 cf

Pond INF: SC-800 Chambers Peak Elev=306.31' Storage=2,820 cf Inflow=2.6 cfs 9,613 cf
Discarded=0.3 cfs 9,613 cf Primary=0.0 cfs 0 cf Outflow=0.3 cfs 9,613 cf

Link POA-1: Inflow=0.5 cfs 4,633 cf
Primary=0.5 cfs 4,633 cf

Link POA-2: Inflow=8.6 cfs 31,007 cf
Primary=8.6 cfs 31,007 cf

Total Runoff Area = 312,800 sf Runoff Volume = 47,616 cf Average Runoff Depth = 1.83"
63.08% Pervious = 197,300 sf 36.92% Impervious = 115,500 sf

Summary for Subcatchment 1.0S:

Runoff = 1.8 cfs @ 12.13 hrs, Volume= 10,156 cf, Depth= 0.73"
Routed to Link POA-1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
115,200	43	Woods/grass comb., Fair, HSG A
51,100	49	50-75% Grass cover, Fair, HSG A
400	98	Paved parking, HSG A
166,700		Weighted Average
166,300		99.76% Pervious Area
400		0.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	20	0.0750	0.09		**Sheet Flow, A-B** Woods: Light underbrush n= 0.400 P2= 3.10"
0.4	30	0.0330	1.27		**Shallow Concentrated Flow, B-C** Short Grass Pasture Kv= 7.0 fps
0.5	40	0.0625	1.25		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.8	70	0.0430	1.45		**Shallow Concentrated Flow, D-E** Short Grass Pasture Kv= 7.0 fps
0.2	30	0.2000	3.13		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
0.6					**Direct Entry, DIRECT ENTRY**
6.0	190	Total			

Summary for Subcatchment 1.1S:

Runoff = 0.5 cfs @ 12.08 hrs, Volume= 1,622 cf, Depth= 5.56"
Routed to Pond DE1 : Roof Drip Edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

	Area (sf)	CN	Description
*	3,500	98	Roofs
	3,500		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT ENTRY**

Summary for Subcatchment 1.2S:

Runoff = 0.4 cfs @ 12.08 hrs, Volume= 1,391 cf, Depth= 5.56"
Routed to Pond DE2 : Roof Drip Edge

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
3,000	98	Roofs, HSG A
3,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT ENTRY**

Summary for Subcatchment 1.3S:

Runoff = 0.2 cfs @ 12.10 hrs, Volume= 705 cf, Depth= 1.73"
Routed to Pond 1P : Culvert Ditch

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

	Area (sf)	CN	Description
*	800	98	Sidewalks, HSG A
	4,100	49	50-75% Grass cover, Fair, HSG A
	4,900		Weighted Average
	4,100		83.67% Pervious Area
	800		16.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT ENTRY**

Summary for Subcatchment 1.4S:

Runoff = 0.5 cfs @ 12.08 hrs, Volume= 1,669 cf, Depth= 5.56"
Routed to Pond CB2 : CB2

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
3,600	98	Paved parking, HSG A
3,600		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT ENTRY**

Summary for Subcatchment 1.5S:

Runoff = 0.4 cfs @ 12.08 hrs, Volume= 1,483 cf, Depth= 5.56"
Routed to Pond CB1 : CB1

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
3,200	98	Paved parking, HSG A
3,200		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT ENTRY**

Summary for Subcatchment 1.6S:

Runoff = 1.4 cfs @ 12.09 hrs, Volume= 4,912 cf, Depth= 3.98"
Routed to Pond 3P : 12" Culvert

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
9,700	98	Paved parking, HSG A
5,100	49	50-75% Grass cover, Fair, HSG A
14,800		Weighted Average
5,100		34.46% Pervious Area
9,700		65.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	40	0.0200	1.13		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.10"
1.1	130	0.0100	2.03		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
0.7	30	0.0100	0.70		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
3.6					**Direct Entry, DIRECT ENTRY**
6.0	200	Total			

Summary for Subcatchment 1.7S:

Runoff = 1.1 cfs @ 12.08 hrs, Volume= 3,754 cf, Depth= 5.56"
Routed to Pond INF : SC-800 Chambers

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
8,100	98	Roofs, HSG A
8,100		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT ENTRY**

Summary for Subcatchment 2.0S:

Runoff = 11.2 cfs @ 12.08 hrs, Volume= 40,123 cf, Depth= 4.59"
Routed to Link POA-2 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25 YR Rainfall=5.80"

Area (sf)	CN	Description
83,200	98	Paved parking, HSG A
14,800	49	50-75% Grass cover, Fair, HSG A
7,000	43	Woods/grass comb., Fair, HSG A
105,000		Weighted Average
21,800		20.76% Pervious Area
83,200		79.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	40	0.2000	0.84		**Sheet Flow, A-B** Fallow n= 0.050 P2= 3.10"
0.2	40	0.0200	2.87		**Shallow Concentrated Flow, B-C** Paved Kv= 20.3 fps
1.6	150	0.0500	1.57		**Shallow Concentrated Flow, C-D** Short Grass Pasture Kv= 7.0 fps
0.6	70	0.0100	2.03		**Shallow Concentrated Flow, D-E** Paved Kv= 20.3 fps
0.2	10	0.0100	0.70		**Shallow Concentrated Flow, E-F** Short Grass Pasture Kv= 7.0 fps
0.8	100	0.0100	2.03		**Shallow Concentrated Flow, F-G** Paved Kv= 20.3 fps
1.8					**Direct Entry,**
6.0	410	Total			

Summary for Pond 1P: Culvert Ditch

Inflow Area = 8,400 sf, 51.19% Impervious, Inflow Depth = 1.01" for 25 YR event
Inflow = 0.2 cfs @ 12.10 hrs, Volume= 705 cf
Outflow = 0.1 cfs @ 12.17 hrs, Volume= 705 cf, Atten= 24%, Lag= 4.4 min
Primary = 0.1 cfs @ 12.17 hrs, Volume= 705 cf
Routed to Pond CB2 : CB2

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 306.80' @ 12.17 hrs Surf.Area= 395 sf Storage= 79 cf

Plug-Flow detention time= 31.3 min calculated for 705 cf (100% of inflow)
Center-of-Mass det. time= 31.2 min (851.0 - 819.8)

Volume	Invert	Avail.Storage	Storage Description
#1	306.60'	658 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
306.60	390	0	0
307.00	400	158	158
308.00	600	500	658

Device	Routing	Invert	Outlet Devices
#1	Primary	306.60'	**12.0" Round Culvert** L= 40.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 306.60' / 306.10' S= 0.0125 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.1 cfs @ 12.17 hrs HW=306.80' (Free Discharge)
1=Culvert (Inlet Controls 0.1 cfs @ 1.21 fps)

Summary for Pond 3P: 12" Culvert

Inflow Area = 14,800 sf, 65.54% Impervious, Inflow Depth = 3.98" for 25 YR event
Inflow = 1.4 cfs @ 12.09 hrs, Volume= 4,912 cf
Outflow = 1.4 cfs @ 12.09 hrs, Volume= 4,912 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.4 cfs @ 12.09 hrs, Volume= 4,912 cf
Routed to Pond CB1 : CB1

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 307.21' @ 12.09 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	306.50'	**12.0" Round Culvert** L= 39.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 306.50' / 306.10' S= 0.0103 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.4 cfs @ 12.09 hrs HW=307.21' (Free Discharge)
1=Culvert (Inlet Controls 1.4 cfs @ 2.27 fps)

Summary for Pond CB1: CB1

Inflow Area = 18,000 sf, 71.67% Impervious, Inflow Depth = 4.26" for 25 YR event
Inflow = 1.8 cfs @ 12.09 hrs, Volume= 6,395 cf
Outflow = 1.8 cfs @ 12.09 hrs, Volume= 6,395 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.8 cfs @ 12.09 hrs, Volume= 6,395 cf
Routed to Pond INF : SC-800 Chambers
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond INF : SC-800 Chambers

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 307.01' @ 12.09 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	306.10'	**12.0" Round Culvert** L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 306.10' / 306.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Secondary	310.00'	**2.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=1.8 cfs @ 12.09 hrs HW=307.00' (Free Discharge)
1=Culvert (Barrel Controls 1.8 cfs @ 3.12 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=306.10' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.0 cfs)

Summary for Pond CB2: CB2

Inflow Area = 12,000 sf, 65.83% Impervious, Inflow Depth = 2.37" for 25 YR event
Inflow = 0.6 cfs @ 12.09 hrs, Volume= 2,374 cf
Outflow = 0.6 cfs @ 12.09 hrs, Volume= 2,374 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.6 cfs @ 12.09 hrs, Volume= 2,374 cf
Routed to Pond INF : SC-800 Chambers
Secondary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond INF : SC-800 Chambers

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 306.55' @ 12.09 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	306.10'	**12.0" Round Culvert** L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 306.10' / 306.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Secondary	310.00'	**2.0' long x 2.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

Primary OutFlow Max=0.6 cfs @ 12.09 hrs HW=306.55' (Free Discharge)
1=Culvert (Barrel Controls 0.6 cfs @ 2.42 fps)

Secondary OutFlow Max=0.0 cfs @ 0.00 hrs HW=306.10' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.0 cfs)

Summary for Pond DE1: Roof Drip Edge

Inflow Area = 3,500 sf,100.00% Impervious, Inflow Depth = 5.56" for 25 YR event
Inflow = 0.5 cfs @ 12.08 hrs, Volume= 1,622 cf
Outflow = 0.0 cfs @ 10.37 hrs, Volume= 1,622 cf, Atten= 95%, Lag= 0.0 min
Discarded = 0.0 cfs @ 10.37 hrs, Volume= 1,622 cf
Primary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Pond 1P : Culvert Ditch

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 307.98' @ 13.95 hrs Surf.Area= 440 sf Storage= 700 cf
Flood Elev= 308.00' Surf.Area= 440 sf Storage= 707 cf

Plug-Flow detention time= 228.2 min calculated for 1,622 cf (100% of inflow)
Center-of-Mass det. time= 228.2 min (973.8 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1	304.00'	795 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
304.00	440	0.0	0	0
307.99	440	40.0	702	702
308.00	440	100.0	4	707
308.20	440	100.0	88	795

Device	Routing	Invert	Outlet Devices
#1	Primary	308.00'	**40.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Discarded	304.00'	**2.410 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.0 cfs @ 10.37 hrs HW=304.04' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.0 cfs @ 0.00 hrs HW=304.00' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Summary for Pond DE2: Roof Drip Edge

Inflow Area = 3,000 sf,100.00% Impervious, Inflow Depth = 5.56" for 25 YR event
Inflow = 0.4 cfs @ 12.08 hrs, Volume= 1,391 cf
Outflow = 0.0 cfs @ 12.78 hrs, Volume= 1,391 cf, Atten= 90%, Lag= 41.8 min
Discarded = 0.0 cfs @ 10.26 hrs, Volume= 1,356 cf
Primary = 0.0 cfs @ 12.78 hrs, Volume= 34 cf
Routed to Link POA-1 :

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 308.00' @ 12.78 hrs Surf.Area= 360 sf Storage= 579 cf
Flood Elev= 308.00' Surf.Area= 360 sf Storage= 578 cf

Plug-Flow detention time= 227.2 min calculated for 1,390 cf (100% of inflow)
Center-of-Mass det. time= 227.2 min (972.8 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1	304.00'	650 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
304.00	360	0.0	0	0
307.99	360	40.0	575	575
308.00	360	100.0	4	578
308.20	360	100.0	72	650

Device	Routing	Invert	Outlet Devices
#1	Primary	308.00'	**40.0' long x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Discarded	304.00'	**2.410 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.0 cfs @ 10.26 hrs HW=304.04' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.0 cfs @ 12.78 hrs HW=308.00' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.0 cfs @ 0.09 fps)

Summary for Pond INF: SC-800 Chambers

Inflow Area = 38,100 sf, 75.85% Impervious, Inflow Depth = 3.94" for 25 YR event
Inflow = 3.4 cfs @ 12.09 hrs, Volume= 12,523 cf
Outflow = 0.3 cfs @ 11.49 hrs, Volume= 12,523 cf, Atten= 90%, Lag= 0.0 min
Discarded = 0.3 cfs @ 11.49 hrs, Volume= 12,523 cf
Primary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link POA-1 :

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 306.57' @ 12.93 hrs Surf.Area= 6,115 sf Storage= 4,101 cf
Flood Elev= 307.80' Surf.Area= 6,115 sf Storage= 9,782 cf

Plug-Flow detention time= 82.8 min calculated for 12,523 cf (100% of inflow)
Center-of-Mass det. time= 82.8 min (839.6 - 756.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	305.50'	5,190 cf	**53.75'W x 103.40'L x 3.75'H Field A** 20,842 cf Overall - 7,866 cf Embedded = 12,975 cf x 40.0% Voids
#2A	306.00'	7,866 cf	**ADS_StormTech SC-800 +Cap** x 154 Inside #1 Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap 154 Chambers in 11 Rows Cap Storage= 3.4 cf x 2 x 11 rows = 75.2 cf
#3B	305.50'	590 cf	**6.25'W x 89.17'L x 3.75'H Field B** 2,090 cf Overall - 614 cf Embedded = 1,476 cf x 40.0% Voids
#4B	306.00'	614 cf	**ADS_StormTech SC-800 +Cap** x 12 Inside #3 Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap Cap Storage= 3.4 cf x 2 x 1 rows = 6.8 cf
		14,261 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	305.90'	**12.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 305.90' / 305.50' S= 0.0080 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	307.74'	**6.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Discarded	305.50'	**2.410 in/hr Exfiltration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.3 cfs @ 11.49 hrs HW=305.54' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.3 cfs)

Primary OutFlow Max=0.0 cfs @ 0.00 hrs HW=305.50' (Free Discharge)
└**1=Culvert** (Controls 0.0 cfs)
└**2=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Pond INF: SC-800 Chambers - Chamber Wizard Field A

Chamber Model = ADS_StormTechSC-800 +Cap (ADS StormTech®SC-800 with cap volume)
Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf
Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap
Cap Storage= 3.4 cf x 2 x 11 rows = 75.2 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

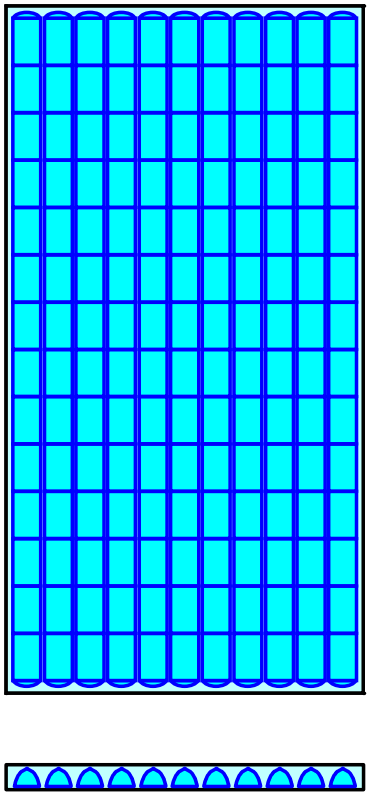
14 Chambers/Row x 7.12' Long +0.88' Cap Length x 2 = 101.40' Row Length +12.0" End Stone x 2 = 103.40' Base Length
11 Rows x 51.0" Wide + 6.0" Spacing x 10 + 12.0" Side Stone x 2 = 53.75' Base Width
6.0" Stone Base + 33.0" Chamber Height + 6.0" Stone Cover = 3.75' Field Height

154 Chambers x 50.6 cf + 3.4 cf Cap Volume x 2 x 11 Rows = 7,866.5 cf Chamber Storage

20,841.6 cf Field - 7,866.5 cf Chambers = 12,975.1 cf Stone x 40.0% Voids = 5,190.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,056.5 cf = 0.300 af
Overall Storage Efficiency = 62.6%
Overall System Size = 103.40' x 53.75' x 3.75'

154 Chambers
771.9 cy Field
480.6 cy Stone



Pond INF: SC-800 Chambers - Chamber Wizard Field B

Chamber Model = ADS_StormTechSC-800 +Cap (ADS StormTech®SC-800 with cap volume)
Effective Size= 45.0"W x 33.0"H => 7.11 sf x 7.12'L = 50.6 cf
Overall Size= 51.0"W x 33.0"H x 7.55'L with 0.43' Overlap
Cap Storage= 3.4 cf x 2 x 1 rows = 6.8 cf

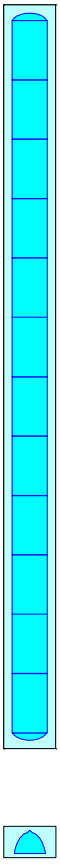
12 Chambers/Row x 7.12' Long +0.88' Cap Length x 2 = 87.17' Row Length +12.0" End Stone x 2 = 89.17' Base Length
1 Rows x 51.0" Wide + 12.0" Side Stone x 2 = 6.25' Base Width
6.0" Stone Base + 33.0" Chamber Height + 6.0" Stone Cover = 3.75' Field Height

12 Chambers x 50.6 cf + 3.4 cf Cap Volume x 2 x 1 Rows = 613.9 cf Chamber Storage

2,089.8 cf Field - 613.9 cf Chambers = 1,475.9 cf Stone x 40.0% Voids = 590.4 cf Stone Storage

Chamber Storage + Stone Storage = 1,204.3 cf = 0.028 af
Overall Storage Efficiency = 57.6%
Overall System Size = 89.17' x 6.25' x 3.75'

12 Chambers
77.4 cy Field
54.7 cy Stone



Summary for Link POA-1:

Inflow Area = 207,800 sf, 15.54% Impervious, Inflow Depth = 0.59" for 25 YR event
Inflow = 1.8 cfs @ 12.13 hrs, Volume= 10,190 cf
Primary = 1.8 cfs @ 12.13 hrs, Volume= 10,190 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Link POA-2:

Inflow Area = 105,000 sf, 79.24% Impervious, Inflow Depth = 4.59" for 25 YR event
Inflow = 11.2 cfs @ 12.08 hrs, Volume= 40,123 cf
Primary = 11.2 cfs @ 12.08 hrs, Volume= 40,123 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Appendix 3

Inspection, Maintenance and Housekeeping Plan

INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

For:
North Windham Public Safety
Windham, ME

By:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the erosion and sedimentation control measures as well as stormwater management facilities for the project. This plan also outlines several housekeeping requirements that shall be followed during and after construction. These procedures shall be followed in order to ensure the intended function of the designed measures and to prevent unreasonably adverse impacts to the surrounding environment.

The procedures outlined in this Inspection, Maintenance and Housekeeping Plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the Maine Department of Environmental Protection (MDEP).

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event (0.5" of rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.

2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (0.5" of rainfall).

3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access points to the site. Major observations must include BMPs that need maintenance, BMPs that failed

to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event (0.5" of rainfall). They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Riprap Materials:

- Once a riprap installation has been completed, it should require very little maintenance. It shall, however, be inspected periodically to determine if high flows have caused scour beneath the riprap or dislodged any of the stone.

C. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion.
- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

D. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way.
- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains

into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

E. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

F. Stabilized Temporary Drainage Swales:

- Sediment accumulation in the swale shall be removed once the cross section of the swale is reduced by 25%.
- The swales shall be inspected after rainfall events. Any evidence of sloughing of the side slopes or channel erosion shall be repaired and corrective action should be taken to prevent reoccurrence of the problem.
- In addition to the stabilized lining of the channel (i.e. erosion control blankets), stone check dams may be needed to further reduce channel velocity.

5. **Housekeeping:** The following general performance standards apply to the proposed project.

A. Spill prevention: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

B. Groundwater protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

C. Fugitive sediment and dust: Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

D. Debris and other materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

E. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, cofferdams, ponds, and other areas within the construction area

that retain water after excavation. In most cases, the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

Post-Construction

1. **Inspection:** After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. The owner shall inspect and maintain the BMPs, including but not limited to any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.

2. **Specific Inspection and Maintenance Tasks:** The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction. If the BMP requires maintenance, repair or replacement to function as intended by the approved post-construction stormwater management plan, the owner or operator of the BMP shall take corrective action(s) to address the deficiency or deficiencies as soon as possible after the deficiency is discovered and shall provide a record of the deficiency and corrective action(s) to the local municipality in the annual report.

   A. Vegetated Areas:

   - Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains (>0.5") to identify active or potential erosion problems.
   - Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

   B. Ditches, Swales and Other Open Channels:

   - Inspect ditches, swales, level spreaders and other open stormwater channels in the spring, in the late fall, and after heavy rains to remove any obstructions to flow. Remove accumulated sediments and debris, remove woody vegetative growth that could obstruct flow, and repair any erosion of the ditch lining.
   - Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity.
   - Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable.
   - If the ditch has a riprap lining, replace riprap in areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged.

C. Culverts:

- Inspect culverts in the spring, in the late fall, and after heavy rains (>0.5") to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.

D. Removal of Winter Sand:

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

E. Roof Drip Edges:

- These structures may not be paved over or altered in anyway. No gutter may be installed on the roof line.
- Debris and sediment buildup shall be removed as needed. Any bare area or erosion rills shall be repaired with new stone.
- See inspection log within Attachment 1 of this document for the inspection requirements of this BMP.

F. Subsurface Sand Filter Chamber System:

- Inspect the site monthly for the first few months after construction. Then, inspections can occur on an annual basis, preferably after rain events when clogging will be obvious.
- Make any repairs necessary to ensure the measure is operating properly.
- Regular maintenance is necessary to remove surface sediment, trash, debris, and leaf litter.
- Outlets and chambers need to be cleaned/repaired when drawdown times in the filter exceeds 36 hours.
- In certain cases, layers of sand may need to be replaced every 3 to 5 years.
- Inspect the underdrain outlet orifice within the outlet control structure for any sediment that may clog the orifice. Remove any sediment to prevent clogging.

3. Documentation:

A. The owner or operator of a BMP or a qualified post-construction stormwater inspector hired by that person, shall, as required by the local municipality, provide a completed and signed certification on a form provided by the local municipality, certifying that the person has inspected the BMP(s) and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they required maintenance or repair, including the record of the deficiency and corrective action(s) taken.

B. A log summarizing the inspections and any corrective action taken must be maintained. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as Attachment 1 of this Inspection, Maintenance, and Housekeeping Plan.

4. Duration of Maintenance: Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

ATTACHMENT 1 – STORMWATER INSPECTION AND MAINTENANCE LOG

North Windham Public Safety
Franklin Drive
Windham, ME

This log is intended to accompany the Inspection, Maintenance, and Housekeeping Plan for the North Windham Public Safety building in Windham, Maine. The following items shall be checked, cleaned, and maintained on a regular basis as specified in the Maintenance Plan and as described in the sections below. This log shall be kept on file for a minimum of five (5) years and shall be available for review by the [Municipality] and the Maine DEP. Qualified personnel familiar with the drainage systems and soils shall perform all inspections. A copy of the construction and post-construction maintenance logs are provided.

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		**Inspection Date:**	
Project Location:		**Current Weather:**	
		Date / Amount Last Precip:	
BMP Owner:		**Company conducting inspection:**	
Owner Mailing Address:		**Company Mailing Address**	
Owner Phone #:		**Company Phone #:**	
Owner Email:		**Inspector Name:**	
		Inspector Email:	
Site Element	**Suggested Maintenance (recm'd frequency)**	**Observations**	**Inspection Notes/Recommended Action**
Vegetated Areas	Inspect Slopes/Embankments for erosion (annually)		
	Replant bare areas or areas of sparse growth (annually)		
Ditches/Swales	Remove obstructions/debris/sediment (monthly)		
	Inspect for erosion/repair as needed (annually)		
	Remove woody vegetation (annually)		
	Mow vegetated ditches (annually)		
Catch Basins	Remove sediment/debris from sump (annually)		
	Remove accumulated debris from inlet grate		
Culverts	Remove sediment/debris from inlet/outlet aprons (annually)		
	Inspect inlet/outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Pipe Outlets	Remove sediment/debris from outlet aprons (annually)		
	Inspect outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Additional Notes/Observations:			

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		**Inspection Date:**	
Project Location:		**Current Weather:**	
		Date / Amount Last Precip:	
BMP Owner:		**Company conducting inspection:**	
Owner Mailing Address:		**Company Mailing Address**	
Owner Phone #:		**Company Phone #:**	
Owner Email:		**Inspector Name:**	
		Inspector Email:	

BMP Element	Suggested Maintenance	Observations	Inspection Notes/Recommended Action
Pretreatment			
	Sediment Depth/Removal (Annually)		
Outlet Control Structure			
	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe			
	Ground Stabilized (>1" rain, Annually)		
Subsurface Chambers			
	Sediment Depth/Removal (Annually)		

Additional Notes/Observations:

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		**Inspection Date:**	
Project Location:		**Current Weather:**	
		Date / Amount Last Precip:	
BMP Owner:		**Company conducting inspection:**	
Owner Mailing Address:		**Company Mailing Address**	
Owner Phone #:		**Company Phone #:**	
Owner Email:		**Inspector Name:**	
		Inspector Email:	

BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Pretreatment	Sediment/Debris Removal (Annually)		
	Inspect for bare areas or rill erosion (Annually)		
Downstream Structure	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe	Ground Stabilized (>1" rain, Annually)		
Embankments	Review for signs of erosion (Twice Annually)		
Stone	Trim overgrown vegetation with string trimmer (annually)		
	Review trench for evidence of vehicular traffic or storage of snow within footprint (annually)		
	Confirm no excessive ponding of water (annually)		

Additional Notes/Observations:

Roof Drip Edge Filter (2)

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		**Inspection Date:**	
Project Location:		**Current Weather:**	
		Date / Amount Last Precip:	
BMP Owner:		**Company conducting inspection:**	
Owner Mailing Address:		**Company Mailing Address**	
Owner Phone #:		**Company Phone #:**	
Owner Email:		**Inspector Name:**	
		Inspector Email:	

BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Pretreatment	Sediment/Debris Removal (Annually)		
	Inspect for bare areas or rill erosion (Annually)		
Downstream Structure	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe	Ground Stabilized (>1" rain, Annually)		
Embankments	Review for signs of erosion (Twice Annually)		
Stone	Trim overgrown vegetation with string trimmer (annually)		
	Review trench for evidence of vehicular traffic or storage of snow within footprint (annually)		
	Confirm no excessive ponding of water (annually)		

Additional Notes/Observations:

Appendix 4

Subsurface Investigations

REPORT

25-0363 S

January 21, 2026

Explorations and Geotechnical Engineering Services

Proposed Public Safety Facility
Franklin Drive
Windham, Maine

Prepared For:
Great Falls Construction, Inc.
Attention: Andrew Kosusko
20 Mechanic Street
Gorham, ME 04038

Prepared By:
S. W. Cole Engineering, Inc.
286 Portland Road
Gray, ME 04039
T: 207-657-2866

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25-0363 S

January 21, 2026

Great Falls Construction, Inc.
Attention: Andrew Kosusko
20 Mechanic Street
Gorham, ME 04038

Subject: Explorations and Geotechnical Engineering Services
Proposed Public Safety Facility
Franklin Drive
Windham, Maine

Dear Andy:

In accordance with our Proposal, dated September 23, 2025, Contract Addendum, dated October 17, 2025, and Contract Addendum No. 2, dated December 8, 2025, we have performed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Appendix A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our services was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations and earthwork associated with the proposed construction. Our scope of services included subsurface explorations and testing, soils laboratory testing, a geotechnical analysis of the subsurface findings, and preparation of this report.

1.2 Site and Proposed Construction

The site consists of an undeveloped, cleared parcel located on the southeasterly side of Franklin Drive, north of the existing Hannaford shopping center, in Windham, Maine. Existing grades are relatively flat and level in the southern and central portions of the site, ranging from about elevation 308 to 310 feet (project datum), but slope down into

an existing pond area in the northeasterly portion of the site, and slope up towards Franklin Drive to the northwest. A large portion of the site is currently occupied by underground septic systems which, we understand, actively services the adjacent Hannaford shopping center, as well as the Home Depot store across Franklin Drive.

We understand development plans include a new public safety facility, including a new building, paved parking and access drive areas with underlying stormwater management systems, and landscape areas. We understand the building will include a combination of multi-story office and operations space and a high bay area for fire and emergency apparatus. We understand the building will have a ground level finish floor elevation of 308.5 fee, and a second level at elevation 320.5 feet.

Proposed and existing site features are shown on the "Exploration Location Plan" attached in Appendix B.

2.0 EXPLORATION AND TESTING

2.1 Explorations

Subsurface explorations at the site were limited by the existing active septic systems which occupy a large portion of the proposed development area.

Three test pits (TP-1 through TP-3) were made at the site on December 17, 2025. The test pit locations were requested by Sebago Technics, Inc. (project civil engineer) and established in the field by S. W. Cole Engineering, Inc. (S.W.COLE) using GPS methods, adjusted to avoid the septic systems. These test pits were also logged by a soil scientist from Sebago Technics, Inc.; we understand their logs are provided under separate cover.

Six test borings (B-101 through B-106) were made at the site on January 15, 2026. The boring locations were selected and established in the field by S.W.COLE using GPS methods.

The test pits and test borings were made by Seaboard Drilling, LLC working under subcontract to S.W.COLE. The approximate exploration locations are shown on the "Exploration Location Plan" attached in Appendix B. Logs of the explorations and a key

to the notes and symbols used on the logs are attached in Appendix C. The elevations shown on the logs were estimated based on topographic information shown on the "Exploration Location Plan".

2.2 Field Testing

The test pits were made using a small, tracked excavator. As requested by Sebago Technics, field infiltration testing was performed in the test pits using a Guelph Permeameter. Field infiltration testing results are shown on the test pit logs.

The test borings were drilled using hollow-stem auger methods. The soils were sampled at 2 to 5 foot intervals using a split spoon sampler and Standard Penetration Testing (SPT) methods. SPT blow counts are shown on the boring logs.

2.3 Laboratory Testing

Soil samples obtained from the explorations were returned to our laboratory for further classification and testing. Moisture content test results are noted on the logs. The results of three grain size analyses are attached in Appendix D.

3.0 SUBSURFACE CONDITIONS

3.1 Soil and Bedrock

Underlying a surficial layer of topsoil and organics, the explorations encountered native glacial outwash deposits of loose to medium dense, brown and gray-brown, sand with varying portions of silt and gravel. The test pits were terminated in the sands at depths ranging from 6.3 to 7 feet below existing ground surface (bgs). The borings were terminated in the sands at depths ranging from about 12 to 32 feet bgs. Bedrock was not encountered within the depths explored.

As discussed, a large portion of the proposed building pad is currently occupied by active septic systems. Consequently, we anticipate areas of fill, backfill, and disturbed soils are present across the site.

3.2 Groundwater

Saturated soils were encountered in several of the test borings at depths of about 15 feet bgs. It should be anticipated that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation, as well as changes in site use.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. The principle geotechnical considerations include:

- As discussed, a large portion of the proposed building pad is currently occupied by active septic systems. We recommend the septic systems, including chambers, structures, leach fields, piping, fill, backfill, and residual organics be removed from beneath the proposed building and paved areas until undisturbed, non-organic, native soils are encountered. Following removal of the septic systems, excavations should be backfilled, and site grades raised, with compacted Granular Borrow.

- Spread footing foundations and slab-on-grade floors bearing on properly prepared subgrades appear suitable for the proposed building. Footings should bear on at least 3-inches of compacted Crushed Stone overlying densified native, non-organic soils. On-grade floor slabs in proposed office and operations areas should bear on at least 12-inches of properly compacted Structural Fill overlying properly prepared, densified subgrades. On-grade floor slabs in the apparatus bays and equipment areas should be underlain by at least 12-inches of compacted MaineDOT 703.06 Aggregate for Base Type A overlying properly prepared, densified subgrades.

- After removal of surficial organics and the existing septic systems, subgrades across the site will consist of native sands. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Excavation of bearing surfaces should be completed with a smooth-edged bucket to lessen subgrade disturbance.

- We recommend additional test pits be made in previously unexplored portions of proposed building pad after the existing septic systems have been decommissioned.

4.2 Site and Subgrade Preparation

We recommend that site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. Surficial organics, roots, and topsoil should be completely removed from areas of proposed fill and construction. As much vegetation as possible should remain outside the construction areas to lessen the potential for erosion and site disturbance.

Building Pad and Foundations: We recommend the septic systems, including chambers, structures, leach fields, piping, fill, backfill, and residual organics be removed from beneath the proposed building, paved, and landscape areas until undisturbed, non-organic, native soils are encountered. Following removal of the septic systems, excavations should be backfilled with compacted Granular Borrow.

Following removal of the septic systems and backfilling with compacted Granular Borrow, we recommend the proposed building area be proof-rolled and densified with 3 to 5 passes of a 10-ton vibratory roller compactor. Areas that become soft or continue to yield after densification should be removed and replaced with compacted Structural Fill.

We recommend that footings be excavated using a smooth-edged bucket and footing subgrades be densified with 3 to 5 passes of a vibratory plate compactor weighing at least 700 pounds. Footings should be underlain by at least 3 inches of compacted Crushed Stone overlying the densified subgrade soils.

Paved Areas: Pavement subgrades should be proof-rolled and densified with at least 3 to 5 passes of a 10-ton vibratory roller compactor. Areas that become soft or continue to yield after densification should be removed and replaced with compacted Granular Borrow.

4.3 Excavation and Dewatering

Excavation work will generally encounter existing septic systems (including chambers, structures, piping, fill, backfill, and potentially residual organics) and native sandy soils.

Care must be exercised during construction to limit disturbance of the bearing soils. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Final cuts to subgrade should be performed with a smooth-edged bucket to help reduce strength loss from soil disturbance.

Vibrations from construction should be controlled below threshold limits of 0.5 in/sec for structures, water supply wells and infrastructure within 500 feet of the project site. More restrictive vibration limits may be warranted in specific cases with sensitive equipment, historic structures or artifacts on-site or within close proximity.

Sumping and pumping dewatering techniques should be adequate to control groundwater in shallow excavations above the groundwater table. Deeper excavations extending below the groundwater table will likely require well point dewatering ahead of excavating. Controlling the water levels to at least one foot below planned excavation depths will help stabilize subgrades during construction.

Excavations must be properly shored or sloped in accordance with OSHA Regulations to prevent sloughing and caving of the sidewalls during construction. Care must be taken to preclude undermining adjacent structures, utilities, and roadways.

The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

Handling and disposal of the site soils, including the existing septic systems, must follow applicable environmental regulations.

4.4 Foundations

We recommend the proposed building be supported on spread footings founded on at least 3-inches of compacted Crushed Stone overlying densified native sands. For foundations bearing on properly prepared subgrades, we recommend the following geotechnical parameters for design consideration:

Geotechnical Parameters for Spread Footings and Foundation Walls	
Design Frost Depth (100 year AFI)	4.5 feet
Net Allowable Soil Bearing Pressure	2.0 ksf
Base Friction Factor	0.35
Total Unit Weight of Backfill	125 pcf
At-Rest Lateral Earth Pressure Coefficient	0.5
Internal Friction Angle of Backfill	30°
Seismic Soil Site Class	D (IBC 2021)
Estimated Total Settlement	1-inch
Differential Settlement	½-inch

Surface grades should be sloped away from the building for positive surface water drainage.

4.5 Slab-On-Grade

On-grade floor slabs in heated areas may be designed using a subgrade reaction modulus of 100 pci (pounds per cubic inch) provided:

- The slab is underlain by at least 12-inches of compacted Structural Fill overlying properly prepared, densified subgrades in lightly loaded office and operations areas of the building, and;

- The slab is underlain by at least 12 inches of compacted MaineDOT 703.06 Aggregate for Base Type A overlying properly prepared, densified subgrades in more heavily loaded apparatus bays and equipment areas.

The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function, as well as cracking and curling.

We recommend a sub-slab vapor retarder particularly in areas of the building where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material should be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant

should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

4.6 Entrance Slabs and Sidewalks

Entrance slabs and sidewalks adjacent to the building must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances. We recommend that non-frost susceptible Structural Fill be provided to a depth of at least 4.5 feet below the top of entrance slabs. This thickness of Structural Fill should extend the full footprint of the entrance slab, thereafter transitioning up to the bottom of the adjacent sidewalk or pavement gravels at a 3H:1V or flatter slope. General details of this frost transition zone are shown on the "Foundation Detail Sketch" attached in Appendix B.

4.7 Fill, Backfill and Compaction

We recommend the following fill and backfill materials: recycled products must also be tested in accordance with applicable environmental regulations and approved by a qualified environmental consultant.

Common Borrow: Fill to raise grades in landscape areas should be non-organic compactable earth meeting the requirements of 2020 MaineDOT Standard Specification 703.18 Common Borrow.

Granular Borrow: Backfill for overexcavations and to repair soft areas, as well as fill to raise grades in building and paved areas, should be sand meeting the requirements of 2020 MaineDOT Standard Specification 703.19 Granular Borrow.

Structural Fill: Backfill for foundations, slab base material (in lightly loaded office and operations areas) and material below exterior entrances slabs should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below:

Structural Fill	
Sieve Size	**Percent Finer by Weight**
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 6

Crushed Stone: Crushed Stone, used beneath foundations and for underdrain aggregate should be washed ¾-inch crushed stone meeting the requirements of 2020 MaineDOT Standard Specification 703.13 Crushed Stone ¾-Inch.

Reuse of Site Soils: Portions of the native sands, free from organics and deleterious materials, appear suitable for reuse as Granular Borrow provided they are at a compactable moisture content at the time of reuse.

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses for grading, fill, and backfill activities should not exceed 12 inches. We recommend that fill and backfill in building and paved areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted with 3 to 5 passes of a vibratory plate compactor having a static weight of at least 500 pounds.

4.8 Weather Considerations

Construction activity should be limited during wet and freezing weather and the site soils may require drying or thawing before construction activities may continue. The contractor should anticipate the need for water to temper fills in order to facilitate compaction during dry weather. If construction takes place during cold weather, subgrades, foundations and floor slabs must be protected during freezing conditions. Concrete and fill must not be placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

4.9 Design Review and Construction Testing

S.W.COLE should be retained to review the construction documents prior to bidding to determine that our earthwork and foundation recommendations have been properly interpreted and implemented.

A construction materials testing and quality assurance program should be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE is available to observe earthwork activities and the preparation of foundation bearing surfaces, as well as to provide testing and IBC Special Inspection services for soils, concrete, steel, spray-applied fireproofing, fire-stopping, structural masonry, and asphalt construction materials.

4.10 Recommendations for Additional Study

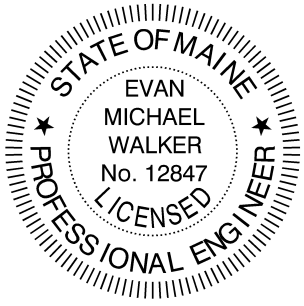
As discussed, a large portion of the proposed building pad is currently occupied by active septic systems. We recommend additional test pits be made in previously unexplored portions of proposed building pad after the existing septic systems have been decommissioned.

5.0 CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S. W. Cole Engineering, Inc.



Evan M. Walker, P.E.
Senior Geotechnical Engineer

EMW:tjb

APPENDIX A

Limitations

This report has been prepared for the exclusive use of Great Falls Construction, Inc. for specific application to the proposed Public Works Facility on Franklin Drive in Windham, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

APPENDIX B

Figures

FRANKLIN DRIVE

VETERANS MEMORIAL DRIVE

1 1/2" IRON PIPE FOUND
26" ABOVE GRADE
LEANING, LOCATED AT BASE

5/8" REBAR FOUND
6" ABOVE GRADE
"A.L. & H. 492"

5/8" IRON ROD FOUND
7" ABOVE GRADE
LEANING, LOCATED AT BASE

50' RIGHT OF WAY
SEE NOTE: 6D

SMH-129 (BY OTHERS)
RIM EL. = 315.13
8" INV.OUT = 309.17

DMH 8182
RIM=315.83
30" HDPE INV.IN=304.81 @8
24" HDPE INV.IN=304.58 @11
36" HDPE INV.OUT=304.52 @4

INV.=305.45
36" HDPE

INSTALL 12"X6" TEE, 6" GATE VALVE, AND 6" D.I. PIPE TO HYDRANT ASSEMBLY #1. INSTALL PIPE RESTRAINTS BETWEEN HYDRANT ASSEMBLY CONNECTION AND SERVICE

6" D.I. FIRE SERVICE

INSTALL HYDRANT ASSEMBLY #1

BM-1

SMH 1057
RIM=314.96

DMH 5312
RIM=314.64
12" HDPE INV. IN=309.00 @7
18" HDPE INV. IN=305.28 @8
12" HDPE INV. IN=309.01 @10
18" HDPE INV. OUT=305.18 @2
SUMP=304.75

CB 5310
RIM=314.36
12" HDPE CASCO TRAP OUT @1
WATER LEVEL=309.45
SUMP=306.35

CB 5308
RIM=314.39
12" HDPE CASCO TRAP OUT @4
WATER LEVEL=309.46
SUMP=306.37

6" FIRE SERVICE, COORDINATE CONNECTION WITH RELEVANT M.E.P. DRAWINGS

4" DOMESTIC WATER SERVICE, COORDINATE CONNECTION WITH RELEVANT M.E.P. DRAWINGS

6" SAN. SEWER SERVICE, COORDINATE CONNECTION WITH RELEVANT M.E.P. DRAWINGS

SMH-127 (BY OTHERS)
RIM EL. = 313.00
8" INV. IN = 307.24
6" INV. IN = 307.14
8" INV.OUT = 306.92

SMH-126 (BY OTHERS)
RIM EL. = 312.06
8" INV. IN = 306.26
12" INV.OUT = 306.16

SMH-125 (BY OTHERS)
RIM EL. = 312.94
8" INV. IN = 305.71
12" INV.OUT = 305.61

INSTALL 12"X6" TEE, 6" GATE VALVE, AND 6" D.I. PIPE TO HYDRANT ASSEMBLY #2. INSTALL PIPE RESTRAINTS BETWEEN HYDRANT ASSEMBLY CONNECTION AND SERVICE

6" D.I. FIRE SERVICE

INSTALL HYDRANT ASSEMBLY #2

PUMP STATION, SEE DETAIL

SMH-128 (BY OTHERS)
RIM EL. = 314.38
8" INV. IN = 308.52
8" INV.OUT = 307.77

TP-2
TP-3
TP-1
B-101
B-102
B-103
B-104
B-105
B-106

CB-2
RIM: 310.00

12" SD
INV=306.60

BFE 308.50
FFE 320.50

BFE 308.5

CB-16
RIM: 310.50

12" SD
INV=306.70

SD-2

INSTALL ROOF DRAIN CONNECTION TO SUBSURFACE CHAMBER SYSTEM, INV. = 306.00±

TC: 311.46
BC: 310.96

TC: 311.82
BC: 311.32

TC: 311.24
BC: 310.74

TC: 311.15
BC: 310.55

SD-4

18" SD
INV=305.50

OCS-1
RIM: 310.50
INV. OUT: 305.90 (SD-4)

SUBSURFACE DETENTION AND INFILTRATION SYSTEM, ADS SC-800 OR APPROVED EQUAL
12 ROWS X 14 CHAMBERS PER ROW
168 CHAMBERS TOTAL

INSTALL FILTER BARRIER DOWNGRADIENT OF PROPOSED DEVELOPMENT, TYP.

CB-1
RIM: 310.00
INV. IN: 306.10 (SD-1)

INSTALL INLET PROTECTION, TYP.

12" SD
INV=306.50

LEGEND:

APPROXIMATE BORING LOCATION

APPROXIMATE TEST PIT LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A 1"= 30' SCALE PLAN OF THE SITE TITLED "GRADING AND UTILIY PLAN," PREPARED BY SEBAGO TECHNICS, INC., RECEIVED 12/16/2025.
2. THE EXPLORATIONS WERE LOCATED IN THE FIELD BY S. W. COLE ENGINEERING, INC. USING A MAPPING GRADE GPS RECEIVER.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
4. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

0 30 60 Feet

S.W.COLE ENGINEERING, INC.

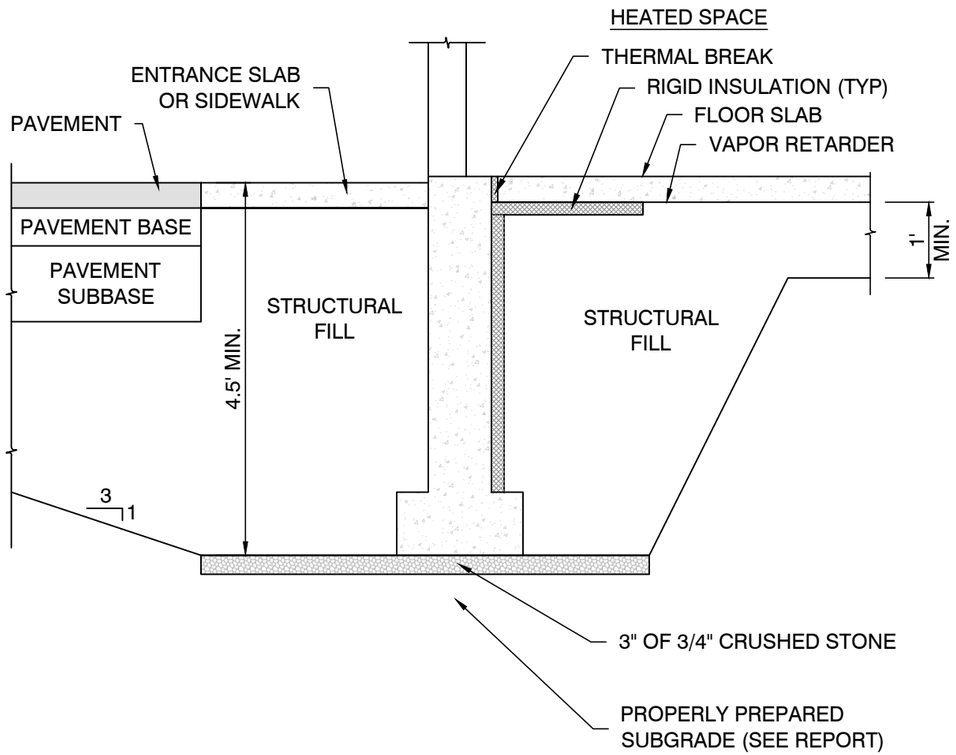
GREAT FALLS CONSTRUCTION, INC.

EXPLORATION LOCATION PLAN

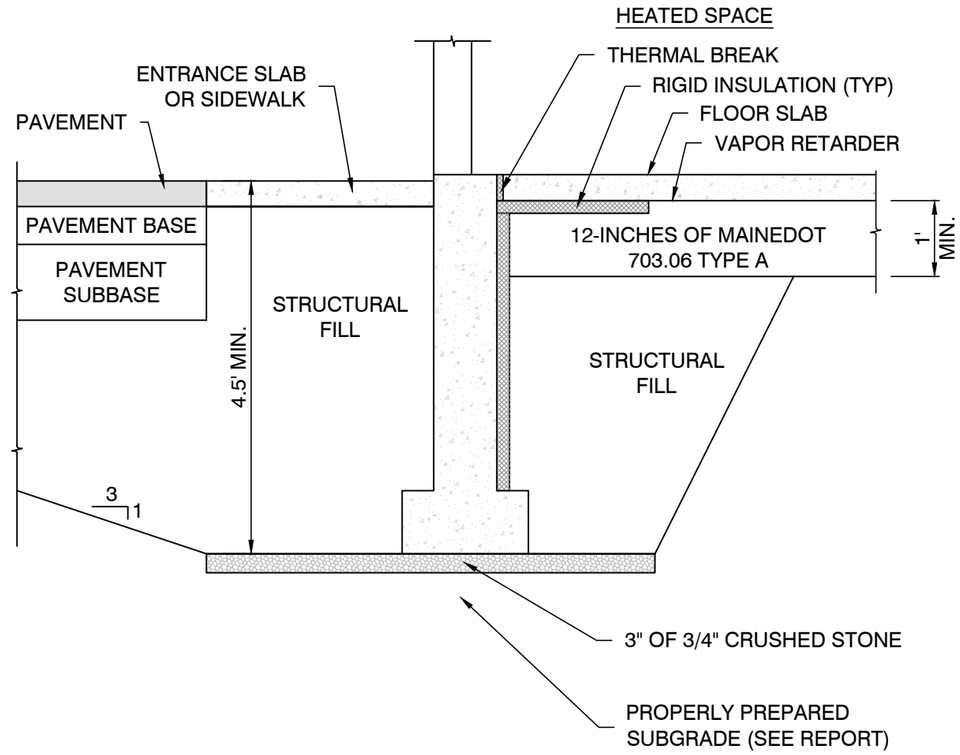
PROPOSED PUBLIC SAFETY FACILITY
FRANKLIN DRIVE
WINDHAM, MAINE

Job No.:	25-0363	Scale:	1" = 30'
Date :	01/19/2026	Sheet:	1

K:\2025\25-0363\CAD\Drawings\25-0363 B.P.dwg, 1/19/2026 2:39:34 PM, CEM, S. W. Cole Engineering, Inc.



OFFICE AREAS



APPARATUS BAYS AND EQUIPMENT AREAS

NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

S.W.COLE ENGINEERING, INC.

GREAT FALLS CONSTRUCTION, INC.

FOUNDATION DETAIL SKETCH

PROPOSED PUBLIC SAFETY FACILITY
FRANKLIN DRIVE
WINDHAM, MAINE

Job No.:	25-0363	Scale:	Not to Scale
Date :	01/21/2026	Sheet:	2

APPENDIX C

Exploration Logs and Key

BORING LOG

BORING NO.: B-101
SHEET: 1 of 1
PROJECT NO. 25-0363
DATE START: 1/15/2026
DATE FINISH: 1/15/2026

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 308' +/- **TOTAL DEPTH (FT):** 22.0 **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling **DRILLER:** Jeremy Adams **DRILLING METHOD:** Hollow Stem Augers
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 4 1/4 in / 7 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 15 ft Soils Saturated below 15' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/10	2-3-8-10			0.3 Topsoil (FILL)		
			2D		2-4	24/18	10-10-9-8			Medium dense to loose, light brown, coarse SAND, some gravel, trace silt		
305												
	5		3D		5-7	24/12	4-4-3-4			5.2 Loose, light brown, medium SAND, trace silt		
300												
	10		4D		10-12	24/18	5-7-9-10			10.5 Medium dense, gray-brown SILT AND SAND		
										11.4 Medium dense, gray-brown, silty fine SAND		
295												
	15		5D		15-17	24/16	4-5-5-6			15.0 Loose, light brown, fine SAND, trace silt, with occasional silty sand layers	▽	
290												
	20		6D		20-22	24/24	3-3-4-4					

Bottom of Exploration at 22.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-101

BORING LOG

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

BORING NO.: B-102
SHEET: 1 of 1
PROJECT NO. 25-0363
DATE START: 1/15/2026
DATE FINISH: 1/15/2026

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 307' +/- | **TOTAL DEPTH (FT):** 22.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Jeremy Adams | **DRILLING METHOD:** Hollow Stem Augers
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 4 1/4 in / 7 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 15 ft Soils Saturated below 15' +/-
GENERAL NOTES:

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S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/10	2-4-5-7			0.5 Topsoil (FILL)		
305			2D		2-4	24/16	8-8-9-8			Loose to medium dense, brown, coarse to medium SAND, some gravel, trace silt		
	5		3D		5-7	24/14	4-4-5-6			5.0 Loose, light brown/gray, fine to medium SAND, trace silt		
300												
	10		4D		10-12	24/16	6-6-6-7			10.0 Medium dense, brown, silty fine SAND 10.3 Medium dense, light brown, fine to medium SAND, some silt		
295												
	15		5D		15-17	24/20	4-5-4-4			15.0 Loose, orange-brown, medium SAND, trace silt, with occasional silty sand layers	▽	
290												
	20		6D		20-22	24/24	4-4-5-6			20.0 Loose, light brown, fine SAND, trace silt		
285										Bottom of Exploration at 22.0 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-102

BORING / WELL 10-12-2022 25-0363.GPJ SWCE TEMPLATE.GDT 1/19/26

BORING LOG

BORING NO.: B-103
SHEET: 1 of 1
PROJECT NO. 25-0363
DATE START: 1/15/2026
DATE FINISH: 1/15/2026

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 307' +/- | **TOTAL DEPTH (FT):** 32.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Jeremy Adams | **DRILLING METHOD:** Hollow Stem Augers
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 4 1/4 in / 7 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 15 ft Soils Saturated Below 15' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/12	2-4-5-6			0.3 Topsoil (FILL)		
305			2D		2-4	24/16	7-8-7-8			Loose to medium dense, light brown, gravelly coarse SAND, trace silt		
	5		3D		5-7	24/12	5-5-6-5			4.0 Medium dense, gray to light brown, fine SAND, trace silt 5.0 Medium dense, light gray, silty fine SAND		
300												
	10		4D		10-12	24/18	4-6-5-5			10.0 Medium dense, light brown, fine to medium SAND, trace silt		
295												
	15		5D		15-17	24/24	3-4-3-4			15.0 Loose, orange-brown, coarse to medium SAND, trace silt, with occasional silty sand layers	▽	
290												
	20		6D		20-22	24/20	2-2-4-4			20.0 Loose, gray-brown, silty fine SAND		
285												
	25		7D		25-27	24/24	3-2-4-3					
280												
	30		8D		30-32	24/14	3-3-4-4					
275										Bottom of Exploration at 32.0 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-103

BORING / WELL 10-12-2022 25-0363.GPJ SWCE TEMPLATE.GDT 1/19/26

BORING LOG

BORING NO.: B-104
SHEET: 1 of 1
PROJECT NO. 25-0363
DATE START: 1/15/2026
DATE FINISH: 1/15/2026

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 308' +/- | **TOTAL DEPTH (FT):** 22.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Jeremy Adams | **DRILLING METHOD:** Hollow Stem Augers
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 4 1/4 in / 7 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 15 ft Soils Saturated below 15' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/14	12-8-11-14			Topsoil (FILL)		
										0.8 Medium dense, light brown, coarse SAND, some gravel, trace silt		
305			2D		2-4	24/14	14-15-17-16					
	5		3D		5-7	24/12	6-5-5-5					
										5.8 Medium dense, gray/light brown, fine to medium SAND, trace silt		
300												
	10		4D		10-12	24/24	4-4-3-6			10.0 Loose, gray, silty fine to medium SAND		
										10.5 Loose, gray, SILT AND SAND		
295												
	15		5D		15-17	24/24	2-2-1-3			15.0 Very loose, brown, fine to medium SAND, trace silt	▽	
290												
	20		6D		20-22	24/24	4-5-3-4			20.0 Loose, light brown, fine to medium SAND, trace silt, with frequent silty fine sand layers		
										Bottom of Exploration at 22.0 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-104

BORING LOG

BORING NO.: B-105
SHEET: 1 of 1
PROJECT NO. 25-0363
DATE START: 1/15/2026
DATE FINISH: 1/15/2026

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 307' +/- **TOTAL DEPTH (FT):** 12.0 **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling **DRILLER:** Jeremy Adams **DRILLING METHOD:** Hollow Stem Augers
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 4 1/4 in / 7 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): Soils Wet to Saturated from Surface
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/10	2-3-7-11			Topsoil (FILL)		
										0.7 Medium dense, brown, coarse SAND, trace silt		
305			2D		2-4	24/0	13-9-10-7					No Recovery
	5		3D		5-7	24/1	8-10-10-10			5.0 Medium dense, gray, medium to fine SAND, trace silt		
300												
	10		4D		10-12	24/14	7-7-7-8			10.0 Medium dense, light brown, fine SAND, trace silt		
295										Bottom of Exploration at 12.0 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-105

BORING LOG

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

BORING NO.: B-106
SHEET: 1 of 1
PROJECT NO. 25-0363
DATE START: 1/15/2026
DATE FINISH: 1/15/2026

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 307' +/- | **TOTAL DEPTH (FT):** 12.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Jeremy Adams | **DRILLING METHOD:** Hollow Stem Augers
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 4 1/4 in / 7 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): Soils Damp to Wet from Surface
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/10	6-4-3-5			0.4 Topsoil (FILL)		
305			2D		2-4	24/12	5-4-4-5			Loose, light brown, gravelly coarse SAND, trace silt 2.0 Loose, light brown, medium SAND, trace silt, trace gravel		
	5		3D		5-7	24/12	5-3-4-4			5.3 Loose to medium dense, light brown, fine to medium SAND, trace silt		
300												
	10		4D		10-12	24/16	4-5-6-6					
295										Bottom of Exploration at 12.0 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-106

TEST PIT LOGS

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

PROJECT NO.: 25-0363
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E-42

TEST PIT TP-1

DATE: 12/17/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 307.5' +/- **COMPLETION DEPTH (FT):** 6.3
WATER LEVEL DEPTHS (FT): No Groundwater Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		TOPSOIL (FILL)					
		1.0 Light brown, SAND, some gravel, trace silt, with occasional cobbles					Field Infiltration Test @ 2.75' Depth: 6.14 inches/hour
		4.5 Light brown, silty fine SAND					w =10.4 %
5							
		Bottom of Exploration at 6.3 feet					

TEST PIT TP-2

DATE: 12/17/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 307.5' +/- **COMPLETION DEPTH (FT):** 6.5
WATER LEVEL DEPTHS (FT): No Groundwater Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		TOPSOIL (FILL)					
		0.9 Light brown, medium to coarse SAND, trace gravel, trace silt					Field Infiltration Test @ 4' Depth = 60.9 inches/hour
5							w =4.1 %
		Bottom of Exploration at 6.5 feet					

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT 25-0363.GPJ SWCE TEMPLATE.GDT 1/21/26

TEST PIT LOGS

CLIENT: Great Falls Construction, Inc.
PROJECT: Proposed Public Safety Facility
LOCATION: Franklin Drive, Windham, Maine

PROJECT NO.: 25-0363
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E-42

TEST PIT TP-3

DATE: 12/17/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 308' +/- **COMPLETION DEPTH (FT):** 7.0
WATER LEVEL DEPTHS (FT): No Groundwater Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		TOPSOIL (FILL)					
		0.8 Light brown, SAND, some gravel, trace silt					
		3.3 Light brown, fine to medium SAND, some gravel, trace silt					Field Iniltration Test @ 4' Depth: 38.3 inches/hour
5		4.5 Light brown SAND, trace gravel, trace silt					w =3.9 %
		Bottom of Exploration at 7.0 feet					

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT 25-0363.GPJ SWCE TEMPLATE.GDT 1/21/26

KEY TO NOTES & SYMBOLS

Test Boring and Test Pit Explorations

Stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
"Y"	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

Parting:	0 to 1/16" thickness
Seam:	1/16" to 1/2" thickness
Layer:	½" to 12" thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

APPENDIX D

Laboratory Test Results

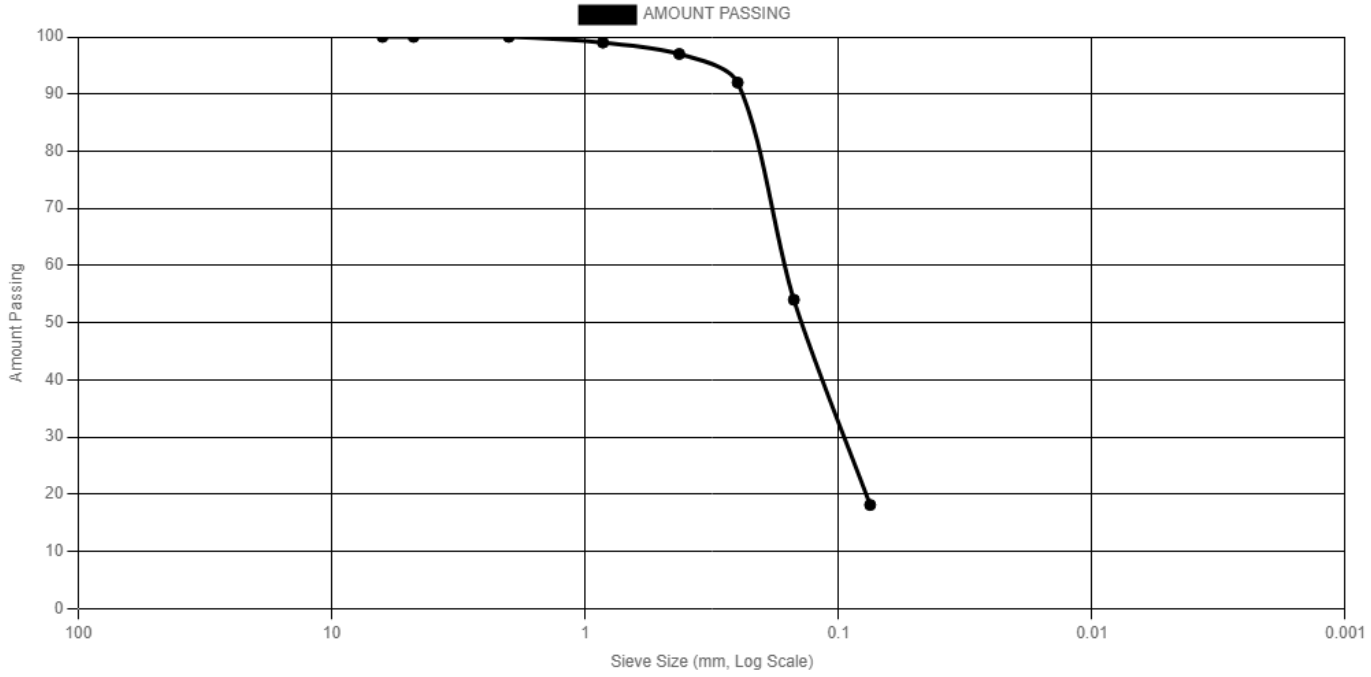
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C136 & C117

Project Name:	Windham ME - Proposed Public Safety Building - Geotechnical Engineering Services	**Project #:**	25-0363
		Lab ID:	33889G
		Date Received:	12/19/2025
Client:	Great Falls Construction, Inc.	**Date Completed:**	12/26/2025
Sample Description:	Test Pit Sample	**Tested By:**	Naomi McMillen
Material Source:	TP-1, 4.5' to 5'		

Standard Designation (mm/µm)	Sieve Size	Amount Passing (%)	
6.3 mm	1/4"	100%	
4.75 mm	No. 4	100%	0% Gravel
2 mm	No. 10	100%	
850 µm	No. 20	99%	
425 µm	No. 40	97%	81.88% Sand
250 µm	No. 60	92%	
150 µm	No. 100	54%	
75 µm	No. 200	18.1%	18.1% Fines



Remarks:

Sarah Sylvia

Reviewed By

The S.W.COLE field representative is on-site at the request of our client to provide construction materials testing and to observe and document construction activities. The Contractor has sole responsibility for schedule, site safety, methods, completeness and quality control.

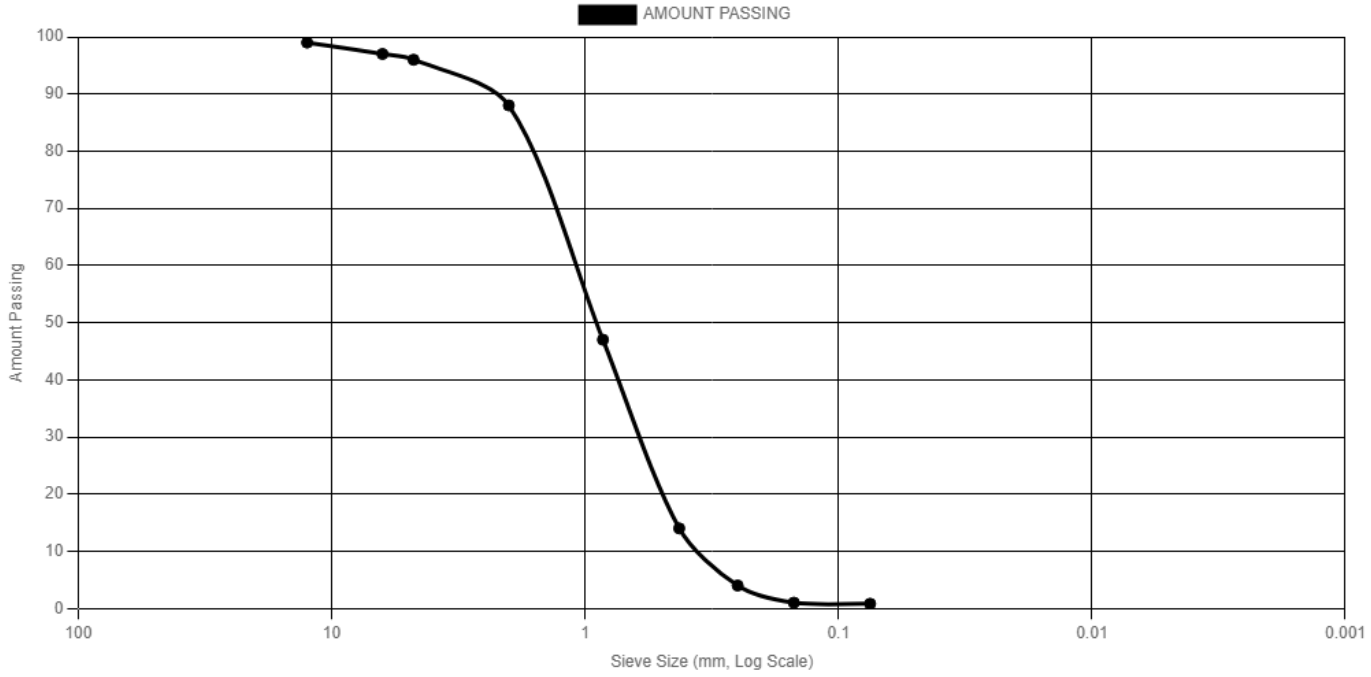
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C136 & C117

Project Name:	Windham ME - Proposed Public Safety Building - Geotechnical Engineering Services	**Project #:**	25-0363
		Lab ID:	33890G
		Date Received:	12/19/2025
Client:	Great Falls Construction, Inc.	**Date Completed:**	1/9/2026
Sample Description:	Test Pit Sample	**Tested By:**	Naomi McMillen
Material Source:	TP-2, 6' to 6.5'		

Standard Designation (mm/µm)	Sieve Size	Amount Passing (%)	
12.5 mm	1/2"	99%	
6.3 mm	1/4"	97%	
4.75 mm	No. 4	96%	4% Gravel
2 mm	No. 10	88%	
850 µm	No. 20	47%	
425 µm	No. 40	14%	95.2% Sand
250 µm	No. 60	4%	
150 µm	No. 100	1%	
75 µm	No. 200	0.8%	0.8% Fines



Remarks:

Sarah Sylvia

Reviewed By

The S.W.COLE field representative is on-site at the request of our client to provide construction materials testing and to observe and document construction activities. The Contractor has sole responsibility for schedule, site safety, methods, completeness and quality control.

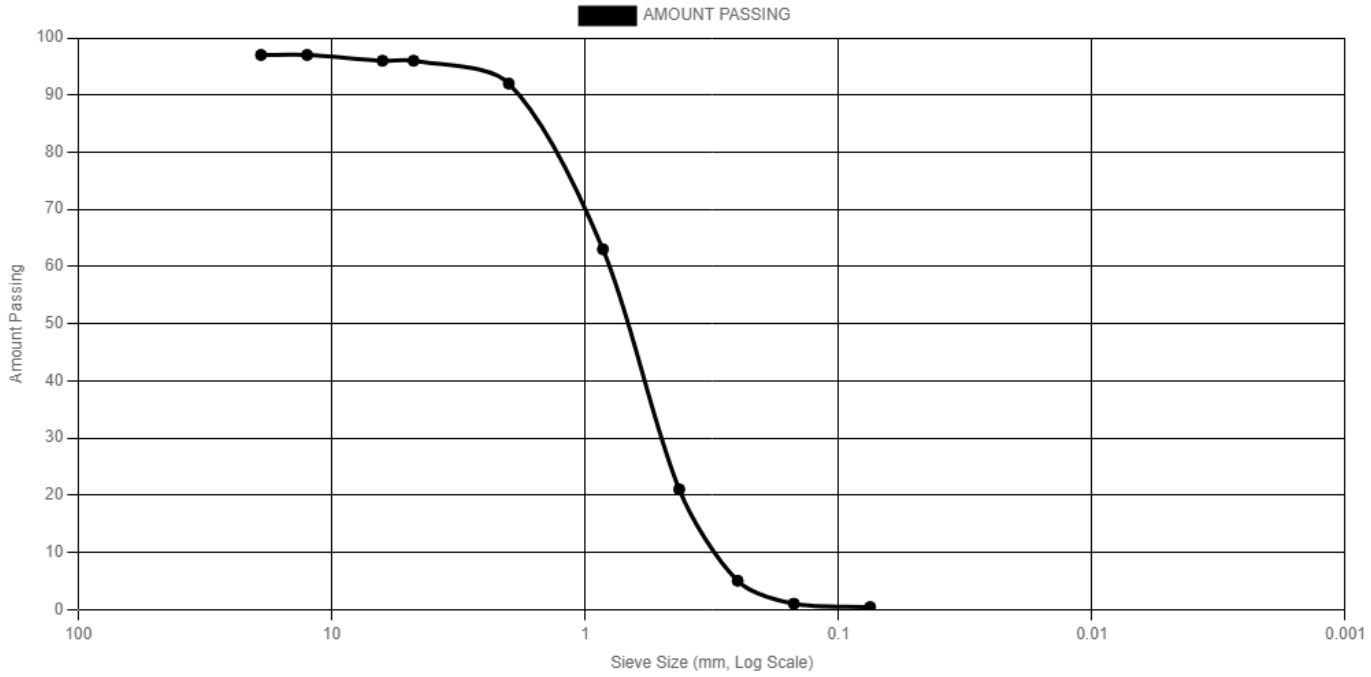
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C136 & C117

Project Name:	Windham ME - Proposed Public Safety Building - Geotechnical Engineering Services	**Project #:**	25-0363
		Lab ID:	33891G
		Date Received:	12/19/2025
Client:	Great Falls Construction, Inc.	**Date Completed:**	12/26/2025
Sample Description:	Test Pit Sample	**Tested By:**	Naomi McMillen
Material Source:	TP-3, 6' to 6.5'		

Standard Designation (mm/µm)	Sieve Size	Amount Passing (%)	
19 mm	3/4"	97%	
12.5 mm	1/2"	97%	
6.3 mm	1/4"	96%	
4.75 mm	No. 4	96%	4% Gravel
2 mm	No. 10	92%	
850 µm	No. 20	63%	
425 µm	No. 40	21%	95.63% Sand
250 µm	No. 60	5%	
150 µm	No. 100	1%	
75 µm	No. 200	0.4%	0.4% Fines



Remarks:

Sarah Sylvia

Reviewed By

The S.W.COLE field representative is on-site at the request of our client to provide construction materials testing and to observe and document construction activities. The Contractor has sole responsibility for schedule, site safety, methods, completeness and quality control.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Soil Map


70° 26' 31" W
70° 26' 13" W
384080
384120
384160
384200
384240
384280
384320
384360
384400
384440
384480
43° 50' 35" N
43° 50' 26" N
4855440
4855400
4855360
4855320
4855280
4855240
4855200
HgB
HgB
HIB
Soil Map may not be valid at this scale.
Map Scale: 1:1,880 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 25 50 100 150
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

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

MAP LEGEND	MAP INFORMATION
	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
HgB	Hermon sandy loam, 3 to 8 percent slopes	0.3	4.2%
HlB	Hinckley loamy sand, 3 to 8 percent slopes	6.1	95.8%
Totals for Area of Interest		**6.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cumberland County and Part of Oxford County, Maine

HgB—Hermon sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w9r8
Elevation: 0 to 950 feet
Mean annual precipitation: 31 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hermon and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hermon

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountainbase, interfluve, base slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly supraglacial meltout till derived from granite and gneiss

Typical profile

Ap - 0 to 9 inches: sandy loam
Bs1 - 9 to 16 inches: very gravelly sandy loam
Bs2 - 16 to 32 inches: extremely gravelly loamy sand
C - 32 to 65 inches: very gravelly coarse sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F144BY601ME - Dry Sand
Hydric soil rating: No

HIB—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8
Elevation: 0 to 1,430 feet
Mean annual precipitation: 36 to 53 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Outwash plains, eskers, moraines, kame terraces, kames, outwash terraces, outwash deltas
Landform position (two-dimensional): Summit, shoulder, backslope, footslope
Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 8 inches: loamy sand
Bw1 - 8 to 11 inches: gravelly loamy sand
Bw2 - 11 to 16 inches: gravelly loamy sand
BC - 16 to 19 inches: very gravelly loamy sand
C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

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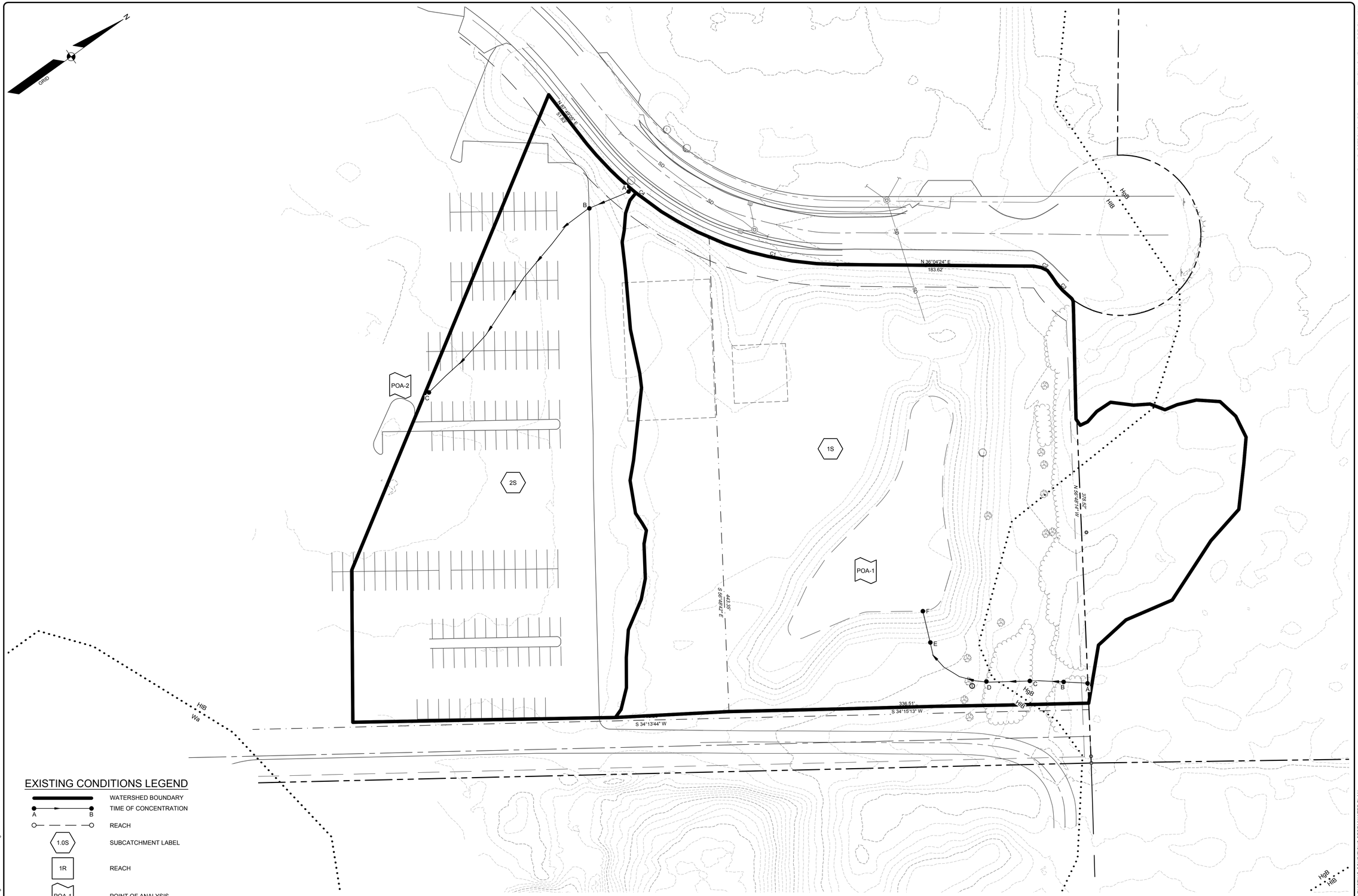
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Appendix 5

Stormwater Management Plans



EXISTING CONDITIONS LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (A — B)
- REACH
- 1.0S — SUBCATCHMENT LABEL
- 1R — REACH
- POA-1 — POINT OF ANALYSIS
- 1P — STORMWATER TREATMENT/DETENTION POND
- HSG # / HSG # — SOILS BOUNDARY

SOILS TABLE

SYMBOL	TYPE OF SOIL	SLOPE	DRAINAGE
HgB	HERMON SANDY LOAM	3-8%	SOMEWHAT EXCESSIVELY DRAINED
HIB	HINCKLEY LOAMY SAND	3-8%	EXCESSIVELY DRAINED

NOTES:

1. ON-SITE SOIL INFORMATION IS BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY. SEE FULL STORMWATER REPORT FOR ADDITIONAL SOILS INFORMATION.
2. TC PATHS NOT SHOWN ARE ASSUMED TO HAVE A MINIMUM VALUE OF 6 MINUTES BASED ON TR-55 STANDARDS.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

NOT FOR CONSTRUCTION

PAUL D. OSTROWSKI, PE 11175 — THARYN S. NIEN-LARGE, RLA 5287

STATE OF MAINE — PAUL D. OSTROWSKI — No. 11175 — REGISTERED PROFESSIONAL ENGINEER — 05/21/2026

REV.	BY	DATE	STATUS
D.	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C.	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B.	TFG	12/08/25	55% PROGRESS SET
A.	TFG	03/28/25	25% CMP SET

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South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick.

EXISTING CONDITIONS STORMWATER PLAN

OF:
WINDHAM FIRE STATION
FRANKLIN DRIVE
WINDHAM, MAINE

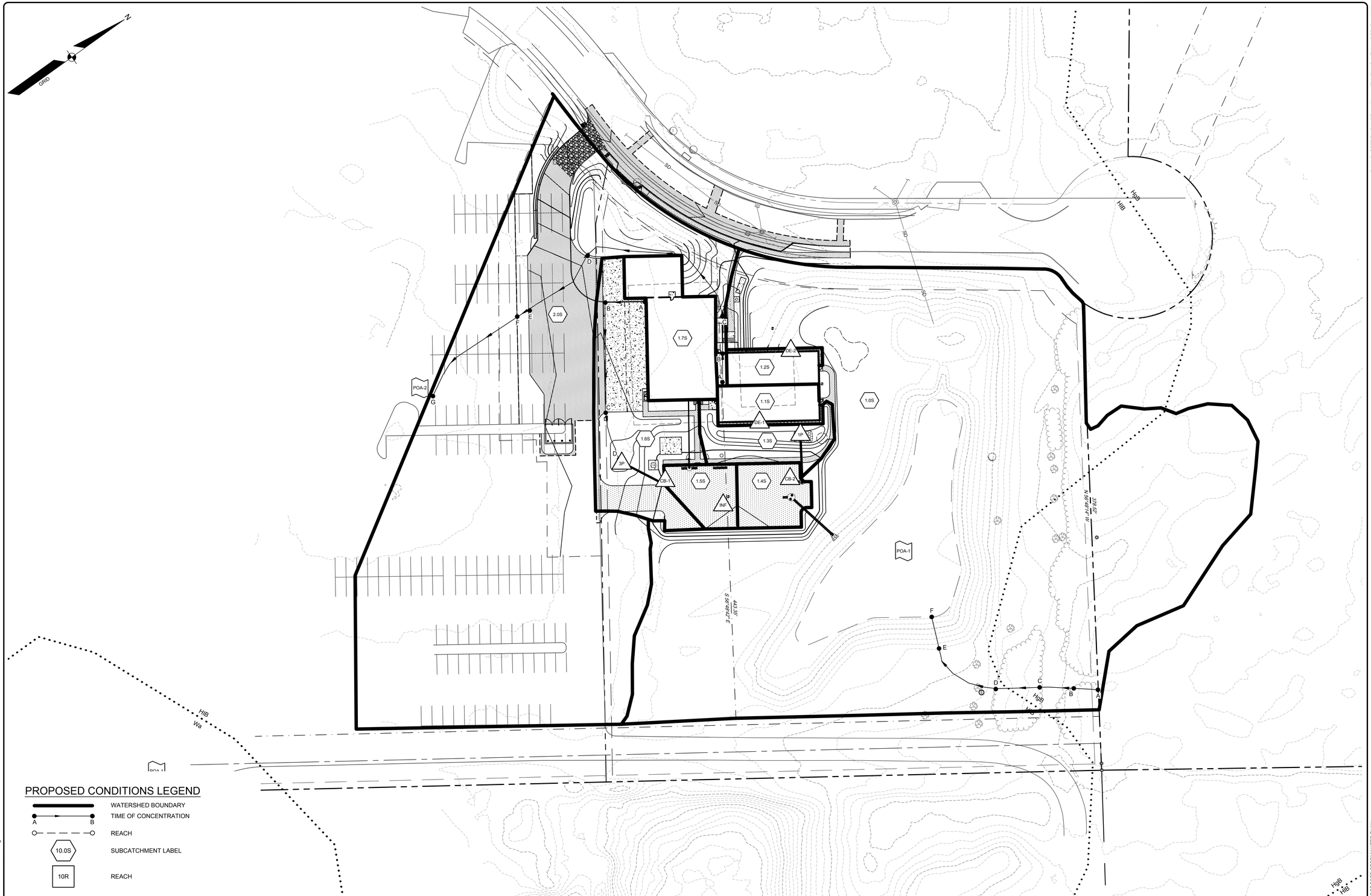
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	04/24/2026
SCALE	1" = 40'
PROJECT	240431-01

SHEET 1 OF 2

F:\Projects\240000\240431\CIVIL\Design\240431 SWP PRE.dwg - 5/20/2026 6:56 PM - SAMUEL BIBEAU

240431 SWP PRE.dwg, TAB-1 of 1 EXISTING CONDITIONS STORMWATER PLAN



PROPOSED CONDITIONS LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (A — B)
- REACH
- 10.0S — SUBCATCHMENT LABEL
- 10R — REACH
- POINT OF ANALYSIS
- 10P — STORMWATER TREATMENT/DETENTION POND
- HSG # / HSG # — SOILS BOUNDARY

SOILS TABLE			
SYMBOL	TYPE OF SOIL	SLOPE	DRAINAGE
HgB	HERMON SANDY LOAM	3-8%	SOMEWHAT EXCESSIVELY DRAINED
HIB	HINCKLEY LOAMY SAN	3-8%	EXCESSIVELY DRAINED

NOTES:

1. ON-SITE SOIL INFORMATION IS BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY. SEE FULL STORMWATER REPORT FOR ADDITIONAL SOILS INFORMATION.
2. TC PATHS NOT SHOWN ARE ASSUMED TO HAVE A MINIMUM VALUE OF 6 MINUTES BASED ON TR-55 STANDARDS.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

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PAUL D. OSTROWSKI, PE 11175 — THARYN S. NIEN-LARGE, RLA 5287

NOT FOR CONSTRUCTION

STATE OF MAINE — PAUL D. OSTROWSKI No. 11175 — REGISTERED PROFESSIONAL ENGINEER — 05/21/2026

REV.	BY	DATE	STATUS
D.	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C.	TFG	02/18/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B.	TFG	12/08/25	55% PROGRESS SET
A.	TFG	03/28/25	25% CMP SET

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South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick.

PROPOSED STORMWATER PLAN
OF:
WINDHAM FIRE STATION
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

240431 SWP POST.dwg TAB:1 of 1 PROPOSED STORMWATER PLAN

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	05/20/2026
SCALE	1" = 40'
PROJECT	240431-01

SHEET 2 OF 2

Section 12

Other Reviews

Section 12: Other Reviews

Maine Department of Environmental Protection

A Major Amendment to an existing Site Location of Development Approval (L-04289-23-A-X, dated May 24, 1978). We note that the initial approval has been revised, modified, and amended numerous times since the initial approval was received. SLODA reviews include a comprehensive review of stormwater management. A complete copy of the MDEP MELS submittal, reference HQK-NDMW-04M7F, was delivered to the Town on March 3, 2026, as required by MDEP. Reference is made to the enclosed letter of transmittal and submission acknowledgement received from the Maine DEP MELS system on February 26, 2026.

SEBAGO TECHNICS

LETTER OF TRANSMITTAL

Sebago Technics, Inc.
75 John Roberts Road-Suite 4A
South Portland, ME 04106-6963

Phone (207) 200-2100 **FAX** (207) 856-2206

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

DATE: 3/3/2026	STI Project 240431-01
ATTENTION: Steve Puleo	
RE: N. Windham Public Safety Building	
MDEP SLODA Amendment Submittal	
Applicant: Town of Windham	
Delivered 3-3-26	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Shop drawings ☒ SLODA Amendment Binder

COPIES	DATE	NO.	DESCRIPTION
1	February 2026	1	Site Plan Review Application, Bound
1	February 2026	2	Site Plan Set, 24x36 Bound and Folded
1			OneDrive link shared via email

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☒ For your use ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return_____corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Municipal Copy as required by MDEP

COPY TO: File

Signed: Stefanie Nichols for Tanner Goodine

If enclosures are not as noted, kindly notify us at once.

Submission Complete

Revision and Amendment Application

Submitted 02/26/2026 Site: L-004289 Submission HQK-NDMW-04M7F Revision 1
Form Version 1.8

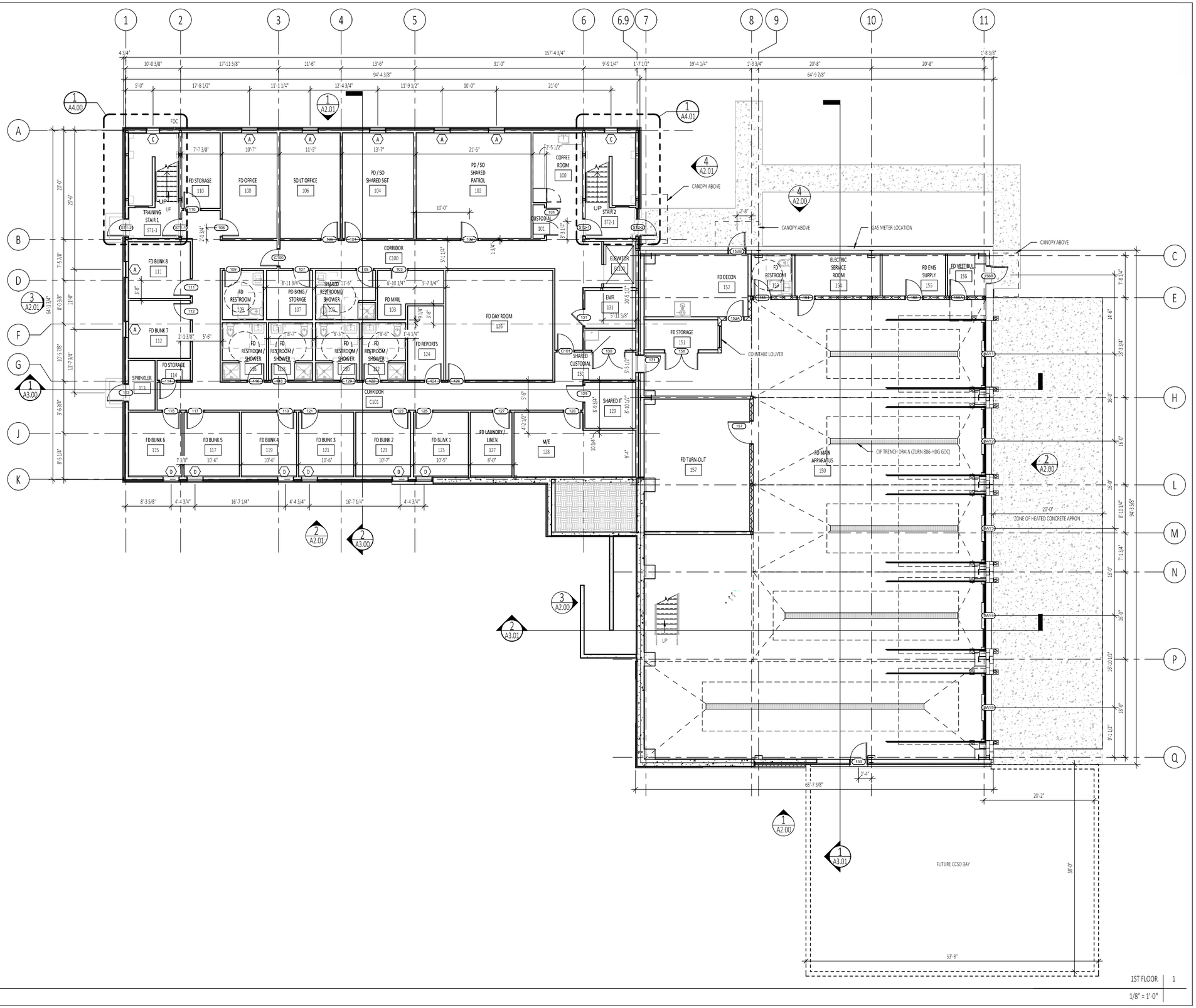
Section 13

Architectural Plans

11x17

Section 13: Architectural Plans

Reduced-size architectural floor plans and elevations by Invivid Architecture are enclosed in this section for Board review.



architecture invivid
631 Stevens Ave Ste #200
Portland, ME 04103
207 - 939 - 7602

Project:

NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE, WINDHAM, ME 04062

Owner/Client:

TOWN OF WINDHAM

INPUT CLIENT ADDRESS

Stamp:

NOT FOR CONSTRUCTION

Consultant:

Issuance:

ISSUED TO TOWN OF WINDHAM FOR FINAL SITE AND SUBDIVISION APPROVAL

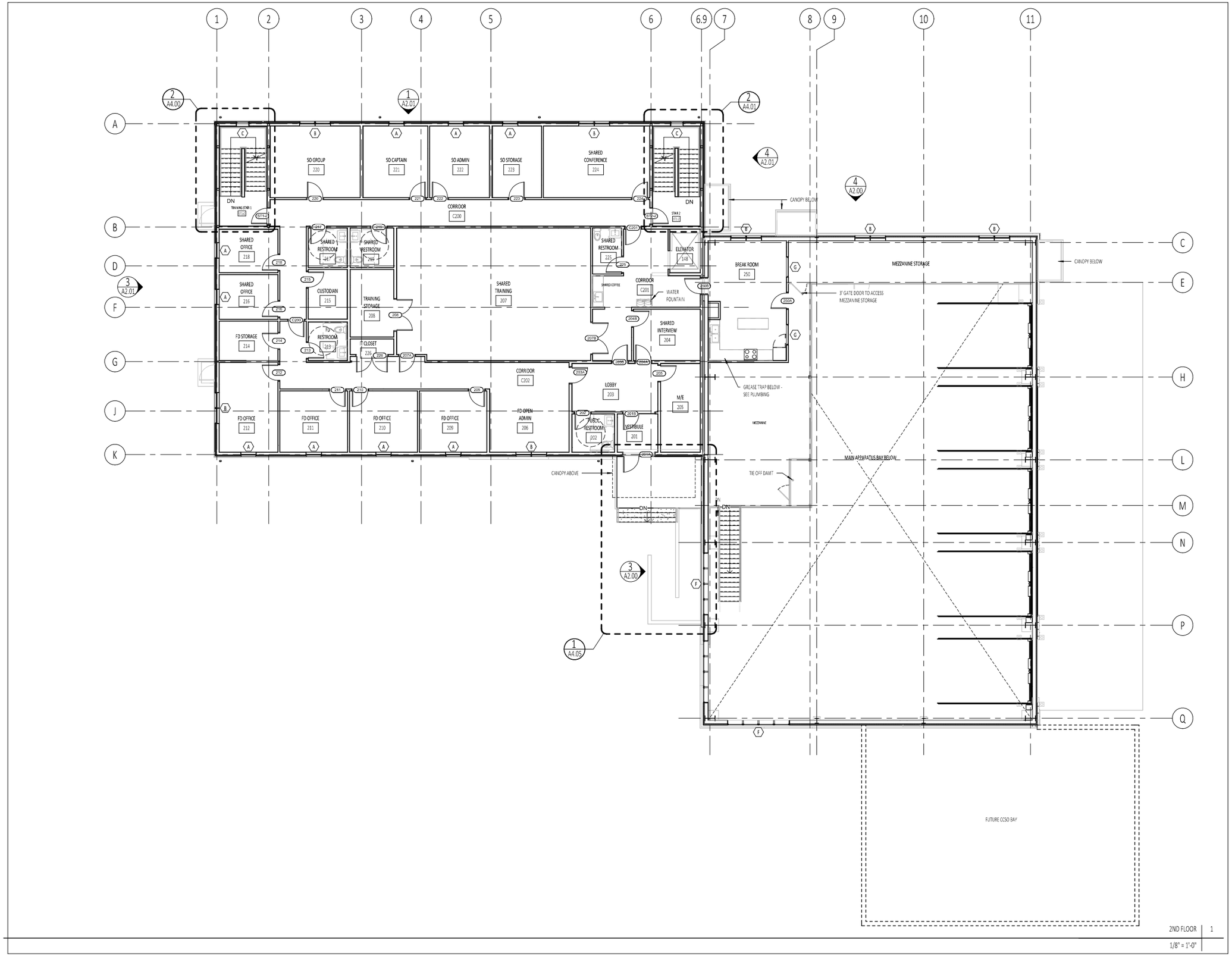
Revisions:

FIRST FLOOR PLAN

Scale:	1/8" = 1'-0"
Date:	06/12/2026

A1.01 602

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2ND FLOOR | 1

1/8" = 1'-0"

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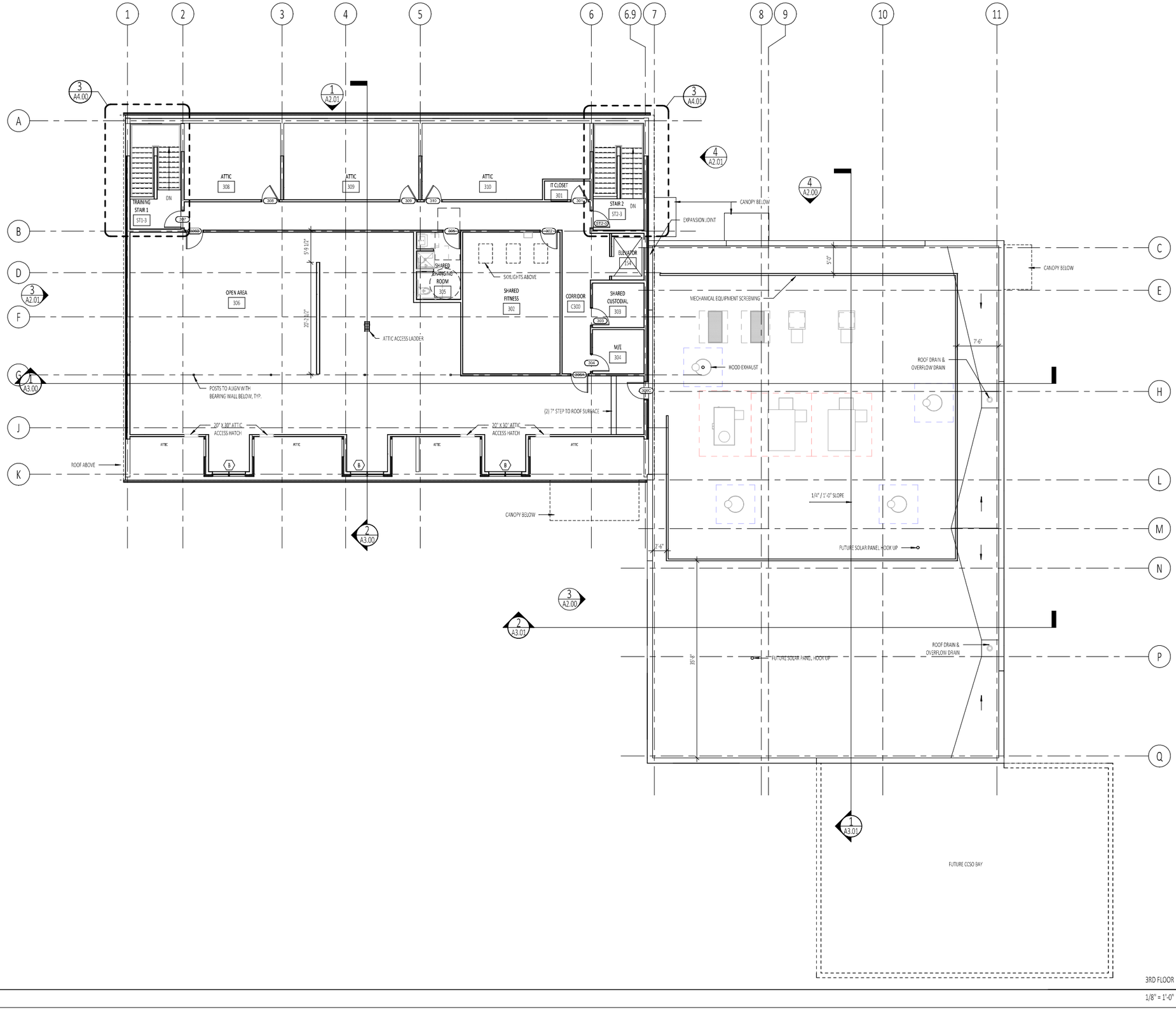
Revisions:

SECOND FLOOR PLAN

Scale:	1/8" = 1'-0"
Date:	06/12/2026

A1.02

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3RD FLOOR | 1

1/8" = 1'-0"

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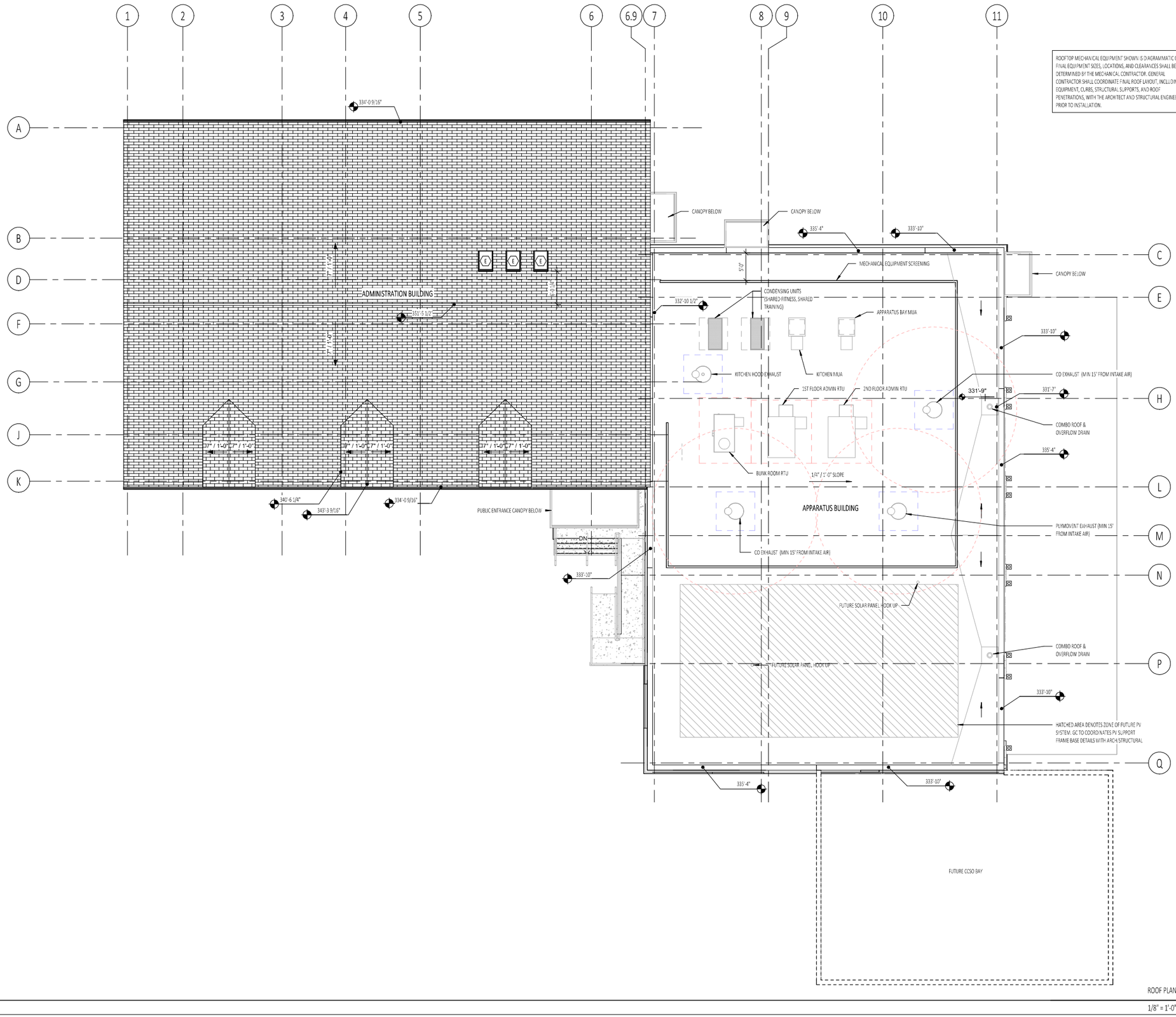
Revisions:

THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"

Date: 06/12/2026

A1.03



ROOF PLAN | 1

1/8" = 1'-0"

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Revisions:

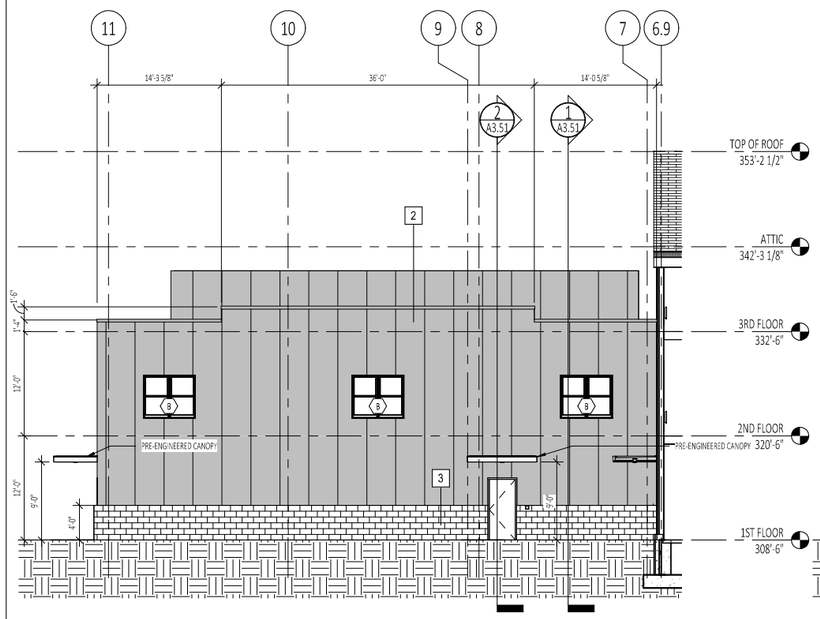
ROOF PLAN

Scale:	1/8" = 1'-0"
Date:	06/12/2026

A1.05

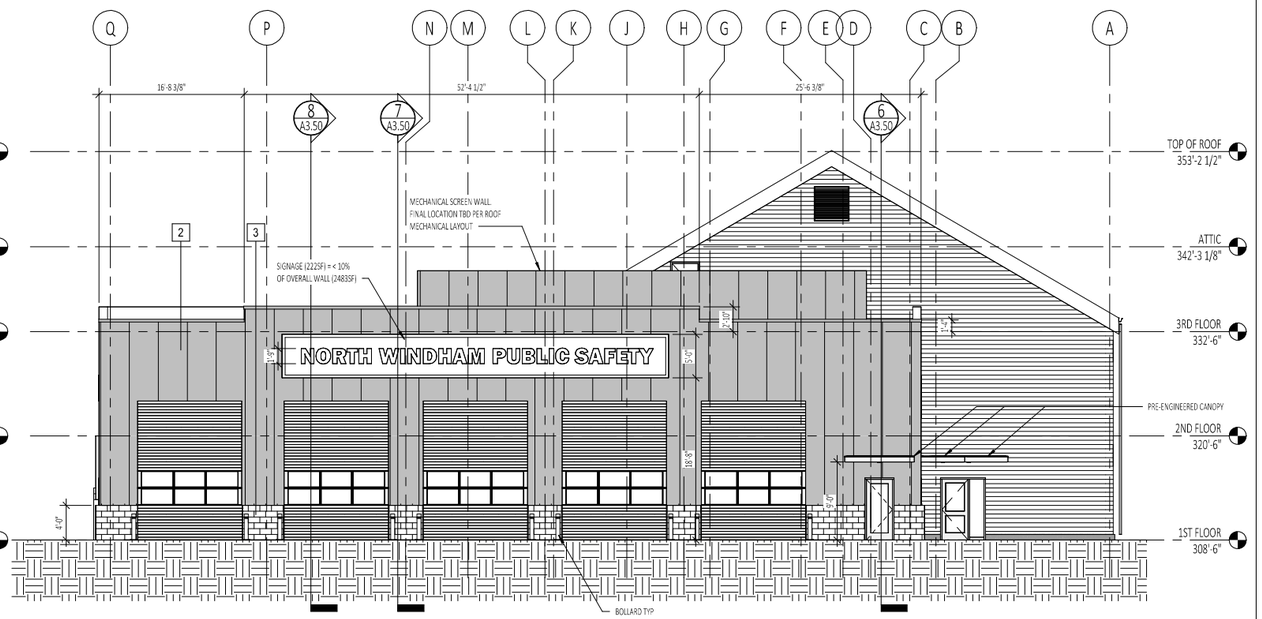
605

MATERIAL SCHEDULE					
Key Name	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	VINYL SIDING	CERTAINTEED	MONOGRAM VINYL SIDING	COLONIAL WHITE	
2	INSULATED METAL PANEL SYSTEM	TBD	TBD	PEARL GRAY	
3	SPLIT-FACE CMU	TBD	TBD	VARIABLE GRAY	
4	ASPHALT SHINGLES	TBD	TBD	BLACK	
5	PVC TRIM	TBD	TBD	WHITE	
6	PREFINISHED METAL COPING	TBD	TBD	PEARL GRAY	
7	HARDIE SHINGLE PANEL	HARDIE	SHINGLE SIDING	GRAY	
8	WALLGUARD CONCRETE FACED INSULATED PANEL	CLEAR CORPORATION	WALLGUARD	GRAY	



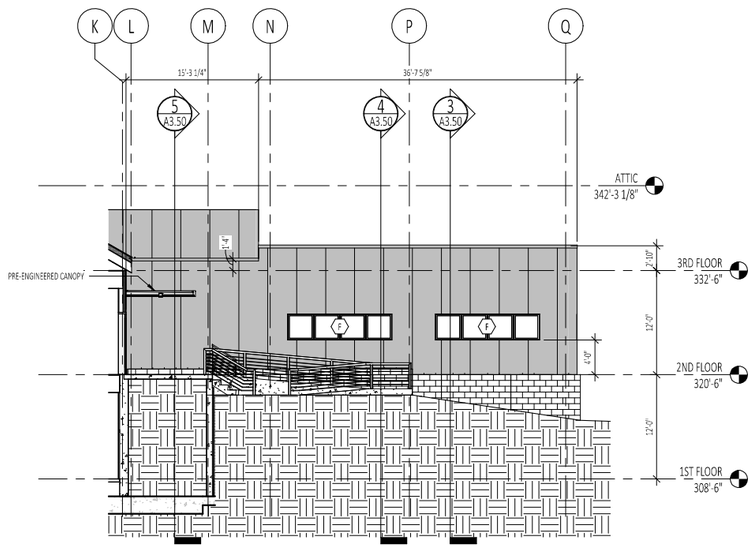
APPARATUS BUILDING EAST ELEVATION | 4

1/8" = 1'-0"



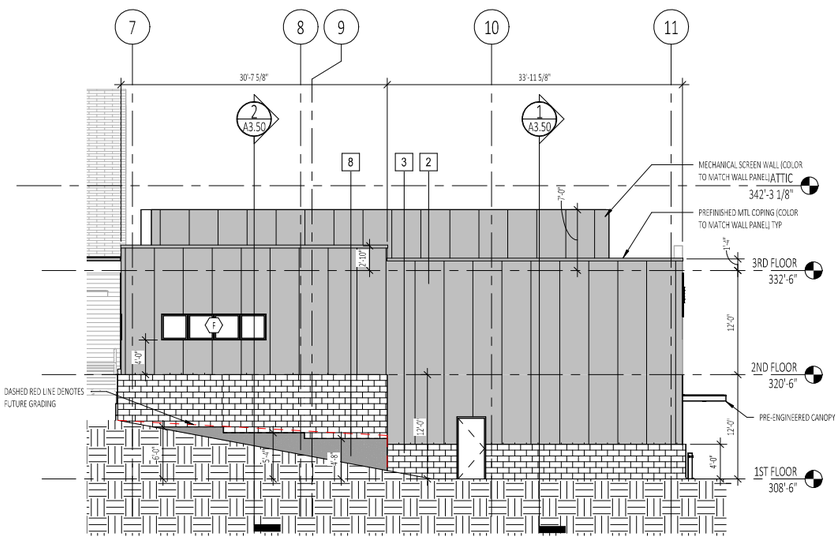
APPARATUS BUILDING SOUTH ELEVATION | 2

1/8" = 1'-0"



APPARATUS BUILDING NORTH ELEVATION | 3

1/8" = 1'-0"



APPARATUS BUILDING WEST ELEVATION | 1

1/8" = 1'-0"

architecture invivid
631 Stevens Ave Ste #200
Portland, ME 04103
207 - 939 - 7602

Project:

NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE,
WINDHAM, ME 04062

Owner/Client:

TOWN OF WINDHAM

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Consultant:

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Revisions:

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

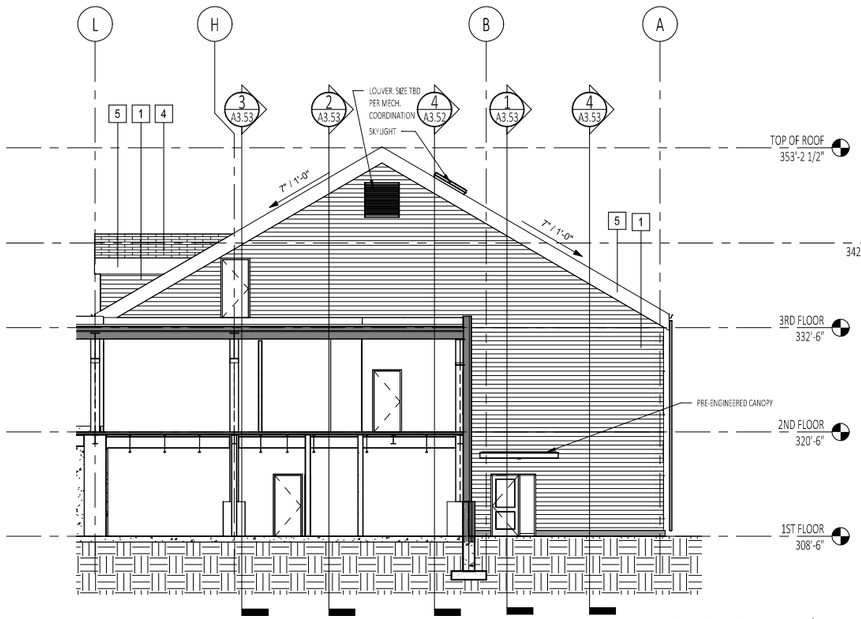
Date: 06/12/2026

A2.00

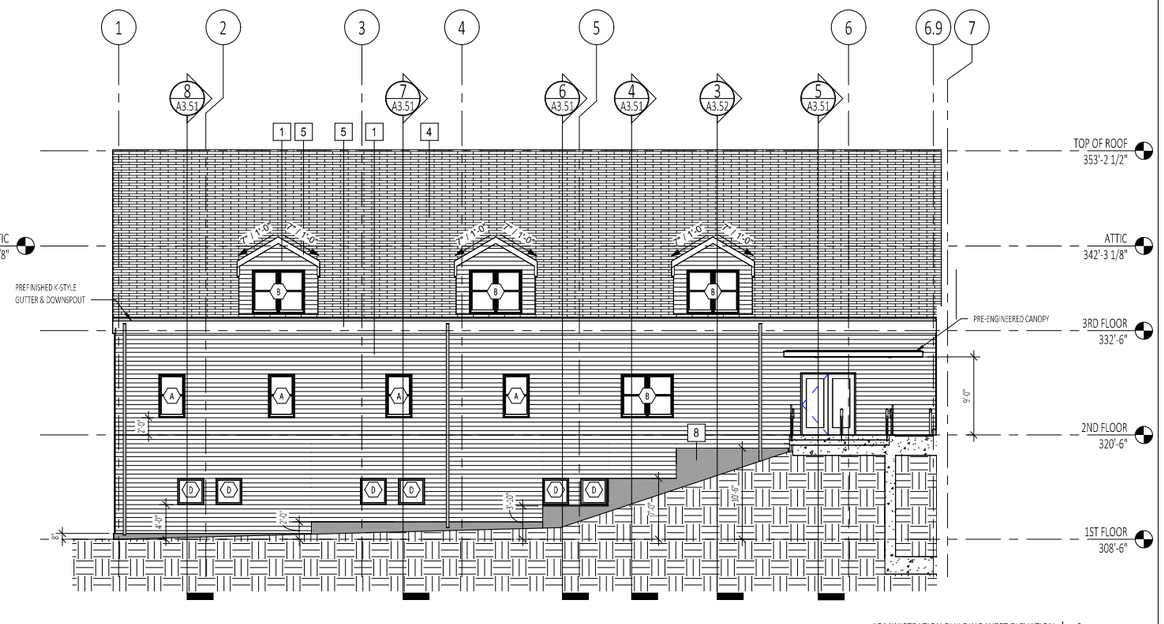
606

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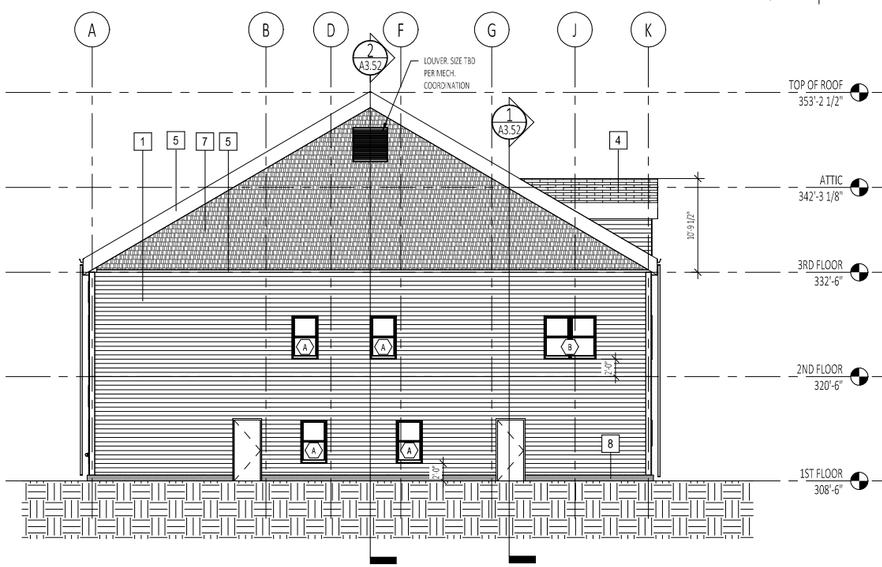
MATERIAL SCHEDULE					
Key Name	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
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3	SPLIT-FACE CMU	TBD	TBD	VARIABLE GRAY	
4	ASPHALT SHINGLES	TBD	TBD	BLACK	
5	PVC TRIM	TBD	TBD	WHITE	
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7	HARDIE SHINGLE PANEL	HARDIE	SHINGLE SIDING	GRAY	
8	WALLGUARD CONCRETE FACED INSULATED PANEL	CLEAR CORPORATION	WALLGUARD	GRAY	



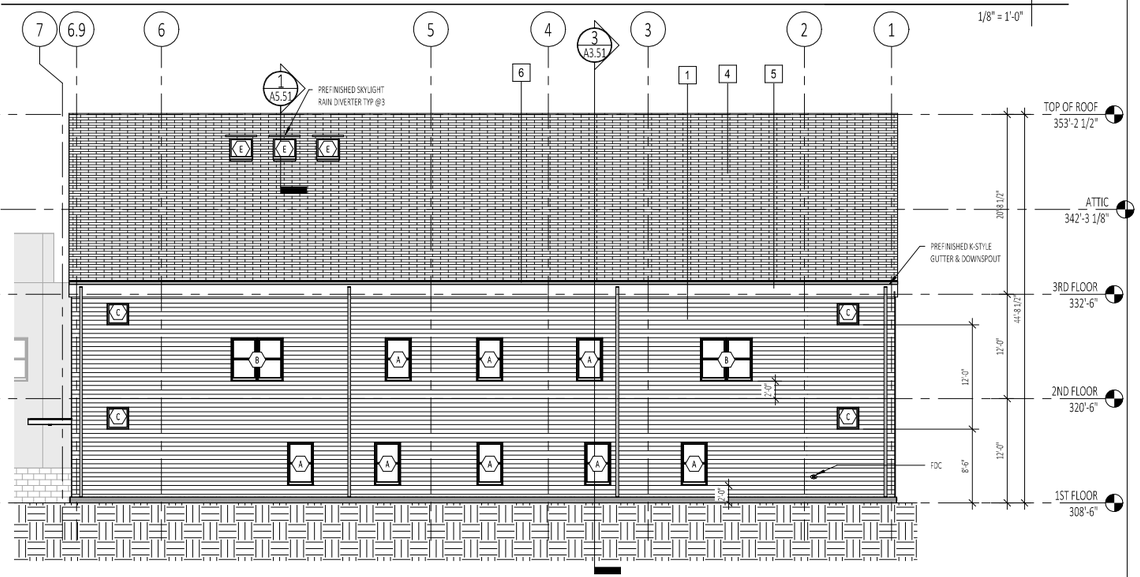
ADMINISTRATION BUILDING SOUTH ELEVATION 4
1/8" = 1'-0"



ADMINISTRATION BUILDING WEST ELEVATION 2
1/8" = 1'-0"



ADMINISTRATION BUILDING NORTH ELEVATION 3
1/8" = 1'-0"



ADMINISTRATION BUILDING EAST ELEVATION 1
1/8" = 1'-0"

architecture invivid
631 Stevens Ave Ste #200
Portland, ME 04103
207 - 939 - 7602

Project:

NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE, WINDHAM, ME 04062

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Revisions:

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

Date: 06/12/2026

A2.01

607

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NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE
WINDHAM, MAINE

APPLICANT:

TOWN OF WINDHAM

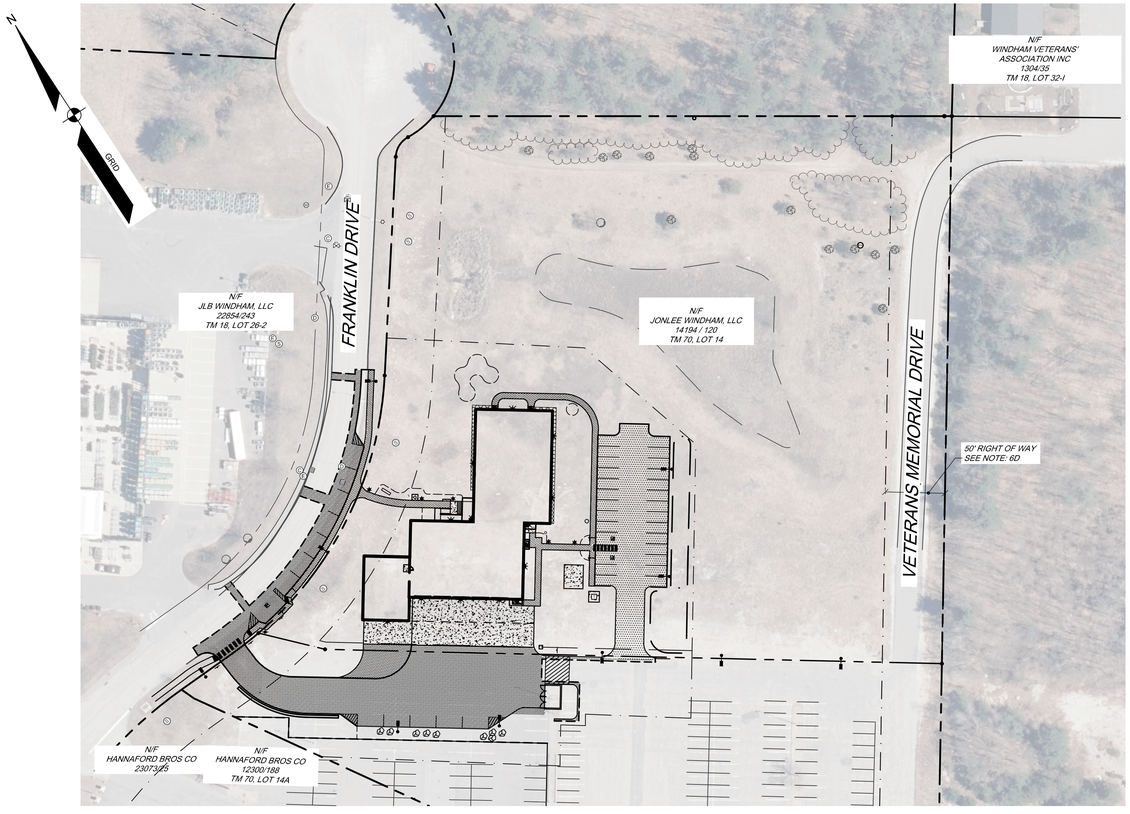
8 SCHOOL ROAD
WINDHAM, ME 04062

ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT:

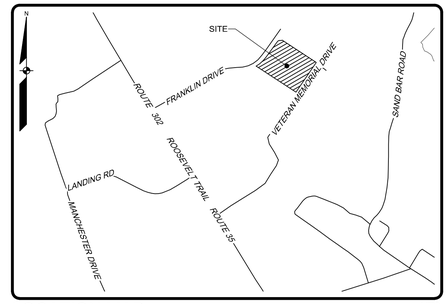
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

CONSTRUCTION MANAGER:

GREAT FALLS CONSTRUCTION INC.
20 MECHANIC ST
GORHAM, ME 04038



GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.



LOCATION MAP NTS

SHEET INDEX

SHEET	TITLE
G-101	COVER SHEET
G-102	NOTES AND LEGEND
C-101	DEMOLITION PLAN
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITIES PLAN
C-201	LANDSCAPE PLAN
C-500	EROSION CONTROL NOTES
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS
1 OF 1	EXISTING CONDITIONS PLAN

NOT FOR CONSTRUCTION

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
07/17/2026

TANNER F. GOODINE, PE 20156

REV.	BY	DATE:	STATUS
A.	TFG	03/28/25	25% CMP SET
B.	TFG	12/08/25	55% PROGRESS SET
C.	TFG	02/18/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
D.	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
E.	TFG	05/20/2026	ISSUED FOR MAINEDEP COMMENT RESPONSE
F.	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
G.	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS PROVIDED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

COVER SHEET
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/16/2026
SCALE	1" = 60'
PROJECT	240431-01

SHEET G-101

240431 C.dwg TAB:G-101 COVER SHEET

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
DEED LINE/R.O.W.	
TIE LINE	
SETBACK	
EASEMENT	
BUFFER	
FLOODPLAIN	
FLOODWAY	
CENTERLINE	
MONUMENT	
IRON PIPE/ROD	
DRILL HOLE	
C1/L1 DEED CALL	
C1/L1 CURVE/LINE NO.	C1/L1
SOILS	
ZONE LINE	
ZONE LINE ON PL	
BENCHMARK DESCRIPTION WITH ELEVATION	
SURVEY CONTROL	
TP-1 TEST PIT	
MW-1 MONITORING WELL	
B-1 BORING	
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE WETLAND	
WETLANDS	
UPLANDS	
STREAM	
LEDGE	
EDGE PAVEMENT	
PAVEMENT SAWCUT	
EDGE CONCRETE	
PAVEMENT PAINT	
EDGE GRAVEL	
CURB LINE	
EDGE OF WATER	
TREELINE	
120 118 CONTOURS	120
×120.00 SPOT GRADE	+120.00
CHAIN LINK FENCE	
X BARB WIRE FENCE	X
STOCKADE FENCE	
GUARD RAIL	
STONE WALL	
RETAINING WALL	
DECIDUOUS TREE	
CONIFEROUS TREE	
MULCH LINE	
BOLLARD	
SIGN	
RAILROAD	
G GAS	G
GAS GATE VALVE	
GM GAS METER	
G GAS MANHOLE	
W WATER	W
WATER GATE VALVE	
WATER SHUT OFF	
HYDRANT	
W WATER MANHOLE	
W WELL	W
S SANITARY SEWER	S
FM FORCE MAIN	FM
S SANITARY MANHOLE	
SD STORM DRAIN	SD
UD UNDER DRAIN	UD
D DRAINAGE MANHOLE	
CATCH BASIN	
OHU OVERHEAD UTILITY	OHU
UGU UNDERGROUND UTILITY	UGU
T TRANSFORMER PAD	T
E ELECTRICAL MANHOLE	E
EM ELECTRIC METER	
H HVAC UNIT	
T TELEPHONE MANHOLE	
LIGHT POLE	
UTILITY POLE	
GUY WIRE	
DRAINAGE DITCH	
EROSION CONTROL BLANKET	
FILTER BARRIER	FB
RIPRAP	
CHECK DAM	
INLET PROTECTION	
BOULDER	

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC., BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.

2. THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL-1 DISTRICT(C-1).

3. SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT ARE AS FOLLOWS:

   NET RESIDENTIAL DENSITY: NONE
   MINIMUM LOT SIZE: NONE
   MINIMUM STREET FRONTAGE: 100 FEET
   MINIMUM FRONT YARD: 10 FEET
   A. BUILDING PRINCIPAL.
      a. ON ROUTE 302: 10 FEET TO 20 FEET
      b. ALL OTHER STREETS: 0 FEET TO 20 FEET
   B. BUILDING ACCESSORY: PRINCIPAL BUILDING SETBACK, PLUS 20 FEET MINIMUM
   C. DWELLING: TWO-FAMILY MINIMUM SETBACK ON ROUTES 35, 115, AND 302: 300 FEET
   MINIMUM SIDE YARD: 6 FEET
   MINIMUM REAR YARD: 6 FEET
   MAXIMUM BUILDING HEIGHT: 75 FEET
   SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PROPOSED PARCEL IS APPROXIMATELY 5.07 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATIC©/ SUAS BASED PHOTOGRAMMETRY & LIDAR.
6. PLAN REFERENCES:
   A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY BH2M DATE NOVEMBER, 2022, JOB NUMBER 22051.
   B. "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC., BY SEBAGO TECHNICS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
   C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
   D. "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.
   E. "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC., BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 202, PAGE 339.
   F. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.
7. EASEMENT/ENCUMBRANCES:
   A. SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40488, PAGE 91.
   B. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.
   C. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.
   D. SUBJECT TO A 50 FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.
8. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18. IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
9. BENCHMARK:
   BM-1 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17(NAVD88)
10. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
11. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23005C0479F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.
12. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
13. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
14. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
15. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
17. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
18. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
19. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
21. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
22. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
23. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
24. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
25. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
26. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
27. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
28. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
29. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
30. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
31. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
32. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
33. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
34. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
35. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.

DEMOLITION NOTES

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

GRADING & EROSION NOTES

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE GRADING AND UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

CONSTRUCTION PLAN

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
3. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPS. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

UTILITY NOTES

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDE 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
   - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
   - FORCEMAIN PIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
   - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
   - WATER PIPE AND FITTINGS SHALL CONFORM TO PORTLAND WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-111/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
7. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. COORDINATE OIL WATER SEPARATOR INTERCEPTOR LOCATIONS WITH ARCHITECTURAL & PLUMBING DRAWINGS.
9. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
10. COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
11. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
13. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
14. WHERE SPECIFIED PROVIDE AN OIL BOOM IN EVERY CATCH BASIN WITHIN A PAVED AREA.
15. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
16. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.
17. UTILITY CONTACTS:
    ELECTRIC:
    CENTRAL MAINE POWER (CMP)
    CRAIG BATE, DISTRIBUTION CONSTRUCTION MANAGER
    (207) 578-2062
    WATER:
    PORTLAND WATER DISTRICT
    JOSEPH PARENT, UTILITY ASSET COORDINATOR
    (207) 523-5261

ABBREVIATIONS

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCC	BITUMINOUS CONCRETE CURB
BIT	BITUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
E.W.	EACH WAY
EL	ELEVATION
ELEV	ELEVATION
FFE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
INV	INVERT
LF	LINEAR FEET
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SCH	SCHEDULE
SCSC	SLIPFORM CONCRETE SLOPED CURB
SCVC	SLIPFORM CONCRETE VERTICAL CURB
SD	STORM DRAIN
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
SSGC	SALVAGED SLOPED GRANITE CURB
SVGC	SALVAGED VERTICAL GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

NOT FOR CONSTRUCTION

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED
PROFESSIONAL ENGINEER

TANNER F. GOODINE, PE 20156
07/17/2026

G	TFG	07/17/2026 ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F.	TFG	06/11/2026 ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E.	TFG	05/20/2026 ISSUED FOR MAINEDEP COMMENT RESPONSE
D.	TFG	02/25/2026 ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026 DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B.	TFG	12/08/25 55% PROGRESS SET
A.	TFG	03/28/25 25% CMP SET
REV.	BY	DATE: STATUS

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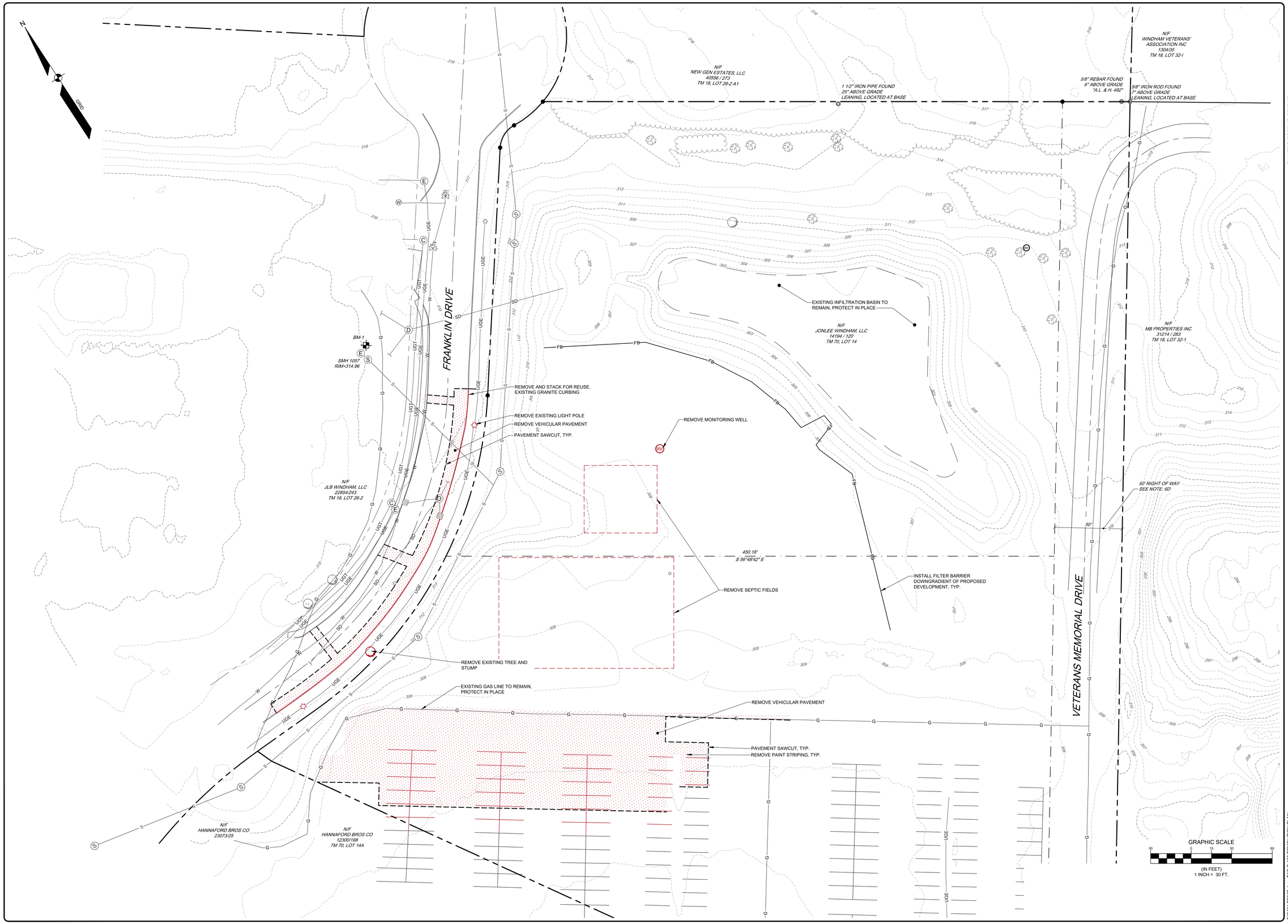
SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick.

NOTES AND LEGEND
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/09/2026
SCALE	NTS
PROJECT	240431-01

SHEET G-102

240431 NL.dwg TAB:G-102 NOTES AND LEGEND



NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER

07/17/2026

REV.	BY	DATE	STATUS
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F.	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E.	TFG	05/20/2026	ISSUED FOR MAINEDEP COMMENT RESPONSE
D.	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C.	TFG	02/18/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B.	TFG	12/08/25	55% PROGRESS SET
A.	TFG	03/28/25	25% CMP SET

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SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Brunswick

DEMOLITION PLAN

OF:

NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE
WINDHAM, MAINE

FOR:

TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-101

240431 DEMO.dwg, TAB:C-100 DEMOLITION PLAN

EXISTING PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	20.33'	20.00'	S 65°11'53" W	19.47'
C3	27.82'	75.00'	N 83°41'32" E	27.66'
C5	275.45'	305.00'	N 61°56'44" E	266.19'

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156
STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
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South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

SITE PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/16/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-102

240431 S.dwg, TAB:C-101 SITE PLAN

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
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SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick, Maine

GRADING PLAN

OF:

NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE
WINDHAM, MAINE

FOR:

TOWN OF WINDHAM

8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/13/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-103

240431 G.dwg, TAB:C-102 GRADING PLAN

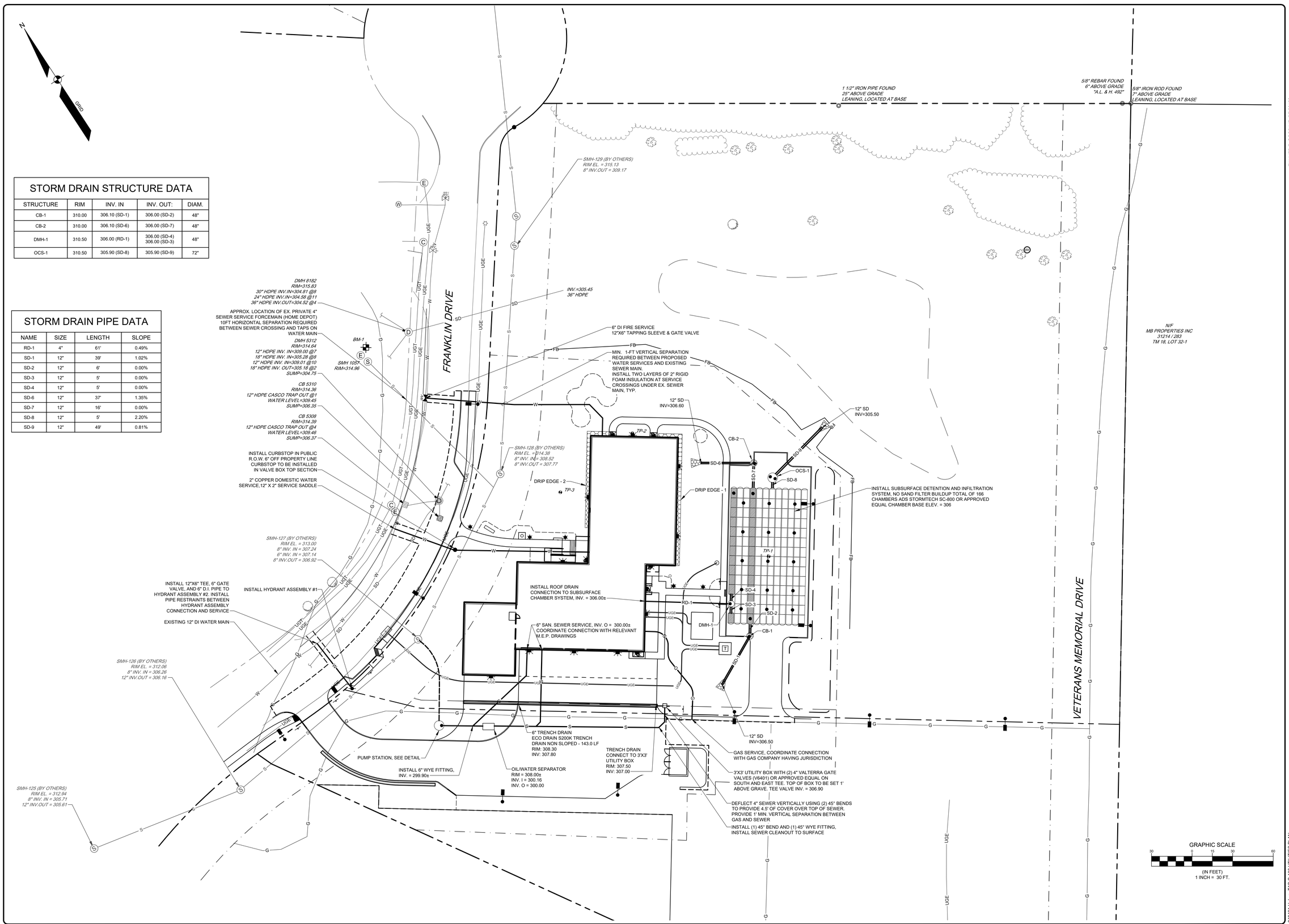
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	310.00	306.10 (SD-1)	306.00 (SD-2)	48"
CB-2	310.00	306.10 (SD-6)	306.00 (SD-7)	48"
DMH-1	310.50	306.00 (RD-1)	306.00 (SD-4) 306.00 (SD-3)	48"
OCS-1	310.50	305.90 (SD-8)	305.90 (SD-9)	72"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
RD-1	4"	61'	0.49%
SD-1	12"	39'	1.02%
SD-2	12"	6'	0.00%
SD-3	12"	5'	0.00%
SD-4	12"	5'	0.00%
SD-6	12"	37'	1.35%
SD-7	12"	16'	0.00%
SD-8	12"	5'	2.20%
SD-9	12"	49'	0.81%



NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
07/17/2026

REV.	BY:	DATE:	STATUS:
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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

UTILITIES PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-104

240431 U:\dwg_TAB\C-103 UTILITIES PLAN

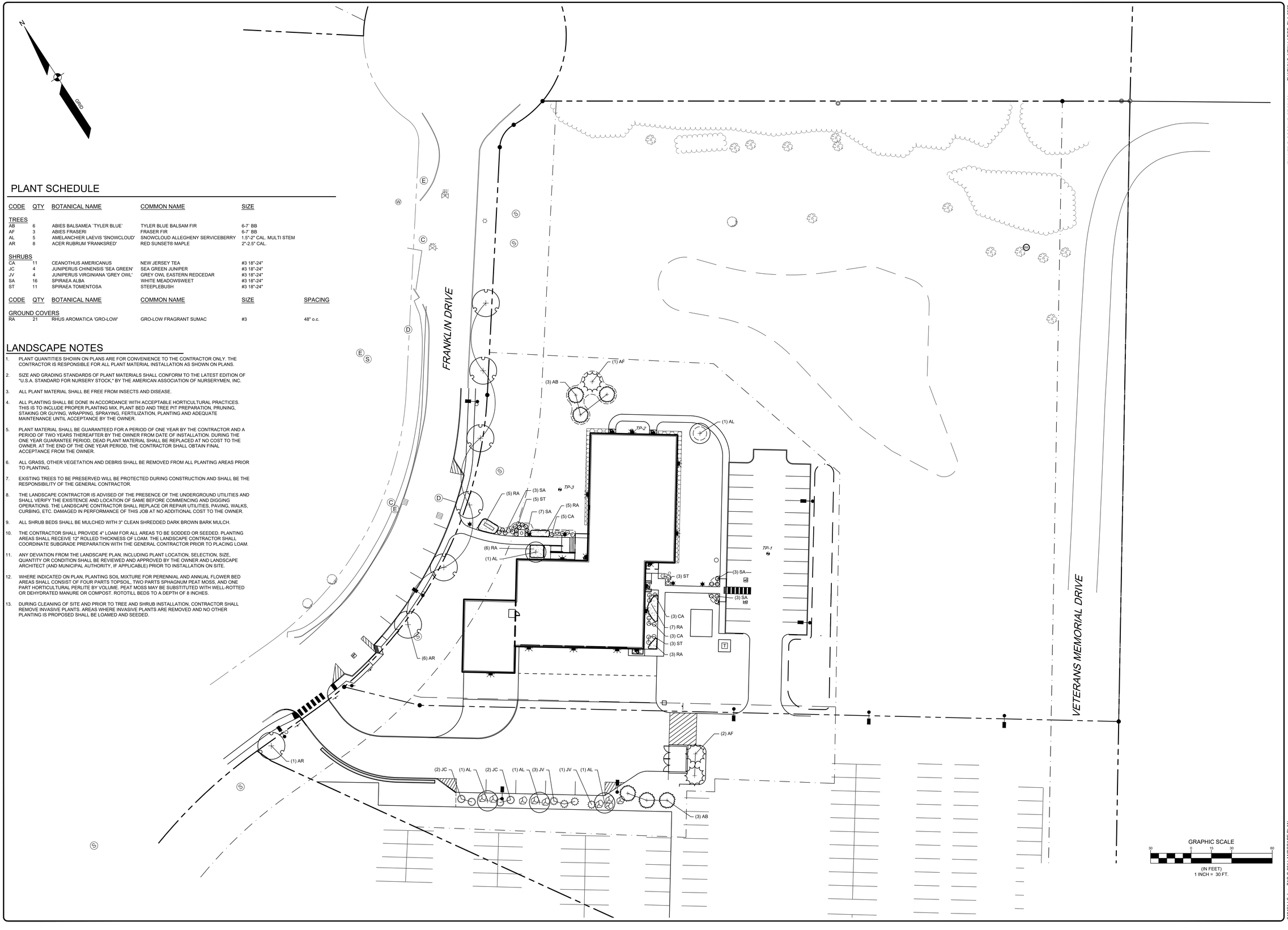
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AB	6	ABIES BALSAMEA 'TYLER BLUE'	TYLER BLUE BALSAM FIR	6-7' BB
AF	3	ABIES FRASERI	FRASER FIR	6-7' BB
AL	5	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD ALLEGHENY SERVICEBERRY	1.5"-2" CAL. MULTI STEM
AR	8	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	2"-2.5" CAL.
SHRUBS				
CA	11	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3 18"-24"
JC	4	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#3 18"-24"
JV	4	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	#3 18"-24"
SA	16	SPIRAEA ALBA	WHITE MEADOWSWEET	#3 18"-24"
ST	11	SPIRAEA TOMENTOSA	STEEPLEBUSH	#3 18"-24"

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS					
RA	21	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	48" o.c.

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED SHALL BE LOAMED AND SEEDED.



THARYN S. NEIN-LARGE, RLA 5287

LICENSED LANDSCAPE ARCHITECT
THARYN S. NEIN-LARGE
No. 5287
STATE OF MAINE

TANNER F. GOODINE, PE 20156

NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS
G.	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F.	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E.	TFG	05/20/2026	ISSUED FOR MAINEDEP COMMENT RESPONSE
D.	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C.	TFG	02/18/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B.	TFG	12/08/25	55% PROGRESS SET
A.	TFG	03/28/25	25% CMP SET

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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

LANDSCAPE PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/13/2026
SCALE	1" = 30'
PROJECT	240431-01

240431 LS.dwg TAB:C-201 LANDSCAPE PLAN

SHEET C-201

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES
THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).
TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION MIX)

SEED TYPE	APPLICATION RATE
FESCUE, FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRDS FOOT TREFOIL, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TIMOTHY, CLIMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSIKE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:
FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (6.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

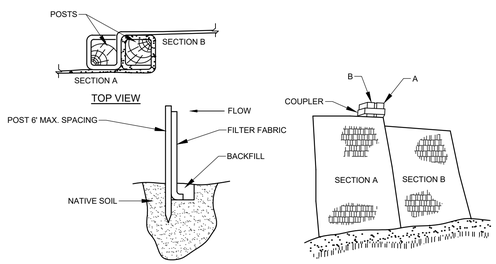
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

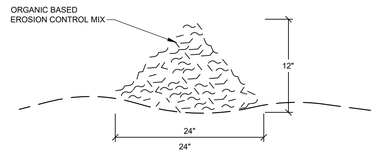
6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
A. DISCHARGES FROM FIREFIGHTING ACTIVITY;
B. FIRE HYDRANT FLUSHINGS;
C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICL



INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE



COMPOSITION:

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

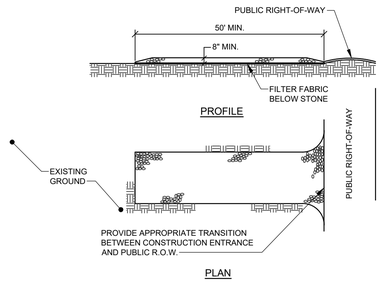
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.

2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER

3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.

4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

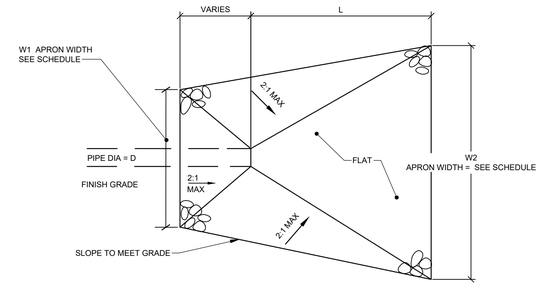
EROSION CONTROL MIX BERM
NOT TO SCALE



NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



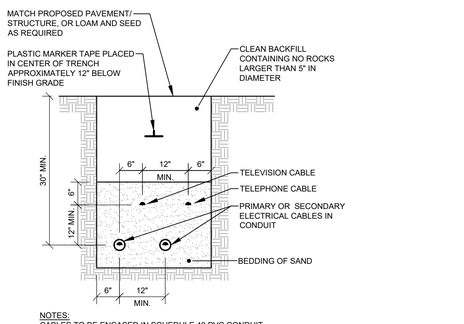
TYPICAL RIPRAP APRON SCHEDULE

CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14
18	13	5	15	7	16
24	18	6	20	8	18
36	29	9	32	11	25
42	33	11	37	12	27
48	39	12	43	16	36

NOTES:

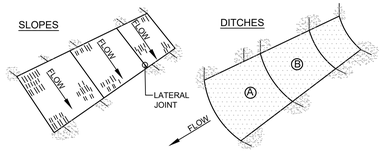
1. RIPRAP TO BE PROCESSED ANGULAR ROCK.
2. RIPRAP GRADIATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE.
3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD.
4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE.
5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE.

RIPRAP APRON
NOT TO SCALE



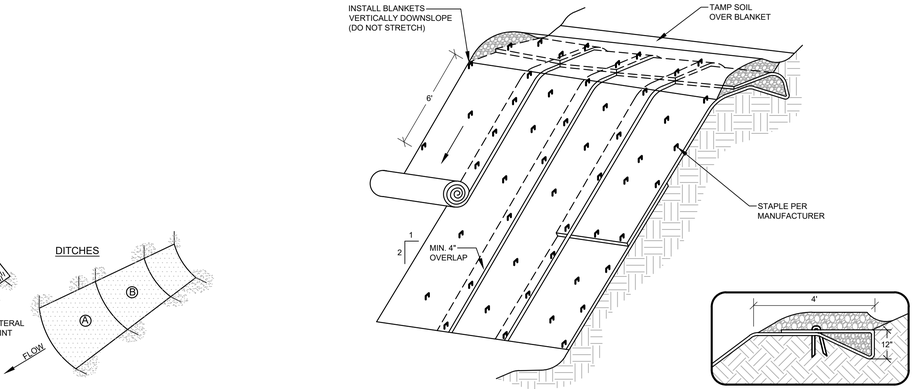
NOTES:
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



NOTES:

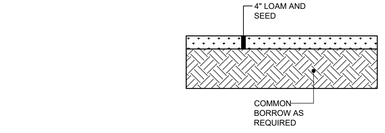
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.



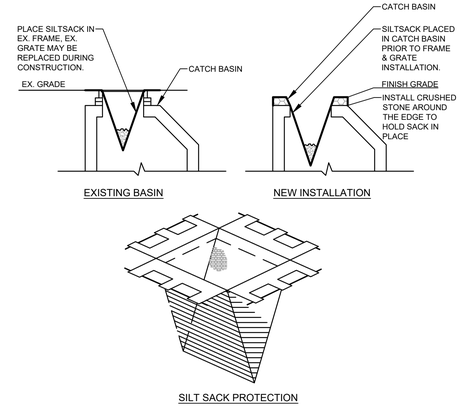
CONSTRUCTION SPECIFICATIONS

1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
3. ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
4. OVERLAP SHINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.

EROSION CONTROL BLANKET
NOT TO SCALE

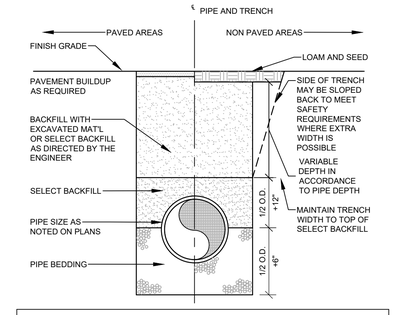


LOAM & SEED SECTION
NOT TO SCALE



NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL
NOT TO SCALE



TRENCH BACKFILL SCHEDULE		
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE

NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED
PROFESSIONAL ENGINEER
07/17/2026

REV.	BY	DATE	STATUS
G	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINEDEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/18/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% CMP SET

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS PERMITTED BY OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

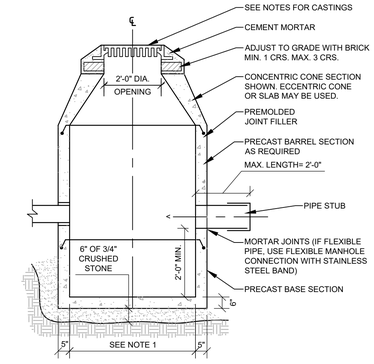
SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

DETAILS
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

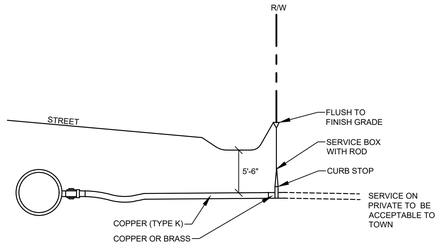
SHEET C-501

240431 D.dwg, TAB:C-501 DETAILS

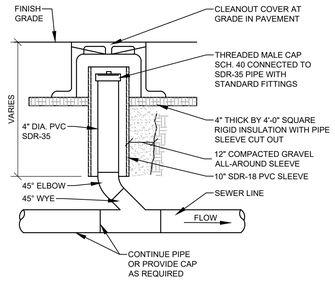


NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE EJ 5520M5, OR APPROVED EQUAL.

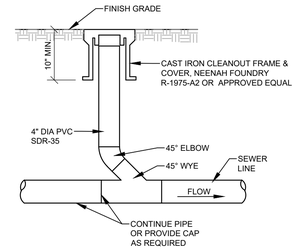
CATCH BASIN
NOT TO SCALE



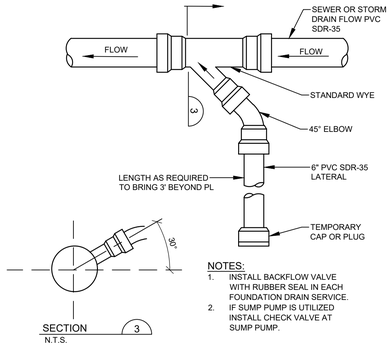
WATER SERVICE CONNECTION
NOT TO SCALE



SEWER CLEANOUT IN PAVEMENT AREAS
NOT TO SCALE

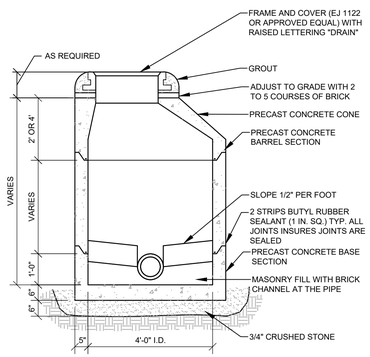


SEWER CLEANOUT IN GRASS/LANDSCAPE AREAS
NOT TO SCALE



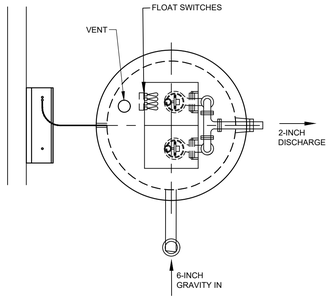
NOTES:
1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

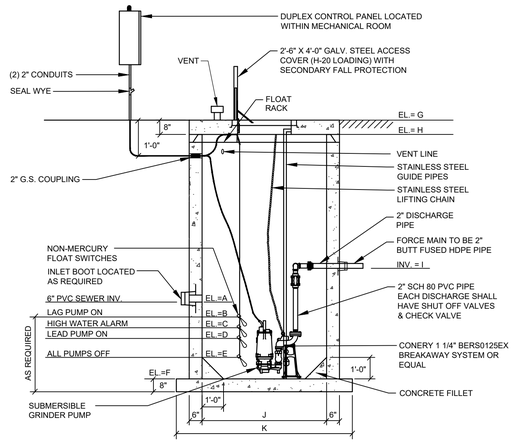
SEWER / FOUNDATION DRAIN SERVICE CONNECTION
NOT TO SCALE



NOTES:
1. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
2. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
3. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS.

PRECAST MANHOLE
NOT TO SCALE





NOTES:
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M. SLAB TOP #5 @ 8" O.C.

PUMP STATION DETAIL
NOT TO SCALE

NOTES

1. LIFT STATION SHALL BE DUPLEX LIFT STATION PANEL AND CONTROLS FOR THE OPERATIONS OF 2.0 HOMA GRINDER PUMPS OPERATING AT APPROXIMATELY THE DUTY POINT LISTED IN THE TABLE BELOW. THE PUMPS ARE MODEL GRP10/3, 3PHASE, 60 HZ, 230 VOLT, 3450 RPM AND 3.2 FLA WITH THE INSTALLED IMPELLER.
2. PUMPS SHALL HAVE BREAK AWAY FITTINGS. BREAK AWAY FITTINGS SHALL BE NON-SPARKING.
3. ALL UNDERGROUND ELECTRIC POWER LINES SHALL BE INSTALLED IN PVC CONDUIT. ABOVE GROUND SERVICES SHALL BE INSTALLED IN SCHEDULE 40 GALVANIZED CONDUIT. SIZES AS REQUIRED BY ELECTRIC COMPANY. ALL ELECTRICAL WIRING SHALL MEET ALL LOCAL AND NEC ELECTRICAL CODE REQUIREMENTS.
4. THE PANEL SHALL BE EQUIPPED WITH AN INNER DOOR THAT HAS ELAPSED TIMED METERS, WARNING LIGHTS FOR TEMPERATURE AND MOISTURE SENSORS, CONTROL SWITCHES FOR THE INDIVIDUAL PUMPS (AUTO, OFF AND RUN) AND A CONTROL SWITCH FOR THE ALARM WITH TEST AND SILENCE.
5. THE MAIN BREAKERS (CONTROL AND PUMPS) AND FUSES FOR BOTH THE ALARM AND CONTROLS SHALL BE ACCESSIBLE WITHOUT OPENING THE INNER DOOR.
6. THE PANEL SHALL HAVE BOTH AMBER VISIBLE ALARM LIGHT AND AN AUDIBLE PIEZO 80DB ALARM. THE ENCLOSURE SHALL BE A STAINLESS STEEL NEMA 4X RATED, UL698A COMPLIANT LISTED ENCLOSURE RATED FOR THE PUMPS WITH A WIRING SCHEMATIC PROVIDED ON THE INNER FACE OF THE PANEL DOOR. THE DOOR SHALL HAVE A WEATHER SEAL AND LOCKABLE LATCHES.
7. THE PANEL SHALL HAVE THE REQUIRED CIRCUITRY, CONTROLLERS, CIRCUIT BREAKERS, DELAYS, MOTOR STARTERS, RELAYS, TERMINAL BLOCK AND GROUNDING REQUIRED TO OPERATE THE PUMPS IN A AN ALTERNATING SEQUENCE. PANEL, CONTROLS AND ELECTRICAL COMPONENTS SHALL BE EXPLOSION PROOF.
8. THE PANEL SHALL BE MANUFACTURED BY SJE RHOMBUS, PRIMEX CONTROLS, CSI OR APPROVED EQUIVALENT.
9. THE PUMPS, CONTROLS, FLOATS AND FLOAT RACK SHALL BE SUPPLIED BY ONE DISTRIBUTOR OR MANUFACTURER. FLOAT SWITCHES SHALL BE INSTALLED WITH KWIK FLOAT SWITCH CONNECTION SYSTEM. DISTRIBUTOR OR MANUFACTURER SUPPLYING EQUIPMENT SHALL CONFIRM ALL EQUIPMENT MEETS THE INTENT OF THIS SPECIFICATION, AND THAT ALL EQUIPMENT SUPPLIED IS COMPATIBLE FOR THIS SPECIFIC APPLICATION. ALL EQUIPMENT SUPPLIED REQUIRING FACTORY START-UP TO OBTAIN WARRANTY SHALL BE INCLUDED AND PERFORMED BY FACTORY AUTHORIZED PERSONNEL. ANY DEFICIENCIES SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
10. PUMP POWER/CONTROL CABLES AND FLOAT CABLES SHALL BE ROUTED TO THE WET WELL IN SEPARATE CONDUITS WITH THE PROPER EXPANSION JOINTS, SEAL OFFS, AND EXPANSION JOINTS. PUMP AND FLOAT CABLES SHALL BE WIRED FORM WET WELL DIRECTLY TO PANEL WITH NO INTERMEDIATE JUNCTION BOXES. WIRE SIZING AND CONDUITS FEEDING AND LEAVING THE CONTROL PANEL SHALL BE PROPERLY SIZED, SHALL SUPPORT THE LOAD OF TWO PUMPS OPERATING AND MEET ALL APPLICABLE LOCAL, STATE AND NEC ELECTRICAL CODES.
11. PUMPS SHALL BE PROVIDED WITH TEMPERATURE AND MOISTURE SENSORS MATCHED TO THE PUMPS.
12. FLOAT CONTROLS SHALL BE NON-MERCURY MECHANICAL FLOATS.
13. CONCRETE: 5,000 PSI AFTER 28 DAYS. REINFORCING STEEL MIN. YIELD STRESS OF 40,000 PSI.
14. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M. SLAB TOP #5 @ 8" O.C.
15. THE ACCESS HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY OR EQUIVALENT AND BE RATED FOR H-20 LOADING. HATCH SHALL OPEN TOWARDS PUMP STATION PANEL AND HAVE INTEGRAL SECONDARY FALL PROTECTION
16. ALL LIFT STATION PIPING SHALL BE SCH 80 PVC.
17. COAT EXTERIOR OF STRUCTURES WITH KOPPERS BITUMASTIC 3000 M OR EQUAL.
18. WET WELL SHALL BE INSTALLED ON A MINIMUM 12" BED OF SCREENED GRAVEL.
19. CONTRACTOR TO CONFIRM OPERATING ELEVATIONS WITH ENGINEER BEFORE ORDERING STATION.
20. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR PUMPS, CONTROL PANELS, AND ALARM FOR OWNER AND ENGINEERS APPROVAL.
21. ELECTRIC SERVICES SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH OWNER, ELECTRIC COMPANY AND PUMP STATION MANUFACTURER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL COMPONENTS REQUIRED FOR PUMP STATION MEETING APPLICABLE STATE, FEDERAL AND LOCAL CODES.
22. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL MEET ON-SITE WITH OWNER AND ENGINEER TO REVIEW LOCATION OF PUMP STATION AND VALVE PIT. DEPENDING ON PHYSICAL SITE FEATURES, THE ENGINEER RESERVES THE RIGHT TO MODIFY LOCATION.
23. UPON INSTALLATION OF PUMP STATION, CONTRACTOR SHALL PROVIDE OWNER WITH THE FOLLOWING:
    a. OPERATION AND MAINTENANCE MANUALS.
    b. ONE-YEAR WARRANTY ON ALL STRUCTURES, PUMP STATION MECHANICS AND ELECTRIC COMPONENTS, ALL PIPING AND CONNECTIONS.
    c. STARTUP REPORT THAT INCLUDES DRAW DOWN TESTS TO DETERMINE THE OPERATING POINTS FOR BOTH PUMPS.
24. CONTROL PANEL SHALL BE MOUNTED WITHIN MECHANICAL ROOM PER OWNERS DIRECTION.

PUMP PARAMETERS

STATION	I
PUMP	HOMA
MODEL	GRP10/3FM
IMPELLER	AS INSTALLED
FLOW (GPM)	35
TDH (FT)	17.7
VOLTAGE	230
FLA	3.2
HP	0.8
PHASE	3Ø
HERTZ	60
RPM	3450

PUMP STATION SCHEDULE

PUMP STATION	MEASUREMENT (FT.)										
	A	B	C	D	E	F	G	H	I	J	K
I	299.70	298.70	298.20	297.70	296.70	295.20	308.00	308.00	302.83	5'	7.5'

NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
07/17/2026

REV.	BY	DATE	STATUS
G	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINEDEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% CMP SET

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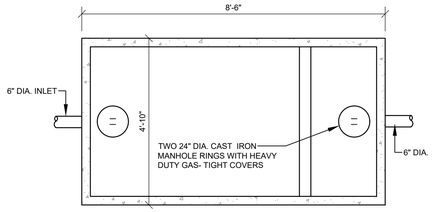
SEBAGO TECHNICS
TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

DETAILS
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

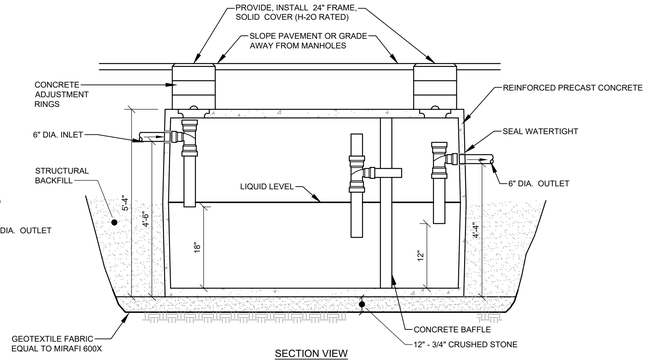
DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

SHEET C-502

240431 D.dwg, TAB C-502 DETAILS



PLAN VIEW



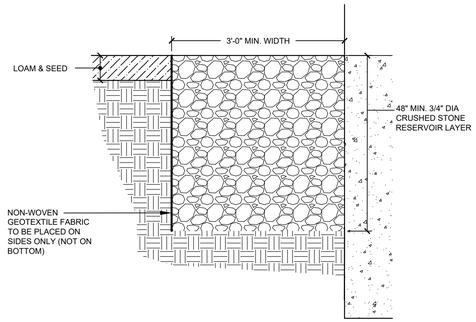
SECTION VIEW

NOTES
1. COAT INTERIOR OF TANK WITH EPOXY SEALER
2. ALL CONCRETE HAS A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.
3. SHALL BE DESIGNED FOR H-20 LOADINGS AND DEPTH OF COVER.
4. THE TONGUE AND GROOVE CENTER SEAM IS SEALED WITH A BUTYL SEALANT.
5. THE PVC TEE BAFFLES FOR THIS TANK CAN BE MOVED TO ANY OF THE (3) INLETS OR OUTLETS.
6. POLYLOK PIPE SEALS STANDARD AT ALL PIPE PENETRATIONS.
7. DETAIL SHOWS GENERAL SCHEMATIC REQUIREMENTS. CONTRACTOR SHALL SUBMIT PROPOSED OIL/WATER SEPARATOR INSTALLATION PLANS AND SPECIFICATIONS TO LOCAL AUTHORITIES FOR THEIR APPROVAL BEFORE ACQUISITION OF SEPARATOR. PROVIDE SEPARATOR WITH ADEQUATE STRUCTURAL STRENGTH TO ACCOMMODATE VEHICULAR TRAFFIC AT INSTALLATION LOCATION.
8. COAT EXTERIOR OF CONCRETE WITH BITUMASTIC SEALANT.
9. PRECAST SUPPLIER TO CONFIRM CAPACITY. ADJUST DIMENSIONS AS NEEDED FOR SPECIFIED TANK CAPACITY.
10. ALL BAFFLES AND WEIRS TO BE PRECAST CONCRETE.
11. CONTRACTOR TO: SUPPLY AND INSTALL ALL PIPING & SAMPLING TEES GROUT IN ALL PIPES FILL WITH CLEAN WATER PRIOR TO "START-UP" OF SYSTEM VERIFY ALL BLOCKOUT SIZES AND LOCATIONS. PUMP BY OTHERS.

CAPACITY	LENGTH	WIDTH	HEIGHT	INLET	OUTLET	ITEM#	ITEM#	WGT.
1,000 REG.	8'-6"	4'-10"	5'-4"	4'-6"	4'-3"	2014	2014A	7,080 lbs.

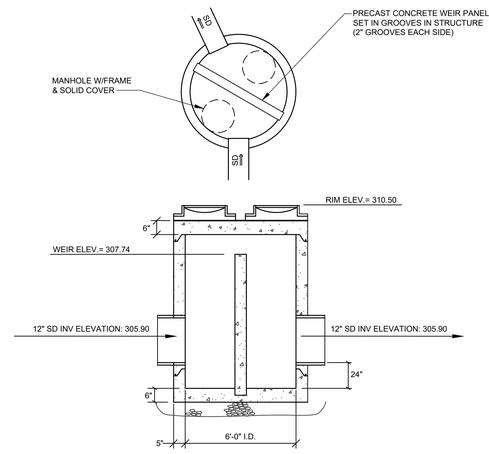
OIL/WATER SEPARATOR

NOT TO SCALE



BUILDING DRIP EDGE (INFILTRATION)

NOT TO SCALE



NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

OUTLET CONTROL STRUCTURE (OCS-1)

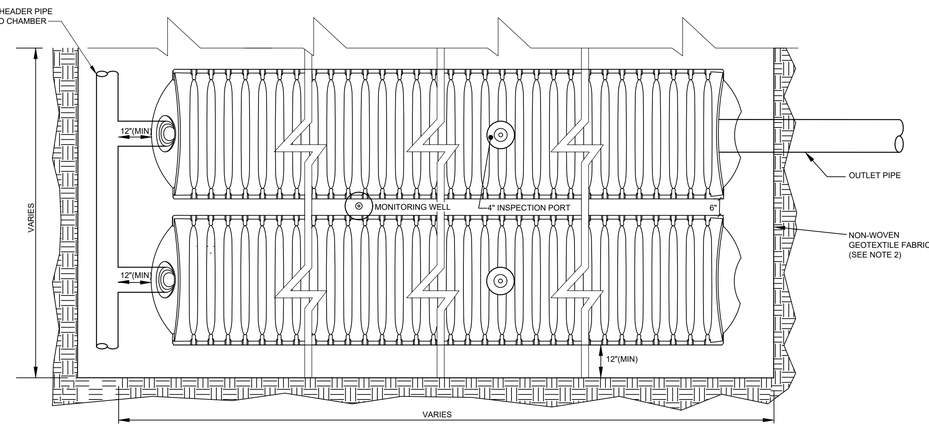
NOT TO SCALE

SUBSURFACE SAND FILTER NOTES:
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH SC-800 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE TOP AND SIDES OF THE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME, AND INFILTRATION SAND, SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT). NON-WOVEN GEOTEXTILE FABRIC SHALL NOT BE USED ON THE BOTTOM OF THE CHAMBER SYSTEM, CRUSHED STONE STORAGE VOLUME, OR INFILTRATION SAND TO ALLOW FOR INFILTRATION INTO EXISTING GROUND.
3. THE EMBEDMENT STONE SURROUNDING THE CHAMBERS SHALL BE A WASHED, ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 INCH AND 2 INCH. THE BOTTOM 6 INCH LAYER OF STONE THAT ACTS AS THE FOUNDATION BELOW THE CHAMBERS SHALL BE COMPACTED TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.
4. THE INFILTRATION MATERIAL SHALL BE A UNIFORM MIX, FREE OF STONES LARGER THAN 2 INCHES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS. THE MATERIAL SHALL MEET THE SPECIFICATIONS FOR MDOT AGGREGATE SAND (MDOT #703.01). HOWEVER, THIS AGGREGATE SAND SHALL BE MIXED WITH LOAM TO ACHIEVE A MATERIAL WITH BETWEEN 8% AND 10% PASSING THE #200 SIEVE. THE LOAM USED IN THIS MIXTURE SHALL HAVE LESS THAN 2% CLAY CONTENT. THIS 18 INCH LAYER OF SAND FILTRATION MEDIA SHALL BE PLACED TO ACHIEVE A LEVEL OF COMPACTION BETWEEN 92% AND 95% STANDARD PROCTOR DENSITY.
5. THE CONTRACTOR SHALL PERFORM PERMEABILITY TESTS FOR THE SAND FILTER MATERIAL TO ENSURE A STORMWATER RELEASE TIME RANGING BETWEEN 24 AND 48 HOURS.

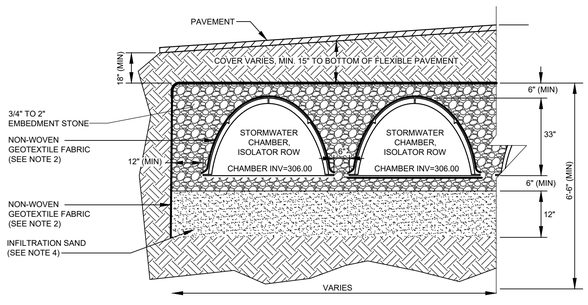
CONSTRUCTION OVERSIGHT NOTES FOR SUBSURFACE DETENTION AND INFILTRATION SYSTEM:
1. INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE PROPOSED SUBSURFACE CHAMBERS AND ITS INFILTRATION COURSE MATERIAL TO BE BUILT ON THE SITE. INSPECTIONS SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE TO INSPECT THE INSTALLATION OF THE SUBGRADE, INFILTRATION BED MATERIAL PLACEMENT, INSTALLATION OF EMBEDMENT STONE, SURROUNDING STONE, FABRIC PLACEMENT AND STORMWATER OVERFLOW BYPASS CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO BACKFILL OVER CHAMBERS.

SUBSURFACE SAND FILTER TABLE

CHAMBER INV.	306.00
CHAMBER OUTLET PIPE INV.	306.00

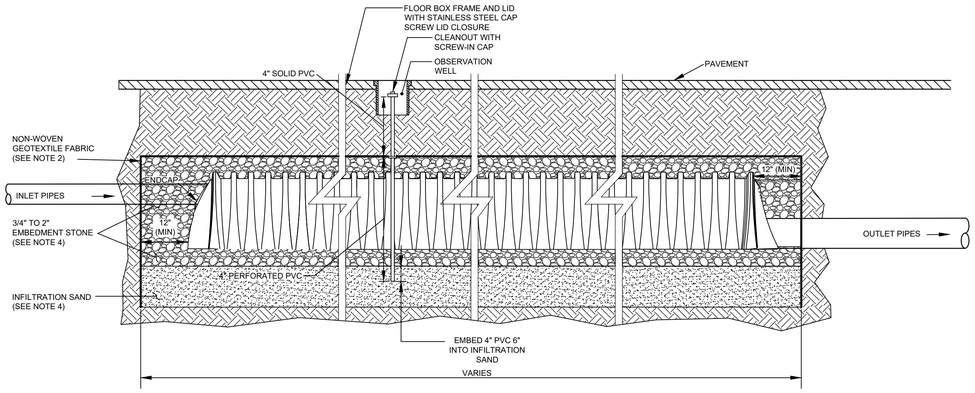


SUBSURFACE SAND FILTER PLAN VIEW

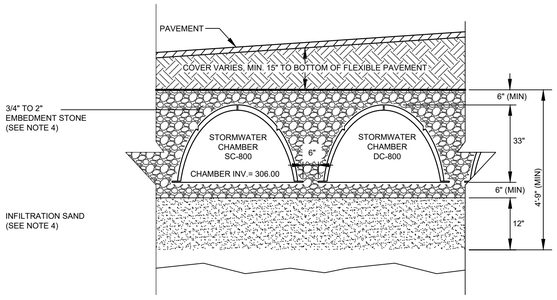


SUBSURFACE DETENTION AND INFILTRATION SYSTEM ISOLATOR ROW

NOT TO SCALE



SUBSURFACE DETENTION AND INFILTRATION SYSTEM ELEVATION VIEW



SUBSURFACE DETENTION AND INFILTRATION SYSTEM SECTION VIEW

SUBSURFACE DETENTION AND INFILTRATION SYSTEM

NOT TO SCALE

NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED
PROFESSIONAL ENGINEER
07/17/2026

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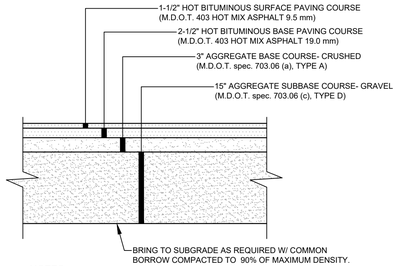
DETAILS
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

DESIGNED	MRA/TNL
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PROJECT	240431-01

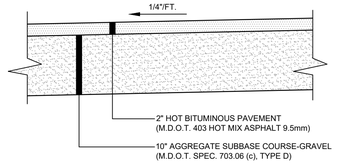
SHEET C-503

240431 D dwg \ TAB C-503 DETAILS

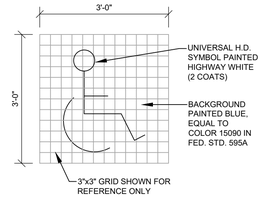


NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

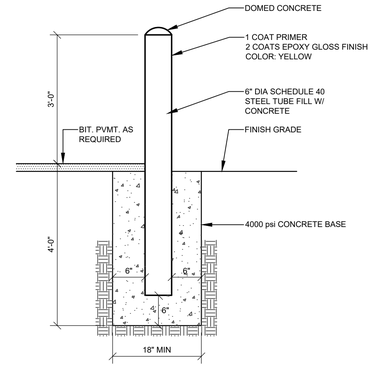
PAVED PARKING LOT SECTION
NOT TO SCALE



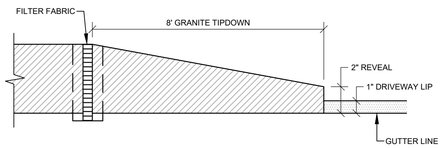
BITUMINOUS SIDEWALK
NOT TO SCALE



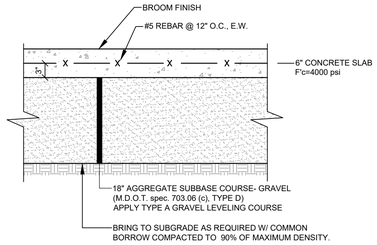
RESERVED PARKING
NOT TO SCALE



METAL DOMED CONCRETE BOLLARD
NOT TO SCALE

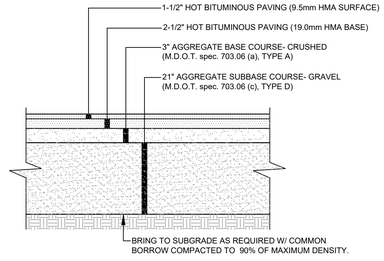


FLUSH GRANITE CURB TIPDOWN INSTALLATION
NOT TO SCALE



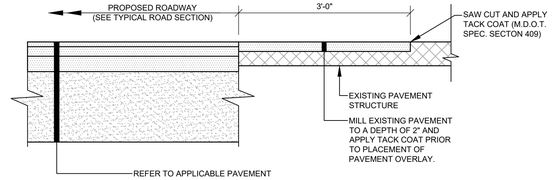
NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

CONCRETE DUMPSTER PAD
NOT TO SCALE

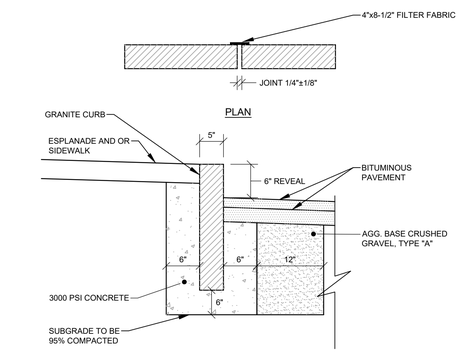


NOTES:
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2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

HEAVY DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

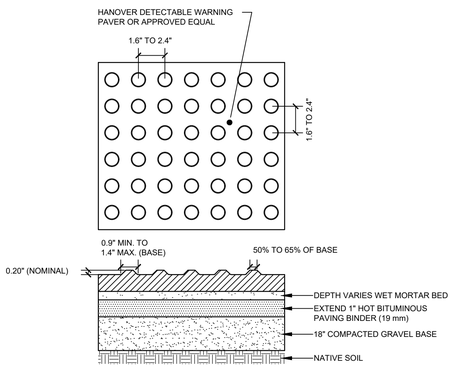


PAVEMENT JOINT
NOT TO SCALE



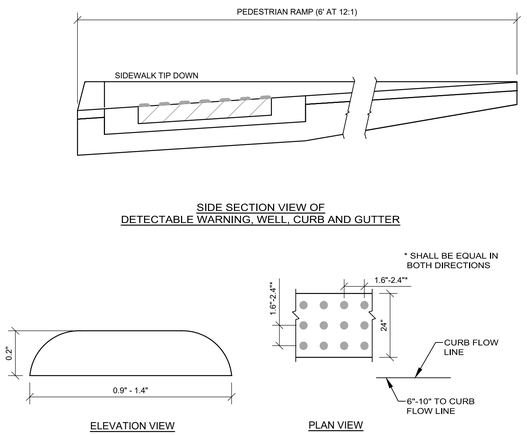
NOTES:
1. INDIVIDUAL PIECES OF CURB SHORTER THAN 4 L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.
2. THE MINIMUM HEIGHT OF THE CONCRETE BACKING SHALL BE 10-INCHES OR TO THE BOTTOM OF THE HOT MIX.
3. ASPHALT PAVEMENT, WHICHEVER IS GREATER, MEASURED FROM THE BOTTOM OF CURB.
4. CURBING SHALL BE SET IN A 6-INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.
5. WOODEN SHIMS MAY BE USED TO SET CURB.

VERTICAL GRANITE CURB
NOT TO SCALE



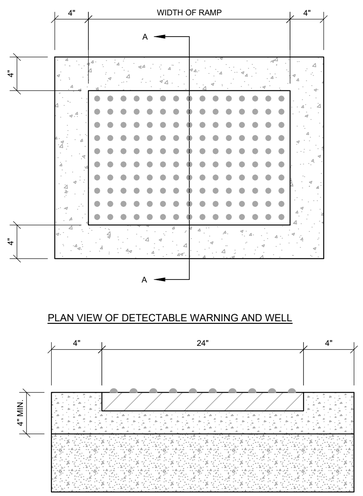
NOTES:
1. PAVERS ARE INSTALLED IN A WET MORTAR BED OVER HOT BITUMINOUS OR COMPACTED FILL BASE. THE WET MORTAR BED IS REQUIRED TO LEVEL THE PAVERS.
2. SPACING REQUIREMENTS:
   A. TRUNCATED DOME PAVERS HAVE A BASE DIAMETER OF 0.9" (23 MM) MINIMUM TO 1.4" (36 MM) MAXIMUM, A TOP DIAMETER OF 50% OF THE BASE DIAMETER MINIMUM TO 65% OF THE BASE DIAMETER MAXIMUM, AND A NOMINAL DOME HEIGHT OF 0.2" (5 MM).
   B. TRUNCATED DOME PAVERS IN A DETECTABLE WARNING SURFACE HAVE A CENTER-TO-CENTER SPACING OF 1.6" (41 MM) MINIMUM AND 2.4" (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65" (16 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE SQUARE GRID.
   C. DETECTABLE WARNING SURFACES COLOR: YELLOW.

TRUNCATED DOME DETAIL
NOT TO SCALE



NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6" - 10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH, AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.

TRUNCATED DOME PAVING
NOT TO SCALE



NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156
STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
07/17/2026

REV.	BY	DATE	STATUS
G.	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F.	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E.	TFG	05/20/2026	ISSUED FOR MAINEDEP COMMENT RESPONSE
D.	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C.	TFG	02/18/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B.	TFG	12/08/25	50% PROGRESS SET
A.	TFG	03/28/25	25% CMP SET

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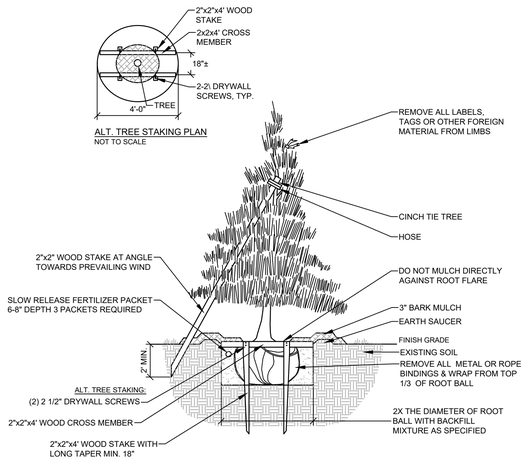
SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

DETAILS
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

SHEET C-504

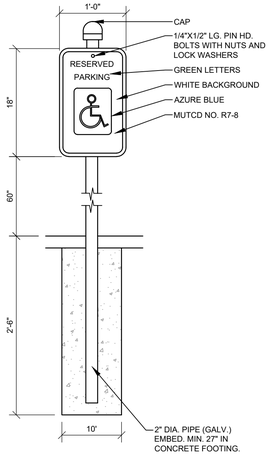
240431 D.dwg T:\AB\C-504 DETAILS



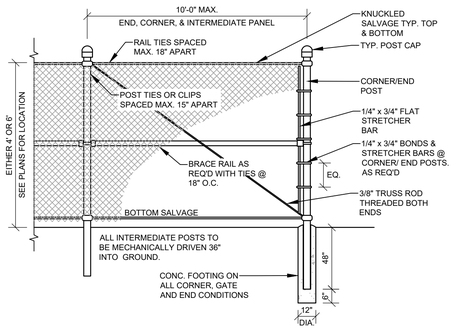
ALT. TREE STAKING PLAN
NOT TO SCALE

NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

EVERGREEN TREES
NOT TO SCALE

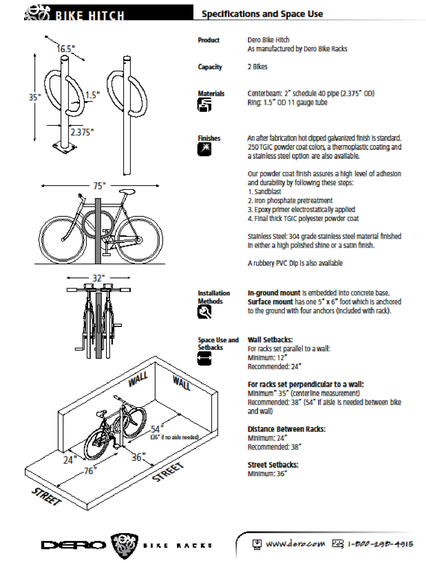


RESERVED PARKING SIGN-POST
NOT TO SCALE



NOTES:
1. CORNER OR END POST: NOMINAL 3" O.D. GALVANIZED STEEL PIPE, MIN. 5.79 lbs./LF.
2. INTERMEDIATE POST: NOMINAL 2-1/2" O.D. GALVANIZED STEEL PIPE, MIN. 3.65 lbs./LF.
3. BRACES (TOP & BOTTOM): NOMINAL 1-5/8" O.D. GALVANIZED STEEL PIPE, MIN. 2.27 lbs./LF.
4. THE OUTSIDE OF THE FENCE FABRIC SHALL BE 3" INSIDE THE EDGE OF PAVEMENT.
5. BRACE RAIL AND DIAGONAL BRACE ROD SHALL BE INSTALLED AT EACH 10' CORNER SECTION OF ENCLOSURE.
6. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH (f) c OF 3,000 psi WITH 6%; AIR ENTRAINMENT.
7. SUBMIT SHOP DRAWINGS FOR OWNER'S/ENGINEER'S APPROVAL.
8. FENCE FABRIC, POST, RAILS AND APPURTENANCES SHALL BE VINYL CLAD; COLOR: BLACK

CHAIN LINK FENCE



BICYCLE HITCH
NOT TO SCALE

DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

FLAG POLE DETAIL
NOT TO SCALE

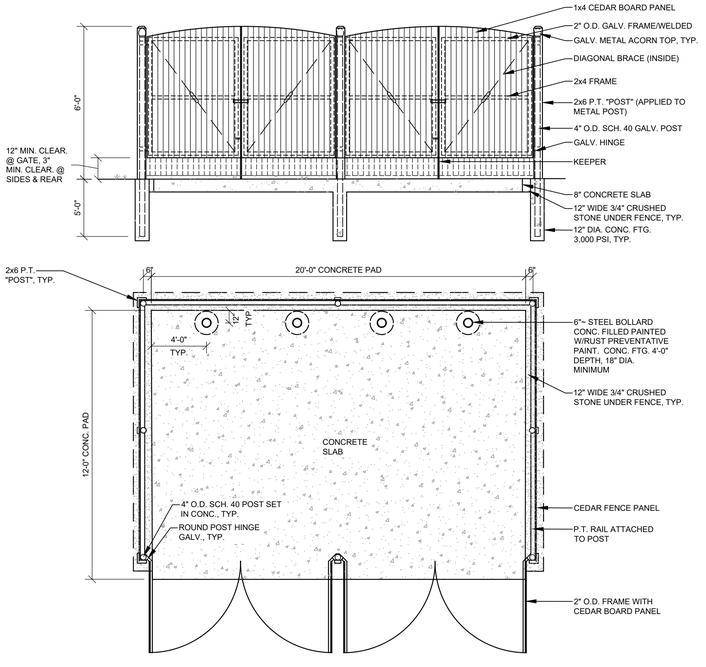
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4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

ALT. TREE STAKING PLAN
NOT TO SCALE

DECIDUOUS TREES
NOT TO SCALE

NOTES:
1. CONCRETE f'c=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT
2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR
3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
4. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT. MAINTAIN MINIMUM BURY DEPTH.
5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

24" ROUND LIGHT POLE BASE
NOT TO SCALE



DUMPSTER ENCLOSURE - DOUBLE
NOT TO SCALE

NOT FOR CONSTRUCTION

TANNER F. GOODINE, PE 20156

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
07/17/2026

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C.	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B.	TFG	12/08/25	55% PROGRESS SET
A.	TFG	03/28/25	25% CMP SET

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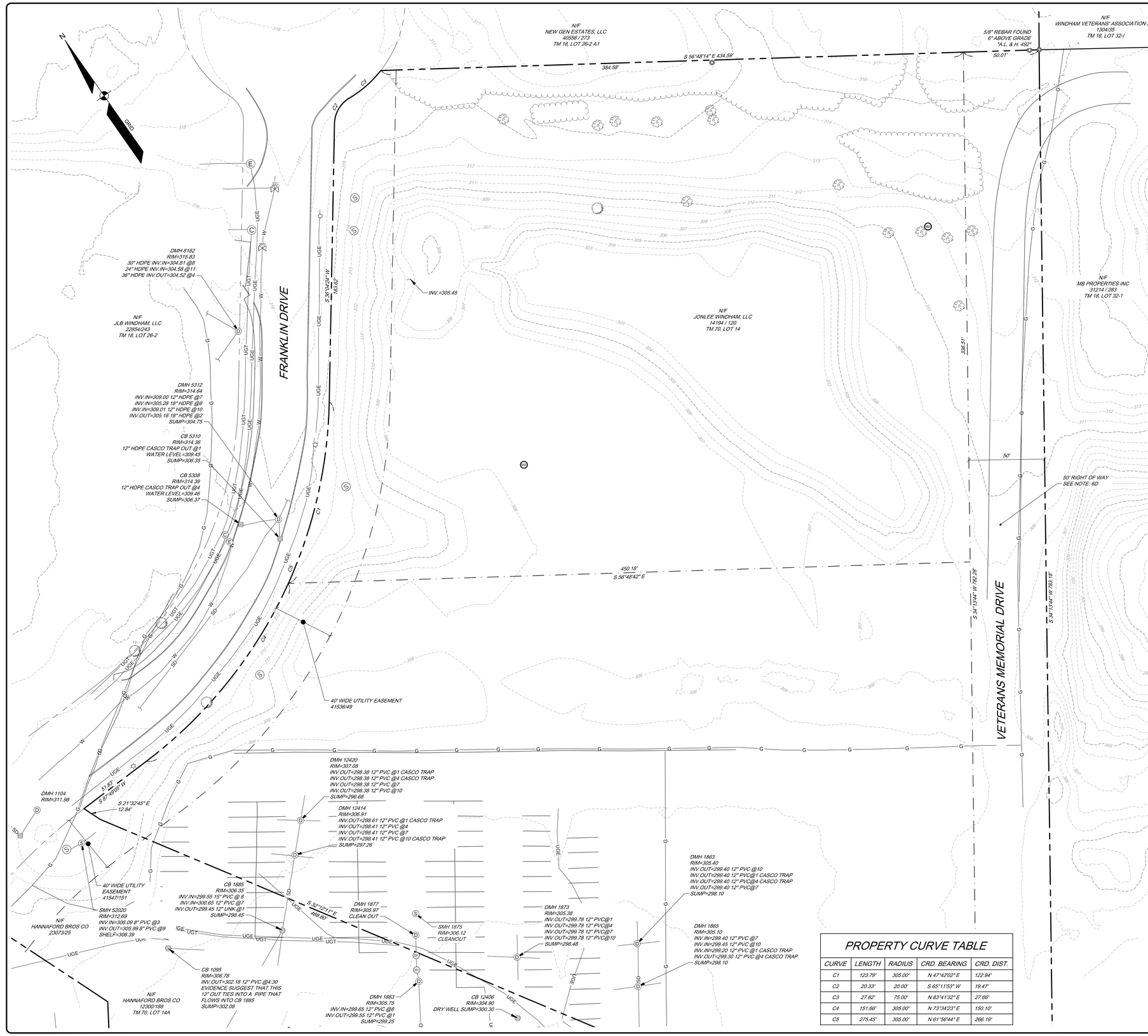
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TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
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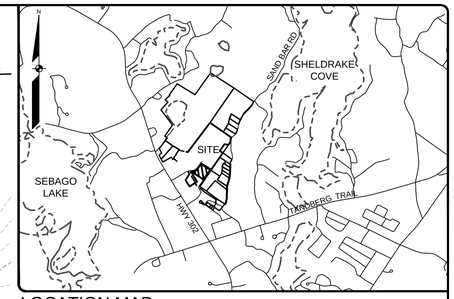
DETAILS
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

SHEET C-505

240431 D.dwg, TAB:C-505 DETAILS





LOCATION MAP N.T.S.

SURVEY NOTES:

1. THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC., BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.
2. THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL-1 DISTRICT(C-1).
3. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23005C0479F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATICS// SUAS BASED PHOTOGRAMMETRY & LIDAR. LOCATION OF THE SEWER MANHOLES ALONG FRANKLIN DRIVE, WERE PROVIDED BY THE PORTLAND WATER DISTRICT AS THEY WERE INSTALLED AFTER OUR SURVEY FIELD WORK.
5. PLAN REFERENCES:
   A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY BH2M DATE NOVEMBER, 2022, JOB NUMBER 22051.
   B. "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC., BY SEBAGO TECHNICS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
   C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
   D. "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.
   E. "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC., BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 202, PAGE 339.
   F. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.
6. EASEMENT/ENCUMBRANCES:
   A. SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40488, PAGE 91.
   B. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.
   C. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.
   D. SUBJECT TO A 50-FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.
   E. DRAINAGE AND SEPTIC EASEMENT TO HOME DEPOT PER PLAN REFERENCE F.
   F. 40' WIDE UTILITY EASEMENT TO THE PORTLAND WATER DISTRICT AS DESCRIBED IN DEED BOOK 41536 PAGE 49.
7. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
8. BENCHMARK:
   BM-1 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.71(NAVD88)
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	123.79'	305.00'	N 47°42'02" E	122.94'
C2	20.33'	20.00'	S 65°11'53" W	19.47'
C3	27.82'	75.00'	N 83°41'32" E	27.66'
C4	151.66'	305.00'	N 73°34'23" E	150.10'
C5	275.45'	305.00'	N 61°58'44" E	266.19'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	EASEMENT	
	DEED LINE/R.O.W.	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	C1/L1
N/F	NOW OR FORMERLY	
BM-1	BENCHMARK	
	EDGE OF PAVEMENT	
	CURB LINE	
	TREELINE	
120 118	CONTOURS	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
G	GAS	
W	WATER	
W	WATER MANHOLE	
MW	MONITORING WELL	
S	SANITARY MANHOLE	
SD	STORM DRAIN	
D	DRAINAGE MANHOLE	
	CATCH BASIN	
E	ELECTRICAL MANHOLE	
E	LIGHT POLE	
C	COMMUNICATION MANHOLE	
UGT	UNDERGROUND COMMUNICATION	
UGE	UNDERGROUND ELECTRIC	

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

MATTHEW W. EK, PLS 2117

STATE OF MAINE · MATTHEW W. EK · 2117 · PROFESSIONAL LAND SURVEYOR

REV.	BY	DATE:	STATUS
A.	CDL	2/27/2025	WORK SHEET FOR PROJECT DELIVERY
B.	CDL	3/02/2026	ISSUED TO CLIENT
C.	MWE	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION

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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

EXISTING CONDITIONS PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
87 FRANKLIN DRIVE
WINDHAM MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

RECORD OWNER:
JONLEE WINDHAM, LLC.
5000 BELMONT AVENUE
YOUNGSTOWN OHIO 44505

DESIGNED	-
DRAWN	CDL / JMC
CHECKED	MWE
DATE	02/25/2025
SCALE	1" = 30'
PROJECT	240431-01

SHEET 1 OF 1

240431-01EC.dwg, TAB CDL

Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-051

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 6.

#26-15 - Conditional Use & Amended Major Site Plan - Salty Dog Adventures - 770 Roosevelt Trail, Suite 6 - Salty Dog Adventures, LLC
The application is for a dog daycare and overnight boarding facility (Kennel, Major, per §120-531) within an existing 7,138 sq ft tenant suite in Shaw's Plaza, including interior tenant improvements with soundproofing and a 1,023 sq ft± fenced outdoor play area with landscaping to be located within an existing paved area at the rear of the building. No changes to the building exterior, site access, parking, or utilities are proposed. Subject property is identified as Tax Map: 70; Lot: 1A; Zone: Commercial I (C-1) zoning district, in the Presumpscot River watershed.

TOWN OF WINDHAM MAINE

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

PLANNING BOARD MEMO • CONDITIONAL USE & AMENDED MAJOR SITE PLAN • FINAL PLAN REVIEW

DATE: July 20, 2026

TO: Windham Planning Board
FROM: Natalie Thomsen, Town Planner
Cc: Steve Puleo, Planning Director
J.P. Connolly, PE, DM Roma Consulting Engineers
Miekal Liberty, Salty Dog Adventures, LLC

RE: **#26-15 – Conditional Use (Kennel, Major) & Amended Major Site Plan – Salty Dog Adventures – 770 Roosevelt Trail, Suite 6 – Final Plan Review – Salty Dog Adventures, LLC**

Planning Board Meeting & Public Hearing: **July 27, 2026**

Overview

The application is to establish a dog daycare and overnight boarding facility (Kennel, Major, per §120-531) within an existing 7,138 SF tenant suite in Shaw's Plaza. The proposal includes interior tenant improvements with soundproofing of walls and ceilings and a 1,023 SF± fenced outdoor play area with landscaping, to be located within an existing paved area at the rear of the building. No changes to the building exterior, site access, parking, or utilities are proposed. The plan is an amendment to the approved Shaw's Plaza major site plan. Tax Map: 70; Lot: 1A; Zone: Commercial I (C-1) zoning district, in the Presumpscot River watershed.



[Figure 1: Aerial view of the subject parcel relative to surrounding properties and street network.]

The conditional use application is submitted in combination with an amended major site plan application. The Planning Board therefore serves as the review authority for both applications per §120-516B(2)(b), and the procedures for the applicable reviews may occur simultaneously per §120-804. ***The applicant's cover letter asks the Zoning Board of Appeals to consider the conditional use application; because the application is combined with an amended major site plan, the Planning Board is the review authority.***

PLEASE NOTE: The staff memo is a reference guidance document, and suggested topics for board discussion are listed; ***bold and italic text represent unaddressed existing and/or new staff comments***; plain underlined text are items that have been addressed by the applicant; and *italic text is for information or previously reviewed and/or approved items*.

Staff Comments:

1. Complete Application:

   MOTION: [I move] the conditional use and amended major site plan applications for project #26-15 Salty Dog Adventures are found complete in regard to the submission requirements based on the application checklists, but the Planning Board retains the right to request more information where review criteria are not fully addressed.

2. Waivers:

   Waiver of Submission Requirements: The Planning Director, or designee, may waive any of the submission requirements of §120-811 based upon a written request by the applicant. Waiver of the Site Plan Performance Standards: The Planning Board may waive the requirements of §120-812 if it finds that extraordinary and unnecessary hardship, not self-imposed, may result from strict compliance with the site plan review standards. For each waiver requested, the applicant shall submit answers to each criterion in §120-808B(2).

   None requested.

3. Public Hearing: A public hearing on the conditional use application is scheduled for the July 27, 2026 Planning Board meeting. Per §120-516G(2), notice has been published in a newspaper of general circulation and mailed to abutting property owners at least seven days prior to the hearing.

4. Site Walk: No site walk has been scheduled; the proposed improvements are limited to interior tenant improvements and a fenced outdoor play area within an existing paved area.

Windham Planning Board,

MOTION: [I move] the conditional use and amended major site plan applications for the #26-15 Salty Dog Adventures project at 770 Roosevelt Trail, Suite 6, identified on Tax Map: 70; Lot: 1A in the Commercial I District (C-1), are to be (**approved with conditions/denied**) with the following Findings of Fact, Conclusions, and Conditions of Approval.

FINDINGS OF FACT

Jurisdiction: The Salty Dog Adventures project is a Conditional Use (Kennel, Major) submitted in combination with an amendment to the approved Shaw's Plaza Major Site Plan. The Planning Board is authorized to review and act on the conditional use application by §120-516B(2)(b) and on the amended major site plan by §120-805 of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant has submitted a Quitclaim Deed with Covenant from SP Windham Owner LLC to B33 Windham II LLC dated June 18, 2021, and recorded on June 29, 2021 at the Cumberland County Registry of Deeds in Book 38370, Page 320; an executed Shopping Center Lease between B33 Windham II LLC, as landlord, and Salty Dog Adventures, LLC, as tenant, dated February 18, 2026, for the 7,138 SF Suite 6 premises, including allowances for use of an outdoor area; an agent authorization letter dated April 17, 2026 authorizing DM Roma Consulting Engineers to act as the applicant's agent; and a Maine Secretary of State information summary dated April 17, 2026 showing Salty Dog Adventures, LLC in good standing.

Fees: Application and review escrow fees have been received.

ARTICLE 4 ZONING DISTRICTS

- As shown on the Town of Windham Land Use Map approved by the Town Council, dated August 15, 2023, Tax Map 70, Lot 1A is located in the Commercial I (C-1) zoning district, §120-410.
- The proposed use, Kennel, Major, is a conditional use allowed with approval in the C-1 District, subject to the use-specific performance standards of §120-531.
- The proposed use will occupy an existing suite within the existing multi-tenant commercial building in Shaw's Plaza. No changes to the exterior of the building or expansion of the site are proposed, and the C-1 dimensional standards of §120-410 are addressed through the prior Planning Board approvals for Shaw's Plaza.

ARTICLE 5 PERFORMANCE STANDARDS

§120-516 – Conditional Use

The applicant has provided a written statement describing how the conditional use will meet the review criteria of §120-516H, summarized in the findings below.

§120-516H(1) – Property Value: The proposed use occupies an existing suite within an existing commercial building and is not anticipated to depreciate the economic value of surrounding properties.

§120-516H(2) – Wildlife Habitat: The project proposes no land disturbance beyond the conversion of an existing paved area to the outdoor play area, and the proposed use will not damage significant wildlife habitat.

§120-516H(3) – Botanical Species: The project proposes no land disturbance beyond the conversion of an existing paved area, and the proposed use will not damage rare or endangered botanical species.

§120-516H(4) – Potable Water: The suite is served by public water. The Portland Water District, in an email dated May 21, 2026 and included with the application per §120-516D(5), states that the existing 8-inch domestic service with 6-inch meter has the capacity to support the project, and that the email serves as the District's official response that the existing water infrastructure at this location has the capacity to support the project.

§120-516H(5) – Sewage Disposal: The suite is served by an existing private subsurface wastewater disposal system with a DEP-approved engineered design. Pet waste will not be disposed of through the septic system, and the proposed use is anticipated to use less water and contribute less

wastewater than prior retail uses of the suite. The applicant notes that Shaw's Plaza is expected to connect to the Town's sewer collection system in the near future.

§120-516H(6) – **Traffic:** The proposed use will utilize the plaza's existing established accessways to Roosevelt Trail (Route 302), Tandberg Trail (Route 115) and Manchester Drive, with no changes proposed. Based on the ITE Trip Generation Manual (LUC 820), prior retail use of the 7,138 SF suite is estimated at approximately 27 PM weekday peak hour trips; the applicant estimates the kennel use will generate approximately 8 to 15 AM and PM weekday peak hour trips, roughly half of the prior retail trip generation.

§120-516H(7) – **Public Safety:** The proposed use is not expected to overburden police, fire, or rescue services.

§120-516H(8) – **Vibration:** The proposed use will not produce inherently and recurrently generated vibrations.

§120-516H(9) – **Noise:** The building improvement plan includes soundproofed walls and sound-deadening ceiling panels to mitigate sound from the suite to adjacent suites and outside areas. The outdoor play area will be enclosed by solid panel fencing, located at the rear of the building where employee parking and delivery vehicles are the primary users, and will not be used in the evening, night, or early morning. The applicant states operations will comply with the maximum permissible sound pressure levels of §120-812S.

§120-516H(10) – **Off-Street Parking and Loading:** Shaw's Plaza currently provides 578 parking spaces (per information from B33 Windham II LLC). The applicant states parking demand will be low relative to prior retail uses, with brief curbside drop-off and pick-up interactions and no restricted drop-off or pick-up windows that would concentrate parking demand. No changes to access, parking, or loading areas are proposed.

§120-516H(11) – **Odors:** Odor control is addressed through free-standing activated charcoal air filters, daily sanitizing of the facility with medical-grade products, and immediate collection of pet waste, which is bagged and disposed of with other solid waste in the existing dumpsters. The applicant operates a similar facility in Falmouth using the same procedures.

§120-516H(12) – **Air Pollution:** The proposed use will not generate dust or other forms of air pollution.

§120-516H(13) – **Water Pollution:** The proposed use will not discharge pollutants to the ground, groundwater, or surface water. Bathroom and sink wastewater will discharge to the existing septic system, and the existing site has a Site Location of Development (Site Law) permit from the DEP with existing stormwater collection and treatment infrastructure.

§120-516H(14) – **Erosion and Sediment Control:** The only land disturbance proposed is the sawcut and removal of existing pavement for the 1,023 SF outdoor play area, which is not expected to generate significant sediment; any sediment on remaining pavement will be swept.

§120-516H(15) – **Hazardous Material:** The proposed use will not generate or discharge hazardous materials.

§120-516H(16) – **Zoning District and Performance Standards:** The proposed use is a conditional use allowed in the C-1 District. The use will occupy an existing suite in the existing plaza, with no exterior

building changes proposed; the applicable C-1 district standards are addressed through prior Planning Board approvals for the site.

§120-516H(17) – Solid Waste Management: Solid waste, including bagged pet waste, will be disposed of in the existing onsite dumpsters and collected by a private hauler; no change to solid waste management is proposed.

§120-516H(18) – Use-Specific Standards: The proposed use is subject to the use-specific performance standards of §120-531, Kennel, Major; see the findings under §120-531 below.

§120-531 – Kennel, Major *(Amended 1-27-2026 by Order No. 26-009)*

§120-531A(1) – Outdoor Areas: The proposed outdoor play area is 1,023 SF, exceeding the 500 SF minimum. The existing pavement will be removed and the area will be surfaced with artificial turf over a natural sub-base of gravel or pea stone. The area will be fully enclosed by solid cedar panel fencing and buffered with five landscaping trees (Eastern red cedar or approved equivalent). The fenced area is approximately 80 feet from the property line.

§120-531A(2) – Noise Control: All indoor animal areas will be fully soundproofed in a manner consistent with industry standards through soundproofed walls and sound-deadening ceiling panels, and animal waste will be managed to prevent odors detectable beyond the legal boundaries of the lot. The kennel is subject to the maximum noise standards of §120-812S.

§120-531A(3) – Hours of Operation: The facility will be open to the public from 6:30 AM to 6:00 PM. Overnight boarding will observe quiet hours from 6:00 PM to 6:30 AM, during which all boarding animals will be kept inside; the outdoor play area will not be used during the evening, night, or early morning.

§120-531A(4) – Overnight Boarding Capacity: The building plan provides twenty-three (23) 4’x6’ kennels (24 SF each) and one (1) 7’x6’ kennel (42 SF), accommodating 24 dogs, and four indoor play areas of 639 SF, 795 SF, 745 SF, and 684 SF, each exceeding the 192 SF minimum for a same-household family group of up to five dogs, for a cumulative overnight capacity of 44 dogs. A 4’x4’ kennel in the grooming area will not be used for overnight boarding.

§120-531A(5) – Indoor Daytime Care Capacity: The four indoor play areas total 2,863 SF, which at 70 SF per dog allows a daytime care capacity of 40 dogs (2,863 ÷ 70 = 40.9).

§120-531A(6) – Record Keeping: The applicant will maintain records of all dogs in the daytime care and overnight boarding programs, including weights, to demonstrate compliance with the space and capacity standards of §120-531, and the records will be available to the Town for inspection upon request.

§120-531A(7) – Licensing: The applicant will obtain and maintain licensing as required by 7 M.R.S. § 3932-B and will operate in compliance with applicable state statutes and regulations, including 01-001 C.M.R. ch. 701; the State inspects licensed kennel facilities a minimum of two times per year. These requirements are incorporated by reference as conditions of approval.

§120-812 – MAJOR SITE PLAN PERFORMANCE STANDARDS

§120–812A – Utilization of the Site

The proposed use will occupy an existing suite within the existing Shaw's Plaza and does not expand the developed site; the amended plan reflects the capabilities of the previously developed site.

§120–812B – Vehicular Traffic

The plaza is served by existing accessways to Roosevelt Trail (Route 302), Tandberg Trail (Route 115), and Manchester Drive, which historically provide ample capacity. The proposed use is anticipated to generate fewer vehicle trips than prior retail uses of the suite, and no changes to the accessways are proposed.

§120–812C – Parking and Loading

The plaza provides 578 existing parking spaces. Based on ITE LUC 820, prior retail use of the suite is estimated at approximately 27 PM weekday peak hour trips, while the proposed use is estimated to generate approximately 8 to 15 AM and PM weekday peak hour trips with shorter parking durations; existing parking and loading are adequate for the proposed use.

§120–812D – Pedestrian Traffic

The plaza includes existing sidewalks and striped crosswalks within the parking area; no additional pedestrian improvements are required for the proposed use.

§120–812E – Stormwater Management

The plaza includes existing stormwater capture, conveyance, treatment, and detention infrastructure. No additional impervious or developed area is proposed — the outdoor play area replaces existing pavement — and no additional stormwater impact requires mitigation.

§120–812F – Erosion Control

The only land disturbance is the sawcut and removal of existing pavement within a relatively flat paved area for the outdoor play area; this work does not typically generate significant sediment, and any sediment on remaining pavement will be swept.

§120–812G – Water Supply Provisions

The site is served by public water with an existing service to the suite. The Portland Water District confirmed by email dated May 21, 2026 that the existing water infrastructure at this location has the capacity to support the project.

§120–812H – Sewage Disposal Provisions

The site utilizes an existing private subsurface disposal system with a DHHS-approved engineered design, which will not require amendment for the proposed use. The plaza is expected to connect to the Town's sewer collection system in the near future.

§120–812I – Utilities

The suite is served by existing electric, telephone, and data services; no new service connections or upgrades are proposed.

§120–812J – Groundwater Impacts

The project proposes no additional site development and will not adversely impact groundwater quantity or quality; the site utilizes public water and an existing engineered wastewater system.

§120–812K – Water Quality Protection

The proposed use will not store or discharge fuel, chemicals, chemical or industrial wastes, or other materials that could cause contamination. The existing site has a Site Location of Development (Site Law) permit from the DEP and includes existing stormwater collection and treatment infrastructure. The site is in the Presumpscot River watershed.

§120–812L – Hazardous, Special, and Radioactive Materials

The proposed use will not handle, store, or use materials identified by federal, state, or local regulation as hazardous, special, or radioactive.

§120–812M – Shoreland Relationship

The site is not located in the Shoreland Zone and is not expected to impact any water body.

§120–812N – Technical and Financial Capacity

The applicant has engaged DM Roma Consulting Engineers, licensed professional engineers with over 20 years of land development experience, and Gawron, Turgeon & Dillon Architects, a Maine-licensed architecture and interior design firm in operation since 1983. The applicant currently operates a dog daycare and overnight boarding facility in Falmouth, has leased the Windham space since February 2026, and intends to self-finance the build-out of the suite.

§120–812O – Solid Waste Management

Solid waste, including bagged pet waste, will be disposed of in the existing onsite dumpsters collected by a private hauler; no change to solid waste management is proposed.

§120–812P – Historical and Archaeological Resources

No additional site disturbance is proposed, and the project is not expected to impact historic or archaeological resources.

§120–812Q – Floodplain Management

A FEMA FIRMette included with the application shows that no special flood hazard areas are located within or directly adjacent to the site.

§120–812R – Exterior Lighting

No additional exterior lighting is proposed. The outdoor play area will be used only during daytime hours, and existing plaza lighting is adequate for the proposed use.

§120–812S – Noise

Soundproofed walls and sound-deadening ceiling panels will provide noise abatement within the facility, and the solid fencing and proposed landscape trees around the outdoor play area at the rear (south side) of the building are expected to reduce noise. The applicant's Falmouth facility operates adjacent to retail, office, and service uses with no record of complaints, and the applicant is aware of the residential project under construction to the south and will ensure compliance with the maximum permissible sound pressure levels in §120-812S.

§120–812T – Storage of Materials

No outside storage of materials is required for the proposed use, and no additional dumpsters are proposed. The outdoor play area is accessible only from the building, and the solid fencing and landscape trees will be maintained in good condition with no opening large enough for a small child, or an escaping dog, to pass through.

CONCLUSIONS

1. The plan for development **reflects** the natural capacities of the site to support development.
2. Buildings, lots, and support facilities **will** be clustered in those portions of the site that have the most suitable conditions for development.
3. Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and, sand and gravel aquifers **will** be maintained and protected to the maximum extent.
4. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
5. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
6. The proposed use and layout **will not** be of such a nature that it will make vehicular or pedestrian traffic more hazardous than is normal for the area involved.
7. The proposed site plan **will** provide adequate sewage waste disposal.
8. The proposed site plan **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
9. The developer **has** the adequate financial capacity to meet the standards of this section.
10. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
11. The proposed site plan **will** provide for adequate stormwater management.
12. The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it **will not** interfere with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.
13. On–site landscaping **does** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.
14. All freshwater wetlands within the proposed subdivision **have** been identified on the plan.
15. Any river, stream, or brook within or abutting the subdivision **has** been identified on any maps submitted as part of the application.

CONDITIONS OF APPROVAL

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated July 15, 2026, as amended July 27,2026, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-815 of the Land Use Ordinance.

DM ROMA
CONSULTING ENGINEERS

July 15, 2026

Mrs. Marge Govoni, Chair
Town of Windham Planning Board
8 School Road
Windham, ME 04062

Re: Conditional Use Application ~ 120-531 Kennel, Major &
Amended Site Plan Application
770 Roosevelt Trail, Suite 6
Salty Dog Adventures, LLC. – Applicant

Dear Mrs. Govoni:

On behalf of our client, Salty Dog Adventures, LLC., DM Roma has prepared the enclosed Conditional Use Application for a doggie daycare at 770 Roosevelt Trail Suite 6, within the Shaw's Plaza and associated Amended Site Plan Application. The property is shown on Town of Windham Tax Assessor's Map #70 as Lot 1A, and is located in the C-1 Commercial Zoning District. Salty Dog Adventures is interested in obtaining conditional use approval for their business to expand their growing business into Windham, and asks the Zoning Board of Appeals to consider approving the conditional use application to allow the use of a Kennel, Major.

The proposed location for Salty Dog Adventures, LLC.'s is currently or recently occupied by Gracie Gym Maine Brazilian Jiu-jitsu. Proposed improvements will primarily involve tenant improvements to the interior of the existing suite and a fenced yard area that will provide approximately 1000 sq ft of outside play area. The proposed improvements will not alter the exterior of the building itself or the site's compliance with the C-1 Zoning Districts dimensional standards, parking, pedestrian access, controlled access street, curb cuts, minimum lot size, new and reconstructed streets, block standards, and or sidewalks. The business does not propose a retails sales area.

Currently the design provides four (4) indoor door play areas; play area 1 measuring 639 sf, play area 2 measuring 795 sf, play area 3 measuring 745 sf, and play area 4 measuring 684 sf, for a total indoor play area of 2,863 sf. The indoor play area allows for a capacity of 40 dogs (2863 / 70 sf per dog= 40.9 dogs).

The proposed improvements also include the creation of twenty-three (23) 4'x6' kennels, one (1) 7'x6' kennel. For the purpose of overnight boarding capacity, the kennels will allow for 24 dogs and the four (4) indoor play areas could be utilized to board dogs from the same household with each play area being sufficient is size to provide up to 5 dogs each. Cumulatively the overnight capacity of the facility is calculated to be 44 dogs.

The project will also create a grooming area, but this area is not considered in the indoor daytime care or overnight boarding capacity. Additionally, the proposed interior improvements will include a reception

and waiting room area, an office, an employee breakroom, dog wash area and bathroom. The proposed improvements include sound proofing walls, and sound deadening panels to be installed on the ceiling.

The business expects that their parking demand will be very small compared to the neighboring retail/service businesses in the same building. Salty Dog Adventures intends to operate this facility in a similar fashion to their existing business location in Falmouth. Salty Dog Adventures' typical customer experience when dropping off animals includes curb side drop off and pickup, where an employee meets the customer at the vehicle and takes the leashed dog into the facility, or the customer enters the facility and either brings the leashed dog into the facility and hands the leash to an employee. Salty Dog Adventures, based on experience at their Falmouth facility, indicates that when customers enter the building, they hand the leash to an employee and leave. This interaction on avg. lasts 45 secs to 4 minutes, with pick up interaction lasting slightly longer. Salty Dog Adventures, unlike many other dog care facilities do not limit pickup and drop off hours, therefore parking demand is not concentrated within restricted drop off and pick up hours.

The plaza that includes the unit Salty Dog Adventures intends to occupy, includes Pet Supplies Plus, CVS Pharmacy, Gracie Gym, Staples, and Town Fair Tire with Shaw's Supermarket occupying a separate building within the property. Salty Dog Adventures intends to occupy a space that has been occupied previously by other retail businesses and expects to provide 3-5 staff people during daytime care when at capacity, and 2-5 staff people during overnight care when at capacity; Salty Dog Adventures LLC's policy is to provide staff at a ratio of about 1 staff person to 10 dogs.

Salty Dog Adventures intends to occupy a leased space, which measures 7,138 sf. Based on past retail uses, the ITE manual (LUC 820) indicates that an expected 3.81 trips per 1000 sf GFA would result in twenty-seven (27) PM Weekday peak hour trips. ITE Manual does not have a specific land use code for a dog kennel. Based on per dog basis, with Salty Dog Adventures, is expecting to provide care for a max of 40 dogs during the daytime care, and max of 44 dogs in the evening overnight dog care, we expect about half of those trips to occur during the PM Weekday peak hour, for a total of 8-15 PM Weekday peak hour trips, as well as 8-15 AM Weekday peak hour trips; essentially Salty Dog Adventures LLC expects to generate about half the peak hour trips the prior retail sales uses generated, and comparatively will not require as many parking spaces, and those parking spaces will be utilized for significantly less time compared to prior retail business customers utilization.

Odor control within the facility is addressed through the use an operation of free-standing activated charcoal air filters. The facility is sanitized daily top to bottom, using medical grade cleaning and sanitizing products. Pet waste is collected immediately with solid waste being bagged and collected, and ultimately disposed of with other solid waste (placed in a dumpster). Urine is mopped up and the area sanitized immediately. Dogs in the indoor daytime care program are expected to be outside a minimum of 2 times per day for at least 40 minutes each time.

The State of Maine requires each dog kennel facility be licensed, and that licensing is renewed annually. The State inspects the facility a minimum of 2 times per year as part of that licensing process. Additionally, the lease agreement between Salt Dog Adventures LLC and B33 Windham II, includes allowances for use of an outdoor space, signage, parking and exclusive use and common areas. The lease also includes prohibited uses and exclusives related to landlord's and other tenants' spaces, including discussion on how B33 Windham II LLC justifies that the proposed kennel will not conflict with existing in-place non-compete/exclusive agreements with other tenants of the facility, including the existing retail sales pet store.

Based on ordinance review, specifically Land Use ordinance section 120-516, the following review criteria have been identified and a summary of how the project will satisfy the review criteria follows:

120-516.H.(1) – Property Value: The project proposes utilizing an existing suite within an existing commercial building. The operation of Salty Dog Adventures is not anticipated to be detrimental to neighboring property values.

120-516.H.(2) – Wildlife Habitat: As the project proposes no additional land disturbance the proposed use is not expected to have any impact on wildlife habitat.

120-516.H.(3) – Botanical species: As the project proposes no additional land disturbance the proposed use is not expected to have any impact on any botanical species.

120-516.H.(4) – Potable water: As the project proposes to occupy an existing commercial space with existing water service (public water supply) and existing septic disposal system (private), the proposed use will utilize the existing utility services and is not anticipated to burden the groundwater aquifer or public water supply. PWD has been contacted and in an email dated 5/21/2026 (included with this application) indicated that "existing water infrastructure at this location has the capacity to support this project." Coordination with PWD will continue with the expectation that the proposed use will not over burden any existing utility facility or cause any potential supply issue.

120-516.H.(5) – Sewage Disposal: As the project proposes to occupy an existing commercial space with existing water service (public water supply) and existing septic disposal system (private), the proposed use will utilize the existing building sewer and existing leach field. The proposed use is not expected to utilize significantly more or less than operations and businesses that the septic disposal system was designed for originally. The proposed use will not utilize the septic system for pet waste and the proposed use will likely use less water and contribute less wastewater than the existing use.

120-516.H.(6) – Traffic: As the project proposes to occupy an existing commercial space there is no proposed improvements to any of the existing plaza's accessways to Roosevelt Trail, Tandberg Trail, or Manchester Drive.

120-516.H.(7) – Public Safety: The proposed use (Kennel, Major) is not expected to be a burden to public safety.

120-516.H.(8) – Vibration: The proposed use (Kennel, Major) is not expected to generate vibrations.

120-516.H.(9) – Noise: The proposed use (Kennel, Major) is not expected to generate significant noise. The proposed building improvement plan includes the installation of sound deadening ceiling panels and walls constructed with soundproofing to mitigate sound from barking dogs to adjacent suites and outside areas. The outside play area is proposed to be enclosed in a solid panel fence, located in the rear of the building where employee parking and delivery vehicles are the primary users of this area. The outdoor play area will not be used in the evening, night or early morning. Salty Dog Adventures LLC will ensure that operations comply with Chapter 120-812.S for maximum permissible sound pressure level.

120-516.H.(10) – Off street parking and loading: The existing parking and loading within the Shaw's Plaza is more than adequate to support the proposed use (Kennel, Major). No improvements or changes to access, parking or loading areas are associated with this application.

120-516.H.(11) – Odors: The proposed use (Kennel, Major) is not expected to generate any noxious or odorous matter that will be offensive at the lot boundaries. Salty Dog Adventures LLC operates a similar facility in Falmouth on Route 1 in a commercial plaza, and will utilize the same procedure for collecting, containing and disposing of pet waste. Pet waste and odors are a primary concern to Salty Dog's operation and they expect to not comply with this standard but make sure odors are not offensive for the benefit of attracting customers and maintaining employees.

120-516.H.(12) – Air pollution: The proposed use (Kennel, Major) is not expected to generate any air pollution. No element of Salty Dog's operations at the proposed site will not generate dust, or particulate matter.

120-516.H.(13) – Water Pollution: The proposed use (Kennel, Major) is not expected to discharge any wastewater, stormwater or other discharge that will impact water quality. The existing suite has an existing septic disposal system that will be utilized for bathroom and sink wastewater. Pet waste will be disposed of properly and the proposed use will not discharge any pollutants via stormwater discharge or direct discharge anywhere onsite or offsite.

120-516.H.(14) – Erosion and sediment control: Neither the proposed use (Kennel, Major) nor the installation and construction of the proposed building improvements are expected to create any erosion or potential sedimentation. The proposed building improvements will require minimal land disturbance with the installation of the 1,023 square foot outside play area (which is currently located in an existing paved area) being the only potential area of the site that will have any land disturbance associated with it.

120-516.H.(15) – Hazardous Material: The proposed use (Kennel, Major) is not expected to generate any hazardous material, and as such will not discharge any hazardous materials.

120-516.H.(16) – Zoning district and performance standards: The proposed site is within the C-1 Zoning District, with the proposed use (Kennel, Major) being a conditional use allowed with approval in the C-1 Zone. The proposed use will be located within the existing Shaw's Plaza and the proposed use is not expected to require addressing the dimensional standards of the existing approved site. The project is not proposing any changes to the exterior of the existing building. Since the proposed conditional use is intended to operate within an existing multi-unit commercial building and no improvements to the exterior of the building are proposed, the C-1 Zone District Standards outlined in 120-410.F.1-18 should be adequately addressed through prior Planning Board approvals, as this proposal does not propose any significant alterations to the site and/or overall building dimensions.

120-516.H.(17) – Solid waste management: Salty Dog Adventures LLC operates a similar facility in Falmouth on Route 1 in a commercial plaza, and will utilize the same procedure for collecting, containing and disposing of pet waste.

120-516.H.(18) – Use specific standards: The proposed use (Kennel, Major) is a conditional use and is required to comply with the requirements for that use identified in section 120.531 Kennel, Major of the Land Use ordinance.

The requirements of Land Use ordinance section 120-531 and the proposed use's compliance with those requirements is summarized below:

120-531.A.1 Outdoor areas – requires outdoor areas to be no less than 500 sf, fully enclosed by solid, soundproofed fencing, buffered with permanent plantings, and ground covering shall have an artificial covering with natural sub-base of gravel, pea stone or similar.

The project is proposing an outdoor space of 1,023 sf with trees planted. The outside play area is proposed to be enclosed in a solid panel fence, located in the rear of the building where employee parking and delivery vehicles are the primary users of this area. The outdoor play area will not be used in the evening, night or early morning. The existing pavement will be removed and artificial turf will be installed in compliance with this section.

120-531.A.2 Noise Control – requires all kennels to comply with maximum noise standards established in 120-812. Section 120-821.2.(a) requires all indoor animal areas be fully soundproofed in a manner consistent with industry standards, and 2.(b) requires all animal waste be managed to prevent odors detectable beyond the legal boundaries of the lot.

The proposed use (Kennel, Major) is not expected to generate significant noise. The proposed building improvement plan includes the installation of sound deadening ceiling panels and walls constructed with soundproofing to mitigate sound from barking dogs to adjacent suites and outside areas. The outside play area is proposed to be enclosed in a solid panel fence, located in the rear of the building where employee parking and delivery vehicles are the primary users of this area. The outdoor play area will not be used in the evening, night or early morning. Salty Dog Adventures LLC will ensure that operations comply with Chapter 120-812.S for maximum permissible sound pressure level.

As previously stated, Salty Dog Adventures LLC operates a similar facility in Falmouth on Route 1 in a commercial plaza, and will utilize the same procedure for collecting, containing and disposing of pet waste. Pet waste and odors are a primary concern to Salty Dog's operation and they expect to not only comply with this standard but make sure odors are not offensive for the benefit of attracting customers and maintaining employees.

120-531.A.3 Hours of Operation – allows kennels to be open to the public from 6:30 am to 6:00 pm, with overnight boarding required to observe quiet hours between 6:00 pm and 6:30 am with all animals inside. Salty Dog Adventures intends to provide both daytime and overnight dog care, so there operations will span 24 hours, but the facility will only be open to the public between 6:30 am to 6:00 pm.

120-531.A.4 Overnight boarding capacity – requires a minimum of 4 square feet of indoor floor area for cats, dogs weighing 5 to 60 lbs require not less than 24 square feet per dog, dogs weighing 60 to 150 lbs require not less than 40 square feet per dog, and require dogs from the same household that are housed together require not less than 192 square feet for five (5) or fewer dogs.

The proposed building plan includes a kennel area consisting of one (1) 7'x6' kennel and twenty-three (23) 4'x6' kennels, and four separate indoor play areas consisting of 795 square feet, 639 square feet, 745 square feet, and 684 square feet. The proposed building plan also includes a grooming area with a 4'x4' kennel that will not be utilized for overnight boarding. Salty Dog will operate in compliance with the standards outlined in 120-531.A.4.

120-531.A.5 Indoor daytime care capacity – requires an area no less than 70 square feet of area per dog.

The proposed building plan includes a kennel area consisting of one (1) 7'x6' kennel and twenty-three (23) 4'x6' kennels, and four separate indoor play areas consisting of 795 square feet, 639 square feet, 745 square feet, and 684 square feet. The indoor play areas in total provide 2,863 square feet of area which would allow for a capacity of 40 dogs (2,863 / 70 sf per dog = 40.9).

120-531.A.6 Record keeping – requires all major kennels to maintain accurate records demonstrating compliance with space and capacity standards and these records shall be available to the Town for inspection upon request.

Salty Dog Adventures LLC will maintain records of all dogs in the indoor care program and/or overnight boarding program including weight to ensure compliance with all standards outlined in 120-531.A.4, A.5 and A.6.

120-531.A.7 Licensing – requires all major kennels to be licensed as required by 7 M.R.S §3932-B.

Saltly Dog Adventures LLC will remain in compliance with all State rules and regulations, and will maintain the appropriate licensing to operate in the proposed space.

The requirements of Land Use ordinance section 120-812 and the proposed use's compliance with those requirements is summarized below:

120-812.A Utilization of the site – requires development to reflect natural capabilities of the site to support development.

As this applicant is intending to occupy a suite in an existing commercial plaza, and is not proposing to expand the facility, the proposed kennel use complies with this standard.

120-812.B Vehicular traffic – adequacy of road system

The applicant is intending to occupy a suite in an existing commercial plaza with several existing access ways. The applicant's use is anticipated to generate less vehicular trips in comparison to previous retail uses that occupied the unit, and require less parking. The access ways and parking areas historically provide ample capacity and this use is expected to reduce parking demand and trip generations. Existing access driveway provides connections to Rt. 302 and Rt. 115; with one access drive to Rt. 302, one to Rt. 115 and one to Manchester Drive (ultimately connecting to Rt. 115).

120-812.C Parking and Loading requirements

The existing Shaw's Plaza currently provides 578 parking spaces (based on information from B33 Windham II LLC).

As stated previously, based on past retail uses, the ITE manual (LUC 820) indicates that an expected 3.81 trips per 1000 sf GFA would result in twenty-seven (27) PM Weekday peak hour trips. ITE Manual does not have a specific land use code for a dog kennel. Based on per dog basis, with Salty Dog Adventures, is expecting to provide care for a max of 40 dogs during the daytime care, and max of 44 dogs in the evening overnight dog care, we expect about half of those trips to occur during the PM

Weekday peak hour, for a total of 8-15 PM Weekday peak hour trips, as well as 8-15 AM Weekday peak hour trips; essentially Salty Dog Adventures LLC expects to generate about half the peak hour trips the prior retail sales uses generated, and comparatively will not require as many parking spaces, and those parking spaces will be utilized for significantly less time compared to prior retail business customers utilization.

120-812.D Pedestrian traffic

The existing Shaw's Plaza includes existing sidewalks, and striped cross walks within the existing parking area. No additional sidewalks or pedestrian access is required specifically for Salty Dog Adventure's to occupy and use the leased space.

120-812.E Stormwater management

The existing Shaw's Plaza includes existing stormwater infrastructure including capture, conveyance and stormwater treatment and detention. No additional impervious or developed areas are being proposed, as the proposed improvements associated will not create any additional land disturbance, beyond what was previously disturbed, with this request and there is no additional stormwater impact that needs to be addressed specifically for Salty Dog Adventure's to occupy and use the leased space.

120-812.F Erosion Control

The project does propose very limited land disturbance related to the conversion of existing paved surface to outdoor play area with artificial turf and solid fence enclosure. Sawcut and pavement removal within an existing relatively flat area, such as a road or parking area typically does not require installation of erosion control. After pavement is sawcut, the area within the sawcut is removed via an excavator and placed in a dump truck. This removal processes doesn't typical generate significant sediment, and sediment that ends up on the remaining paved area is generally manually swept, or with significant area of removal a street sweeper may be utilized.

120-812.G Water supply provisions

The existing site is served by public water, and an existing water service is provided to the unit. Based on an email dated 5/21/2026 from PWD, which states "that the existing water infrastructure at this location has the capacity to support the project", we believe the existing water supply infrastructure satisfies this requirement.

120-812.H Sewage Disposal provisions

Currently, the existing site utilizes an existing private subsurface disposal area. The engineered system design was approved by the DEP, and will not require amending to accommodate Salty Dog Adventures intended operations. Furthermore, the entire Shaw's Plaza is expected to be connected to the Town's sewer treatment facility and collection improvements in the near future.

120-812.I Utilities

The existing site and the existing services to the suite Salty Dog Adventures LLC intends to occupy, currently is provided electric, telephone, and data utility services. No new service connections or upgrades are proposed.

120-812.J Groundwater protection

The project does not propose any additional site development, and the proposed use will not adversely impact quantity or quality of ground water. The site utilizes public water and currently discharges wastewater to an existing engineered wastewater system, with plans for near future connection to the Town's new sewer treatment facility.

120-812.K Water Quality protection

The proposed kennel will not store, discharge or permit the discharge of anything into the surface or groundwater that could cause contamination or pollution. The intended use doesn't have a need to and will not store fuel, chemicals, chemical or industrial wastes, or biodegradable raw materials. The existing site has a site location of development (Site Law) permit from the DEP, and includes existing stormwater collection and treatment infrastructure.

120-812.L Hazardous, special and radioactive materials

The proposed kennel will not handle, store or use any materials identified by any Federal, State or local regulations as hazardous, special, and/or radioactive.

120-812.M Shoreland relationship

The proposed kennel is not located in close proximity to any shoreland area and is not expected to impact any water body.

120-812.N Technical and financial capacity

Salty Dog Adventures LLC has engaged DM Roma Consulting Engineers to assist in preparing and processing this Conditional Use and Amended Site Plan applications. The Licensed Professional Engineers at DM Roma have been designing land development projects for over 20 years and have extensive experience with Stormwater Management Design, Roadway and Utility engineering, Site grading, Erosion Control design, Engineering of on-site wastewater disposal systems, and regulatory permitting through local municipalities, the Maine Department of Environmental Protection, the Maine Department of Transportation, US Army Corps of Engineers and other affiliated agencies.

Salty Dog Adventures LLC has also engaged Gawron, Turgeon & Dillon Architects, an architecture, interior design and landscape architecture firm. GTD Architects located in Scarborough, Maine, are licensed in Maine, New Hampshire, Massachusetts, Connecticut, Rhode Island, Illinois and operate in multiple states (from coast to coast!), with a historical focus on New England. GTD Architects has been in operation 1983, and has extensive experience in interior design.

Salty Dog Adventures LLC currently operates a luxury dog day care and overnight facility in Falmouth. Salty Dog Adventures has been leasing the space in Windham since February 2026, and intend to self-finance the build out and improvements of the suite.

120-812.O Solid Waste Management

Solid waste management for the existing facility is disposed of in onsite dumpsters, that are collected by a private trash hauler. No change to solid waste management is proposed with this application.

120-812.P Historic and archaeological resources

The project's use and proposed improvements are not expected cause any impact to historic or archaeological resources, due to the fact that no additional site disturbance is proposed at the existing site.

120-812.Q Floodplain Management

No portion of the site is located within a special flood hazard area. A FEMA Firmette has been included with this letter showing that no flood hazard areas are located within or directly adjacent to the existing site.

120-812.R Exterior lighting

No additional exterior lighting is proposed. The outdoor play area will only be operational during the daytime; the existing exterior lighting within the plaza is not intended or needed to be modified or improved for the proposed kennel use, as existing lighting is adequate.

120-812.S Noise

Salty Dog Adventures LLC is concerned with noise of barking dogs. There facility in Falmouth operates adjacent to other retail, office/professional space, and service providers without any record of complaints. Sound walls and sound deadening panels will provide noise abatement within the interior of the facility and the solid fencing and proposed landscape trees around the outdoor play area, located in the rear (southside) of the building are expected to reduce noise significantly. Salty Dog Adventures is aware of the construction of a residential project currently occurring further to the south, and will ensure noise compliance in accordance with the table in 120-812.S.

120-812.T Storage of materials

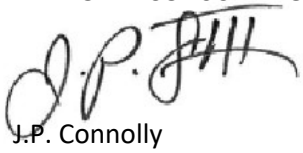
Salty Dog Adventures LLC will not require outside material storage of any sort for the intended use. Existing dumpster locations will be utilized and no additional dumpsters are proposed. The existing facility and the proposed outdoor play area are only to be accessible from the main building entrance along the northside of the existing building. The proposed outdoor play area solid fencing and landscape trees will be maintained in good condition, with no opening large enough for a small child to access. Any opening in the fencing would be an opportunity for a dog to escape so the outdoor space will need to be secure.

In addition, completed applications for Amended Site Plan and Conditional Use, an agent authorization letter, a certificate of good standing for Salty Dog Adventures LLC, an executed lease agreement, email from PWD, FEMA Firmette, proposed building improvement plan, property deed, prior town approved plan, proposed amended site plan showing the extent of the leased space and proposed outdoor play area have been included with this letter. Upon your review of the enclosed documents, please let us know if you have any questions or require any additional information and we look forward to meeting with the

Planning Board in the near future for their consideration of the proposed Salty Dog Adventures facility in Windham Maine.

Sincerely,

DM ROMA CONSULTING ENGINEERS



J.P. Connolly
Senior Project Engineer

Cc: Salty Dog Adventures LLC

April 17, 2026

Re: Agent Authorization

Miekal Liberty is a duly authorized member of Salty Dog Adventures, LLC hereby allows DM Roma Consulting Engineers to act as its authorized agent for permits associated with proposed improvements to an existing property at 770 Roosevelt Trail, Windham .

Sincerely,



Miekal Liberty

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Fri Apr 17 2026 10:33:46. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
SALTY DOG ADVENTURES, LLC	20186218DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
05/02/2018	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
NONE	

Principal Home Office Address

Physical	Mailing
19 SALTY DOG WAY FALMOUTH, ME 04105	19 SALTY DOG WAY FALMOUTH, ME 04105

Clerk/Registered Agent

Physical	Mailing
PAUL F. DRISCOLL 220 MIDDLE STREET PORTLAND, ME 04101	PAUL F. DRISCOLL P.O. BOX 4600 PORTLAND, ME 04112-4600

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)
Certificate of Legal Existence (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the troubleshooting page.

If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or e-mail.

© Department of the Secretary of State

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

CONDITIONAL USE APPLICATION

FEES FOR CONIDTIONAL USE APPLICAITON REVIEW		**APPLICATION FEE:**	☑ **$600.00**	**AMOUNT PAID:** $_____ DATE: _____ *Office Use:*	*Office Stamp:*	
		REVIEW ESCROW:	☑ **$250.00**			
PROPERTY INFORMATION	**Parcel ID**	**Map(s) #** 70	**Lot(s) #** 1a	**Current Zoning District(s):**	C-1	
	Property Size SF:			**Requested Zoning District(s):**	no change requested	
	Physical Address:	770 Roosevelt Trail, Suite 6 Windham Maine, 04062		**Watershed:**	Presumpscot River	
PROPERTY OWNER'S INFORMATION	**Name:**	B33 WINDHAM II LLC - LEASE ADMINISTRATION		**Name of Business:**	B33 WINDHAM II LLC	
	Phone:			**Mailing Address:**	601 UNION STREET, SUITE 1115 SEATTLE, WA 98101	
	Fax or Cell					
	Email:	PROP.WINDHAM@BRIDGE33CAPITAL.COM				
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**	MIEKAL LIBERTY		**Name of Business:**	SALTY DOG ADVENTURES, LLC	
	Phone:			**Mailing Address:**	27 FAWN WOODS WAY WESTBROOK, ME 04092	
	Fax or Cell:					
	Email	OWNER@SALTYDOGMAINE.COM				
APPLICANT'S AGENT INFORMATION	**Name:**	J.P. CONNOLLY		**Name of Business:**	DM ROMA CONSULTING ENGINEERS	
	Phone:	207.591.5055		**Mailing Address:**	PO BOX 1116 WINDHAM, ME 04062	
	Fax or Cell:					
	Email:	JP@DMROMA.COM				

PROJECT INFORMATION

Current Use of the Property *(Use extra paper, if necessary)*:
770 Roosevelt Trail is an existing commercial building in the North Windham Shaw's Plaza. Currently, the suite intended to be occupied by the applicant is occupied by Gracie Ju_Jitsu Gym. Site consists of access to Roosevelt Trail, Tandberg Trail and Manchester Dr., parking, and utility services (public water and private septic disposal).

Requested Use of the Property *(Use extra paper, if necessary)*:
The applicant is seeking conditional approval to operate a Major Kennel per 120-531, which is a conditional use allowed in the C-1 zone.

CONDITIONAL USE APPLICATION REQUIREMENTS

Section 120-516 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.

The Conditional Use 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 the preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available
- 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.
  - Five copies of the application and plans (The submittal must be in a bound report)
  - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Planning Boar serves as the Review Authority for all Conditional Use application associated with Minor and Major Site Plan Review applications under Article 8 or Minor of Major Subdivision Review applications under Article 9.
- 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

Submission Requirements:	**Applicant**	**Staff**
A. Application form and checklist.	☑	☐
B. Evidence of right, title, or interest in the property	☐	☐
C. Payment of application and escrow fees when the application is filed with the Planning Department	☐	☐
D. A detailed written explanation that includes the following information, per Section 120-516		
1. Property Value. The proposed use will not depreciate the economic value of surrounding properties	☑	☐
2. Wildlife Habitat. The proposed use will not depreciate the economic value of surrounding properties	☑	☐
3. Botanical Species. The proposed use will not damage rare or endangered botanical species, per ME Derp. Conservation	☑	☐
4. Potable Water. The proposed us has access potable water or will not burden the public system.	☑	☐
5. Sewage Disposal. The proposed use has adequate capacity.	☑	☐
6. Traffic. The proposed use has adequate sight distance.	☑	☐
7. Public Safety. The proposed use will not overburden police, fire and rescue services.	☑	☐
8. Vibration. The proposed use will not produce inherently and recurrently generated vibrations.	☑	☐
9. Noise. The proposed use shall meet the noise standards in Section 120-812S.	☑	☐
10. Off-Street Parking and Loading. The proposed use meets the parking and loading standards of Section 120-812C.	☑	☐
11. Odors. The proposed use will not emit noxious or odorous matter in such quantities as to be offensive at the lot boundaries	☑	☐
12. Air Pollution. No emission of dust or other form of air pollution is permitted.	☑	☐
13. Water Pollution. No discharge at any point into any private sewage disposal system or stream or into the ground.	☑	☐
14. Erosion and Sediment Control. The proposed use will not cause water pollution, sedimentation, erosion, nor contaminate any water supply.	☑	☐
15. Hazardous Material. No use shall for any period of time discharge across the boundaries of the lot.	☑	☐
16. Zoning District and Performance Standards. The proposed use meets the applicable zoning district standards in Section 120-400 and the applicable performance standards of Section 120-500. LUO Sec. 120-500 Performance Standards 5 – 11.	☑	☐
17. Solid Waste Management. The proposed use shall provide for adequate disposal of solid wastes.	☑	☐

The under*signed hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true ar /her knowledge.*

J.P. Jill	6-2-2026	J.P. Connolly - DM ROMA ~ as agent
; 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

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW		**APPLICATION FEE:** (No Bldg.) (W/Bldg.: $25/1,000 SF up to 5,000 SF) **REVIEW ESCROW: (GFA)** 2,000 SF - 5,000 SF = $2,000 5,000 SF - 15,000 SF = $3,000 15,000 SF - 35,000 SF = $4,000 Over 35,000 SF = $5,000 No Building = $2,000	☐ $1,000.00 ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____	**TOTAL AMOUNT PAID:** $_____ DATE: _____ *Office Use:*			
☑ **Amended Site Plan – (Each Revision)**		**AMENDED APPLICATION FEE:** **AMENDED REVIEW ESCROW:**	☑ $350.00 ☑ $250.00				*Office Stamp:*
PROPERTY DESCRIPTION	**Parcel Information:**	**Map(s):** 70	**Lot(s):** 1a	**Zoning District(s):** c-1		**Size of the Parcel in SF:** 15.8±	
	Total Disturbance. >1Ac	☐ Y ☑ N	**Estimated. Building SF:** 173,610 sf (exist)	**IF NO BUILDING; Estimated SF of Total Development:** no new land disturbance			
	Physical Address:	770 ROOSEVELT TRAIL, SUITE 6 WINDHAM, MAINE 04062		**Watershed:**	PRESUMPSCOT RIVER		
PROPERTY OWNER'S INFORMATION	**Name:**	B33 WINDHAM II LLC - LEASE ADMINITRATION		**Name of the Business:**	B33 WINDHAM II LLC		
	Phone:			**Mailing Address:**	601 UNION STREET, SUITE 1115 SEATTLE, WA 98101		
	Fax or Cell:						
	Email:	PROP. WINDHAM@BRIDGE33CAPITAL.COM					
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**	MIEKAL LIBERTY		**Name of Business:**	SALTY DOG ADVENTURES, LLC		
	Phone			**Mailing Address:**	27 FAWN WOODS WAY WESTBROOK, ME 04092		
	Fax or Cell						
	Email:	OWNER@SALTYDOGMAINE.COM					
APPLICANT'S AGENT INFORMATION	**Name:**	J.P. CONNOLLY		**Name of Business:**	DM ROMA CONSULTING ENGINEERS		
	Phone:	207.591.5055		**Mailing Address:**	PO BOX 1116 WINDHAM, ME 04062		
	Fax or Cell:						
	Email:	JP@DMROMA.COM					

PROJECT INFORMATION

Existing Land Use ***(Use extra paper, if necessary)*****:**

770 Roosevelt Trail is an existing commerical building in the North WIndham Shaw's Plaza. Currently, the suite intended to be occupied by the applicant is occupied by Grace Ju_Jitsu Gym. Site consists of access to Roosevelt Trail, Tandberg Trail and Manchester Drive, parking and utility services (public water and private septic disposal).

Provide a narrative description of the Proposed Project ***(Use extra paper, if necessary)*****:**

The applicant is seeking conditional use approval to operate a Major Kennel per 120-531, which is a conditional use allowed in the C-1 Zone.

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):

no site constraints, project is only proposing to install an outdoor dog play area in an area currently consisting of paved surfaces.

MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

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 waiver of a submission requirement is granted, and one (1) complete plan set.

The Major Plan document/map:

A) Plan size: 24" X 36"
B) Plan Scale: No greater 1":100'
C) Title block: Applicant's name, project name, and address

- Name of the 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 (21-days) before the desired Planning Board meeting.
  - Five copies of the application and plans
  - Application Payment and Review Escrow
- A 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 MAJOR SITE PLAN REVIEW

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING 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 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is 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.

Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	**Applicant**	**Staff**	**Plan Requirements – Existing Conditions (Continued):**	**Applicant**	**Staff**
A. Completed Major Site Plan Application form	☑	☐	vii. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district	☐	☐
B. Evidence of Payment of application & escrow fees	☐	☐	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	☐	☐
C. Written information – submitted in a **bounded and tabbed** report			ix. Existing topography of the site at 2-foot contour intervals.	☐	☐
1. A narrative describing the proposed use or activity.	☑	☐	x. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	☑	☐
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	☑	☐	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	☑	☐
3. Names and addresses of all abutting property owners	☐	☐	xii. Location, dimensions, and ground floor elevation of all existing buildings.	☑	☐
4. Documentation demonstrating right, title, or interest in the property	☑	☐	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	☑	☐
5. Copies of existing proposed covenants or deed restrictions.	☑	☐	xiv. Location of intersecting roads or driveways within 200 feet of the site.	☑	☐
6. Copies of existing or proposed easements on the property.	☐	☐	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	☑	☐	a. Open drainage courses	☐	☐
8. Evidence of applicant's technical capability to carry out the project.	☑	☐	b. Wetlands	☐	☐
			c. Stone walls	☐	☐
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	☑	☐	d. Graveyards	☐	☐

Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	☐	☐	e. Fences	☑	☐
			f. Stands of trees or treeline, and	☑	☐
			g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.	☐	☐
11. Provisions for handling all solid wastes, including hazardous and special wastes.	☑	☐	xvi. Direction of existing surface water drainage across the site	☑	☐
12. Detail sheets of proposed light fixtures.	☐	☐	xvii. Location, front view, dimensions, & lighting of exsiting signs.	☐	☐
13. Listing of proposed trees or shrubs to be used for landscaping	☑	☐			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	☑	☐	xviii. Location & dimensions of existing easements that encumber or benefit the site.	☐	☐
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and	☐	☐	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	☐	☐
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following.			**E. Plan Requirements - Proposed Development Activity**		
			i. Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	☑	☐
a. stormwater calculations.	☐	☐	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	☐	☐
b. erosion and sedimentation control measures.	☐	☐	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	☐	☐
c. water quality and/or phosphorous export management provisions.	☐	☐	iv. Location and proposed screening of any on-site collection or storage facilities	☐	☐
17. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	☑	☐	v. Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	☑	☐
18. Financial Capacity			vi. Proposed landscaping and buffering	☑	☐
i. Estimated costs of development and itemize estimated major expenses.	☐	☐	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	☑	☐
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	☐	☐
a. Letter of commitment to fund	☐	☐	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	☐	☐
b. Self-financing	☑	☐	x. Location of all utilities, including fire protection systems	☑	☐
1. Annual corporate report	☐	☐	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	☑	☐
2. Bank Statement	☐	☐	**2. Major Final Site Plan Requirements as Exhibits to the Application**		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	☑	☐
1. Cash equity commitment of 20% of the total cost of development	☐	☐	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	☐	☐	1. The existing and proposed method of handling stormwater runoff	☑	☐

Continued from Column #1. (Page 3)		
3. Letter from institution indicating intent to finance.	☐	☐
iii. If a registered corporation a Certificate of Good Standing from:		
- Secretary of State, or	☑	☐
- the statement signed by a corporate officer	☐	☐
19. Technical Capacity (address both).		
i. Prior experience relating to developments in the Town.	☑	☐
ii. Personnel resumes or documents showing experience and qualification of development designers	☑	☐
D. Plan Requirements – Existing Conditions		
i. Location Map adequate to locate project within the municipality	☑	☐
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	☑	☐
a. Approximate location of all property lines and acreage of the parcel(s).	☑	☐
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	☑	☐
c. Location and designations of any public spaces.	☑	☐
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	☑	☐
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	☑	☐
iv. Location of all required building setbacks, yards, and buffers.	☐	☐
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	☑	☐
vi. Tax map and lot number of the parcel(s) on which the project is located	☑	☐

Continued from Column #2. (Page 3)		
2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	☐	☐
3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	☐	☐
4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	☐	☐
5. Methods of minimizing erosion and controlling sedimentation during and after construction.	☐	☐
c. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	☐	☐
d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	☑	☐
e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	☐	☐
f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	☑	☐
g. Digital transfer of any site plan data to the town (GIS format)	☑	☐
h. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board)	☐	☐
PDF\Electronic Submission.	☑	☐

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.*

APPLICANT OR AGENT'S SIGNATURE | DATE | PLEASE TYPE OR PRINT NAME

MAINE REAL ESTATE TAX-Paid

SHORT FORM QUITCLAIM DEED WITH COVENANT

DLN: D1002140150655

SP WINDHAM OWNER LLC, a Delaware limited liability company, having an office at c/o Acadia Realty Trust, 411 Theodore Fremd Avenue, Suite 300, Rye, New York 10580 (the "Grantor"), FOR CONSIDERATION PAID, grants to **B33 WINDHAM II LLC**, a Delaware limited liability company, having an office at 9330 W. Sahara Avenue, Suite 270, Las Vegas, Nevada 89117 (the "Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, situated in the City of Windham, County of Cumberland and State of Maine, more particularly described on **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Jason Blacksberg has caused this instrument to be executed as the Senior Vice President of SP WINDHAM OWNER LLC, a Delaware limited liability company, thereunto duly authorized, this 18th day of June, 2021.

FIRST AMERICAN TITLE

10605333ME3

ACTIVE 57578202

WITNESS:

Name: Jessica Franco

SP WINDHAM OWNER LLC,
a Delaware limited liability company

By: _____
Name: Jason Blacksberg
Title: Senior Vice President

State of New York
County of Westchester, ss.

June 10, 2021

PERSONALLY APPEARED the above-named Jason Blacksberg, Senior Vice President of SP WINDHAM OWNER LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

Debra M. Leibler
Notary Public
Print Name: Debra M. Leibler
Commission Expires: 4/20/22

DEBRA M. LEIBLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6005994
Qualified in Dutchess County
My Commission Expires April 20, 2022

EXHIBIT A

Real property in the ~~City~~ Town of Windham, County of Cumberland, State of Maine, described as follows:

Parcel I:
A certain lot or parcel of land with improvements thereon, situated westerly of the Bridgton Road, otherwise known as Route 302 in North Windham Village, Town of Windham, County of Cumberland, and State of Maine, more particularly bounded and described as follows:

Beginning at an iron stake on the westerly side of Route 302 at the northeasterly corner of land now or formerly of Maine Gas and Appliances, Inc.; thence by said land of Maine Gas and Appliances, Inc., South 85° 35' 30" West a distance of 322.69 feet to a monument; thence by said Maine Gas and Appliances, Inc. and other land now or formerly of Horace P. Hawkes, Jr., South 10° 37' 45" East a distance of 259.91 feet to an iron stake at land now or formerly of Deering Associates; thence by land of said Deering Associates, and land of Shaw's Realty Co., formerly owned by Lawrence Hutchinson, Robert A. Smith and C. Harlan Chaplin, South 88° 46' 45" West a distance of 1,021.84 feet to a split stone in the northwesterly corner of said Chaplin land; thence South 09° 24' 30" East by Chaplin land a distance of 39.87 feet to a point and other land of Shaw's Realty Co, formerly of Maine Savings Bank, and being described as Parcel II herein; thence South 84° 28' West by said other land of Shaw's Realty Co. a distance of 72.96 feet to a point and land now or formerly of Ida Taylor; thence North 15° 01' 30" West by said Ida Taylor land and land now or formerly of David Taylor a distance of 398.51 feet to a monument and land now or formerly of Donald L. Rich and Janet L. Rich; thence on the following courses and distances by said Rich land and by other land of Shaw's Realty Co. described as Parcel III herein: North 79° 53' East a distance of 505.61 feet to a monument; thence North 79° 40' 30" East a distance of 244.23 feet to a monument; thence North 79° 49' 45" East a distance of 654.86 feet to a monument on the westerly line of said Route 302; thence South 16° 20' East a distance of 296.39 feet, more or less, to an iron stake at the point of beginning.

Excepting and reserving there from so much of the above-described premises as may have been conveyed to Elizabeth A. Hansen by deed dated April 4, 1977 and recorded in the Cumberland County Registry of Deeds in Book 3998, Page 78.

Further excepting and reserving a certain lot or parcel of land bounded and described as follows: Beginning at a monument on the westerly side of Route 302 at the northeasterly corner of the first described parcel herein, and being southeasterly corner of land now or formerly of Donald L. Rich and Janet L. Rich; thence South 79° 49' 45" West along said Rich land a distance of 227.27 feet, more or less, to an iron; thence South 10° 10' 15" East a distance of 173.74 feet, more or less, to an iron; thence North 85° 35' 30" East a distance of 250 feet, more or less, to an iron on the westerly sideline of said Route 302; thence North 16° 20' West, along the sideline of said Route 302, a distance of 200 feet, more or less, to the point of beginning.

Parcel II:
A certain lot or parcel of land with the improvements thereon situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the corner formed by the intersection of the northerly side of the road leading from the Village of North Windham to Standish (also known as Maine Route 35) and the northeasterly side of a town road known as Basin Road; thence in a northerly direction by said Basin Road a distance of 547.45 feet, more or less, to a point and the corner of land formerly known as the Mains Estate in the line of said Basin Road, more recently owned by Ida Taylor, et al.; thence North 84° 28' East along the line of said Taylor land and other land of Shaw's Realty Co. described in Parcel I herein a distance of 356.28 feet, more or less, to land formerly of C. Harlan Chaplin; thence South 9° 24' 30" East by said Chaplin land a distance of 421 feet, more or less, to a stone monument at the northwesterly corner of the lot of land conveyed by Leroy B. Nason to Orin P. Chaffin by deed dated August 13, 1919, and recorded in said Registry of Deeds in Book 755, Page 75; thence North 80° 35' 30" East a distance of 16.5 feet to an iron stake marking the northeasterly corner of said lot of land conveyed by Leroy B. Nason to Orin P. Chaffin as aforesaid; thence South 9° 24' 30" East by land now or formerly of said Chaplin a distance of 151.16 feet, more or less, to an iron set in the line of said road leading from the Village of North Windham to Standish; thence North 88° 6' 30" East by said road a distance of 373.02 feet, more or less, to the point of beginning.

Excepting and reserving there from so much of the above-described premises as may have been conveyed to Elizabeth A. Hansen by Deed dated April 4, 1977 and recorded in the Cumberland County Registry of Deeds in Book 3998, Page 78.

Further excepting and reserving a certain lot or parcel of land more particularly described in a Deed from Shaw's Realty Co. to The Howland Corporation dated February 27, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7664, Page 246, and corrected and rerecorded in a Deed dated July 31, 1987 and recorded in said Registry of Deeds in Book 7995, Page 319.

Parcel III:
Also a certain lot or parcel of land with improvements thereon situated on the westerly side of but not adjacent to Route 302 in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point marked by an iron pipe on the common property line between land now or formerly of Donald L. Rich (see Book 3039, Page 437) and McDonald's Corporation (see Book 3193, Page 881); said point of beginning being distant 465.38 feet on a bearing of South 78° 04' 30" West as measured along said common property line from the westerly side line of Route 302;

Thence from said point of beginning South 11° 54' East across land now or formerly of Donald L. Rich a distance of 131.24 feet to a point marked by an iron pipe; thence North 88° 46' 45" East across land now or formerly of Donald L. Rich a distance of 170.22 feet to a point marked by an iron pipe and land conveyed to George C. Shaw Company by deed of Maine Savings Bank dated September 27, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4311, Page 186, which parcel is described as Parcel I herein; thence South 79° 49' 45" West along said Parcel I a distance of 343.24 feet to a monument; thence South 79° 40' 30" West along

said Parcel I a distance of 244.23 feet to a monument; thence South 79° 53' West along said Parcel I a distance of 347.78 feet to an iron pipe on the centerline of an easement of Portland Pipe Line Corporation, 100.00 feet in width; thence North 2° 11' West along said easement centerline a distance of 136.89 feet to an iron pipe and land now or formerly of Lawrence V. Manchester; thence North 78° 06' East along land now or formerly of Lawrence V. Manchester a distance of 604.46 feet to a monument and land of said McDonald's Corporation; thence North 78° 04' 30" East along land of said McDonald's Corporation a distance of 140.00 feet to the point of beginning.

Excepting and reserving from the foregoing Parcels I, II and III all land taken by the State of Maine as set forth in a Notice of Layout and Taking dated April 30, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7175, Page 195; and in a Notice of Layout and Taking dated September 13, 1994 and recorded in said Registry of Deeds in Book 11639, Page 317.

Further excepting and reserving from the foregoing parcels I, II and a certain lot or parcel of land more particularly described in a deed from Shaw's Realty Co. to the Town of Windham dated November 20, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12331, Page 88, as shown on a plan entitled Reliever Road, Route 35, North Windham, Maine, by William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 10, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 17.

Parcel IV:
A certain lot or parcel of land with improvements thereon situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

Commencing at a point on the northerly side of Route 35 at the southwesterly corner of land now or formerly of Harry L. Mains (Deed reference 1800, Page 352) as shown on a Plan of Land for J & L Associates by Owen Haskell, Inc. dated June 3, 1987, as revised through January 10, 1989; thence North 09° 25' 05" West along Mains land a distance of 160 feet to an iron rod; thence North 88° 06' 20" East along Mains land a distance of 151.50 feet to an iron rod; thence South 09° 25' 05" East a distance of 8.00 feet; thence North 88° 06' 20" East along land now or formerly of Everett Bent (Deed reference 2952, Page 342) a distance of 122.00 feet to an iron; thence South 09° 25' 05" East a distance of 152.03 feet to the northerly side of Route 35; thence along the northerly site of Route 35 North 88° 06' 55" East a distance of 309.52 feet to land now or formerly of Standby Corp. III and Deering Associates Trust; thence North 09° 40' 30" West along said land now or formerly of Standby Corp. III and Deering Associates Trust a distance of 598.63 feet to other land of Shaw's Realty Co. described as Parcel I herein; thence South 88° 46' 45" West along said Parcel I a distance of 968.00 feet; thence South 09° 25' 05" East along said Parcel I and other land of Shaw's Realty Co. described as Parcel II herein a distance of 460.77 feet; thence North 80° 34' 55" East along said Parcel II a distance of 16.50 feet; thence South 09° 25'05" East along said Parcel II a distance of 134.02 feet to the northerly side of Route 35; thence North 88° 15' 00" East a distance of 154.53 feet along the northerly side of Route 35; thence South 09° 25' 05" East a distance of 16.67 feet along the northerly side of Route 35; thence North 88° 06' 20" East along the northerly side of Route 35 a distance of 215 feet to the point of beginning.

Excepting and reserving from Parcel IV all land taken by the State of Maine as set forth in a Notice of Layout and Taking dated April 30, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7175, Page 195.

Further excepting and reserving from Parcel IV a certain lot or parcel of land more particularly described in a Deed from Shaw's Realty Co. to the Town of Windham dated November 20, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12331, Page 88, as shown on a plan entitled Reliever Road, Route 35, North Windham, Maine, by William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 10, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 17.

Parcel V:
A certain lot or parcel of land situated northerly of Route 35 and westerly of Route 302, but not adjacent thereto, in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at an iron pipe found set in the ground at the northeasterly corner of land now or formerly of Don Rich Oil Company (Deed reference 7185-268); thence South 02° 01' 00" East along land of Shaw's Realty Co. (deed reference 43 85-166) a distance of 65.63 feet to a point; thence North 09° 43' 25" West across land of Don Rich Oil Company a distance of 64.73 feet to land now or formerly of Manchester Properties, Inc.; thence North 78° 06' 00" East along land now or formerly of Manchester Properties, Inc, a distance of 8.62 feet to the point of beginning.

The real property conveyed in this Deed is SUBJECT TO the rights, easements, covenants, restrictions, encumbrances, terms and conditions set forth in the instruments listed on **Exhibit B** attached hereto and made a part hereof.

For Grantor's source of title, see deed from WP WINDHAM ASSOCIATES, LLC to SP WINDHAM OWNER LLC dated June 30, 2017 and recorded at Cumberland County Registry of Deeds in Book 34148, Page 323.

EXHIBIT B

EXCEPTIONS

1. Taxes and assessments for the fiscal year 2021-2022 and subsequent years, a lien not yet due or payable.
2. Rights of tenants under the leases shown on the rent roll delivered by Grantor to Grantee concurrently herewith.
3. Easements, liens or encumbrances or claims thereof, arising by reason of Grantee's acts or omissions.
4. a. Rights and easements granted to Portland Pipe Line Company by Morris Taylor in an instrument dated July 30, 1941 and recorded in Book 1646, Page 149;
   b. and re-recorded in Book 1646, Page 298;
   c. as affected by an Agreement between George C. Shaw Company and Portland Pipe Line Corporation dated June 13, 1978 and recorded in Book 4314, Page 195;
   d. as affected by Agreement and Consent between Shaw's Realty Co., Portland Pipe Corporation and Analytical Services, Inc. dated March 9, 1987 and recorded in Book 8137, Page 276 (Note: Shaw's Realty Co. later acquired the interest of Analytical Services, Inc. in the affected property).
5. a. Rights and easements grated to Portland Pipe line Company by George C. Edes and Mabel E. Edes in an instrument dated September 22, 1943 and recorded in Book 1727, Page 151;
   b. as affected by an Agreement between George C. Shaw Company and Portland Pipe Line Corporation dated October 24, 1978 and recorded in Book 4335, Page 138.
6. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by C. Harlan Chaplin and Lottie M. Chaplin in an instrument dated November 17, 1971 and recorded in Book 3211, Page 575.
7. Terms and conditions of rights and easements as set forth in a Deed from Maine Savings Bank to George C. Shaw Company dated September 27, 1978 and recorded in Book 4311, Page 186.
8. Terms and conditions of a Right of First Refusal Agreement between Maine Savings Bank and George C. Shaw Company dated September 27, 1978 and recorded in Book 4311, Page 193.
9. Terms and conditions of rights and easements as set forth in a Deed from Donald L. Rich to George C. Shaw Company dated October 23, 1978 and recorded in Book 4326, Page 308. (Affects Parcel III)
10. Restrictions, covenants and conditions affecting rights and easements as set forth in an Agreement between Donald L. Rich and George C. Shaw Company dated October 23, 1978 and recorded in Book 4326, Page 336. (Affects Parcels I and III)
11. Rights and easements granted to Central Maine Power Company by George C. Shaw Company in an instrument dated November 20, 1978 and recorded in Book 4371, Page 163. (Affects Parcel I)
12. Terms and conditions in a Department of Environmental Site Location Order for Shaw's Realty Co. affecting Shaw's Plaza dated January 30, 1979 and recorded in Book 4381, Page 328.

13. Rights and easements granted to New England Telephone and Telegraph Company by George C. Shaw Co. in an instrument dated June 25, 1979 and recorded in Book 4458, Page 335. (Affects Parcel I)
14. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by Shaw's Realty Co. in an instrument dated December 18, 1979 and recorded in Book 4548, Page 344. (Affects Parcel I)
15. Taking for purposes of Land, drainage and grading rights described in Notice of Layout and Taking by The State of Maine Department of Transportation for State Highway "113" (State Route #35) dated April 30, 1986 and recorded in Book 7175, Page 195; as affected by that certain Supplemental Notice of Taking dated December 2, 1986 and recorded in Book 7532, Page 337.
16. Terms, conditions, rights and easements (other than the appurtenant rights and easements insured herein) set forth in a Cross Easement Agreement between McDonald's Corporation and Shaw's Realty Co. dated May 5, 1986 and recorded in Book 7623, Page 206. (Affects Parcels I and III); as affected by an Amendment to Cross Easement Agreement between Maine Bank & Trust Company, Shaw's Realty Co., and McDonald's Corporation dated July 20, 1995 and recorded in Book 12055, Page 227. (Affects Parcels I and III)
17. Terms and conditions affecting rights and easements in a 50 foot wide strip reserved by Shaw's Realty Co., in a Deed The Howland Corporation dated February 27, 1987 and recorded in Book 7664, Page 246; as corrected and re-recorded in Deed July 31, 1987 and recorded in Book 7995, Page 319.
18. Covenants and agreements set forth in an Agreement and Deed of Easement between Shaw's Realty Co. and the Inhabitants of the Town of Windham dated March 11, 1987 and recorded in Book 8137, Page 273.
19. Terms and conditions and rights and easements as set forth in an Agreement and Deed of Easements between Shaw's Realty Co., and the Inhabitants of the Town of Windham dated June 27, 1985 and recorded in Book 8595, Page 30.

    Note: This agreement refers to a 20-foot wide easement granted to Shaw's Realty Co. by Harold K. and Anne V. Lowell, which easement does not appear of record at the Cumberland County Registry of Deeds.

20. Terms and conditions and rights and easements as set for in a Deed to Standby Corp. III from J & L Associates, dated February 13, 1989 and recorded in Book 8696, Page 151.
21. Taking for purposes of grading rights as set forth in that certain Notice of Layout and Taking by The State of Maine Department of Transportation for State Highways "113" (State Route #35) and "14" (State Route #302) dated September 13, 1994 and recorded in Book 11639, Page 317.
22. Terms, conditions, rights and easements (other than the appurtenant rights and easements insured herein) set forth in a Mutual Grant of Easements for Vehicular and Pedestrian Access between W/S North Windham Properties Limited Partnership and Shaw's Realty Co. dated August 18, 1994 and recorded in Book 11696, Page 141. (Affects Parcels I and III)

23. Terms, conditions, rights and easements (other than the appurtenant rights and easements insured herein) set forth in a Deed from Shaw's Realty Co. to the Town of Windham dated November 20, 1995 and recorded in Book 12331, Page 88.
24. Rights and easements granted to C M P Natural Gas, LLC by Shaw's Realty Co. in an instrument dated August 23, 1999 and recorded in Book 15043, Page 311.
25. Terms, conditions, restrictions, dedications, easements, conveyances, Right of Ways, Boundary Lines, and Lot Lines shown on a plan entitled Relieve Road, Route 35, North Windham, Maine, by William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 10, 1995 and recorded in Plan Book 196, Page 17. (Affects Parcel IV)
26. Terms, conditions, restrictions, dedications, easements, conveyances, encroachments, Right of Ways, Boundary Lines, and Lot Lines shown on a plan entitled Commercial Subdivision, route 35, North Windham, Maine, William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 21, 1995 and recorded In Plan Book 196, Page 18. (Affects Parcel IV)
27. Terms and provisions of a Lease by and between California State Teachers' Retirement System, Landlord, and Shaw's Supermarkets, Inc., as Tenant, a Memorandum and Notice of which is dated as of June 1, 2000 and recorded on June 5, 2000 in Book 15511, Page 338.
28. Terms and provisions of a Lease by and between California State Teachers' Retirement System, Landlord, and Staples The Office Superstore East, Inc., as Tenant, a Memorandum of which is dated as of June 12, 2001 and recorded on July 3, 2001 in Book 16485, Page 92.
29. Terms, conditions, rights and easements (other than the appurtenant rights and easements insured herein) as set forth in that certain Easement Agreement, dated as of April 2, 2002, by and between California State Teachers' Retirement System, as Grantor, and Gorham Savings Bank, as Grantee, recorded on April 2, 2002 in Book 17490, Page 269.
30. Rights, easements, restrictions, terms and conditions as described in that certain Easement, dated as of December 9, 2002, by California State Teachers' Retirement System, as Grantor, and Maine Natural Gas Corporation, as grantee, recorded on December 30, 2002 in Book 18623, Page 164.
31. State of Maine Department of Environmental Protection Transfer Order dated August 16, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28930, Page 24.
32. Notice of Layout and Taking by the State of Maine Department of Transportation against SP Windham Owner LLC, et al dated February 19, 2020 and recorded in the Cumberland County Registry of Deeds in Book 36541, Page 345.

ASSIGNMENT OF PURCHASE AND SALE AGREEMENT

THIS ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (this "**Assignment**") is made and entered into as of the ____ day of June, 2021, by and between B33 Maine Assets LLC, a Delaware limited liability company ("**Assignor**") and B33 Windham II LLC, a Delaware limited liability company ("**Windham Assignee**"); B33 Bangor II LLC, a Delaware limited liability company ("**Airport Mall Assignee**"); B33 Waterville II LLC, a Delaware limited liability company ("**Waterville Assignee**"); and B33 Wells Plaza II LLC, a Delaware limited liability company ("**Wells Plaza Assignee**," collectively with Windham Assignee, Airport Mall Assignee, and Waterville Assignee, the "**Assignees**" and individually, as applicable, "**Assignee**").

Assignor is the Purchaser under that certain Purchase and Sale Agreement dated effective April 2, 2021 (the "**Purchase Agreement**") between Assignor and Airport Mall Owner LLC, a Delaware limited liability company; SP Waterville Owner LLC, a Delaware limited liability company; SP Windham Owner LLC, a Delaware limited liability company; and Wells Plaza Owner LLC, a Delaware limited liability company, with respect to the real properties described in **Exhibit A-1**, **Exhibit A-2**, **Exhibit A-3** and **Exhibit A-4** to the Purchase Agreement (collectively, the "**Property**"). All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Purchase Agreement.

Assignor hereby assigns, transfers and conveys (i) to Airport Mall Assignee all of Assignor's right, title, and interest in and to the Purchase Agreement related to the Airport Mall Property; (ii) to Waterville Assignee all of Assignor's right, title, and interest in and to the Purchase Agreement related to the Waterville Property; (iii) to Windham Assignee all of Assignor's right, title, and interest in and to the Purchase Agreement related to the Windham Property; and (iv) to Wells Plaza Assignee all of Assignor's right, title, and interest in and to the Purchase Agreement related to the Wells Property (collectively, the "**Assigned Rights**").

The Assigned Rights include, without limitation, Assignor's right, title and interest in and to any earnest money deposited by Purchaser pursuant to the Purchase Agreement. Assignees hereby assume the Purchase Agreement, and assume and agree to keep, observe, and perform, duly and punctually, all of the terms, covenants, provisions, and conditions of the Purchase Agreement, each with respect to the portion of the Property for which it has been assigned, transferred and conveyed Assignor's right, title, and interest under the Purchase Agreement. Notwithstanding anything to the contrary in this Assignment, Assignor acknowledges and agrees that this Assignment will not relieve Assignor of its obligations under the Purchase Agreement, and Assignor shall remain bound jointly and severally with Assignees for the performance of all obligations under the Purchase Agreement.

The parties warrant and represent to each other and to Seller that this Assignment and any documents executed in connection herewith were, to the extent applicable, executed by an officer of such party who was duly authorized to do so, and that this Assignment and any documents executed in connection therewith constitute the legal, valid and binding obligations of such party, enforceable against such party in accordance with their terms.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Assignor and Assignees have executed this Assignment of Purchase and Sale Agreement, effective as of the date first above written.

ASSIGNOR:

B33 MAINE ASSETS LLC,
a Delaware limited liability company

By: _____
Name: Genniveve Ramsey
Title: Authorized Person

WINDHAM ASSIGNEE:

B33 WINDHAM II LLC,
a Delaware limited liability company

By: _____
Name: Genniveve Ramsey
Title: Authorized Person

AIRPORT MALL ASSIGNEE:

B33 BANGOR II LLC,
a Delaware limited liability company

By: _____
Name: Genniveve Ramsey
Title: Authorized Person

WATERVILLE ASSIGNEE:

B33 WATERVILLE II LLC,
a Delaware limited liability company

By: _____
Name: Genniveve Ramsey
Title: Authorized Person

WELLS PLAZA ASSIGNEE:

B33 WELLS PLAZA II LLC,
a Delaware limited liability company

By: _____
Name: Genniveve Ramsey
Title: Authorized Person

From: AMaP MEANS
To: jp@dmroma.com
Subject: RE: 770 Roosevelt Trail Suite 6 (Shaw"s Plaza) ~ request for ability to serve
Date: Thursday, May 21, 2026 4:06:49 PM
Attachments: Phone_223ae454-93d7-49cd-a6ff-c6b3f6771a32.png
Envelope_01e51944-8e48-4eab-9cd3-85f555862fe6.png
Web_f9738a30-9efc-4f48-8727-bc60554c3569.png
PWDlogoCMYK_finalhorzwaveandtagline_805ff89e-b71e-453e-9acc-ec30c963a648.png
Facebook_029ff86a-eef2-441a-a2e2-e87d9e072e45.png
Linedin_3a2597ae-b197-4488-b0b0-8b9f3d581365.png
Youtube_a37e753a-5442-4998-83f9-aa8e55933873.png
Xlogo2email_bf573aae-16ef-43ac-b631-1018580e1842.png
infinal_1140dcc2-7e8d-4df5-a2c8-5bff0d470c8c.png

Good afternoon J.P,

Based on the information provided, the existing 8-inch domestic service with 6-inch meter should be able to handle the water demand at the site. If you experience any water supply or pressure issues please contact PWD to increase the water service / meter size to the building. Please use this email as your official response that the existing water infrastructure at this location has the capacity to support this project.

Best,

Kathryn Rodriguez
MEANS Group
Main Extensions and New Services
Portland Water District
225 Douglass Street
Portland, ME 04104-3553
P:(207)774-5961 Ext. 3199
F:(207)761-8307
MEANS@pwd.org

AMAP MEANS
means@pwd.org
https://www.pwd.org/

Portland Water District
From Sebago Lake to Casco Bay

Portland Water District NOTICE & DISCLAIMER Confidentiality Notice: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. Please notify the sender if you have received this message in error. Recipients should be aware that replies to this message may not be considered confidential under the Maine Freedom of Access law, 1 M.R.S.A. §402, and may therefore be subject to public disclosure upon request.

Please consider the environment before printing this email

From: jp@dmroma.com <jp@dmroma.com>
Sent: Wednesday, May 20, 2026 2:05 PM
To: AMaP MEANS <means@pwd.org>
Subject: 770 Roosevelt Trail Suite 6 (Shaw's Plaza) ~ request for ability to serve

Good afternoon;

Our client Salty Dog Adventures, LLC is proposing a doggie daycare at 770 Roosevelt Trail, Suite 6, Windham and I was hoping to coordinate PWD on providing me with a letter indicating that PWD would be willing to continue to provide water service. The building has existing water service and private waste water disposal. I have included a floor plan for the proposed improvements. Currently Gracie Gym Maine Jiu-Jitsu operates in Suite 6.

Please let me know what I can provide to assist with this request. Thank you for your consideration and assistance.

J.P. Connolly

Senior Project Engineer

DM ROMA
CONSULTING ENGINEERS

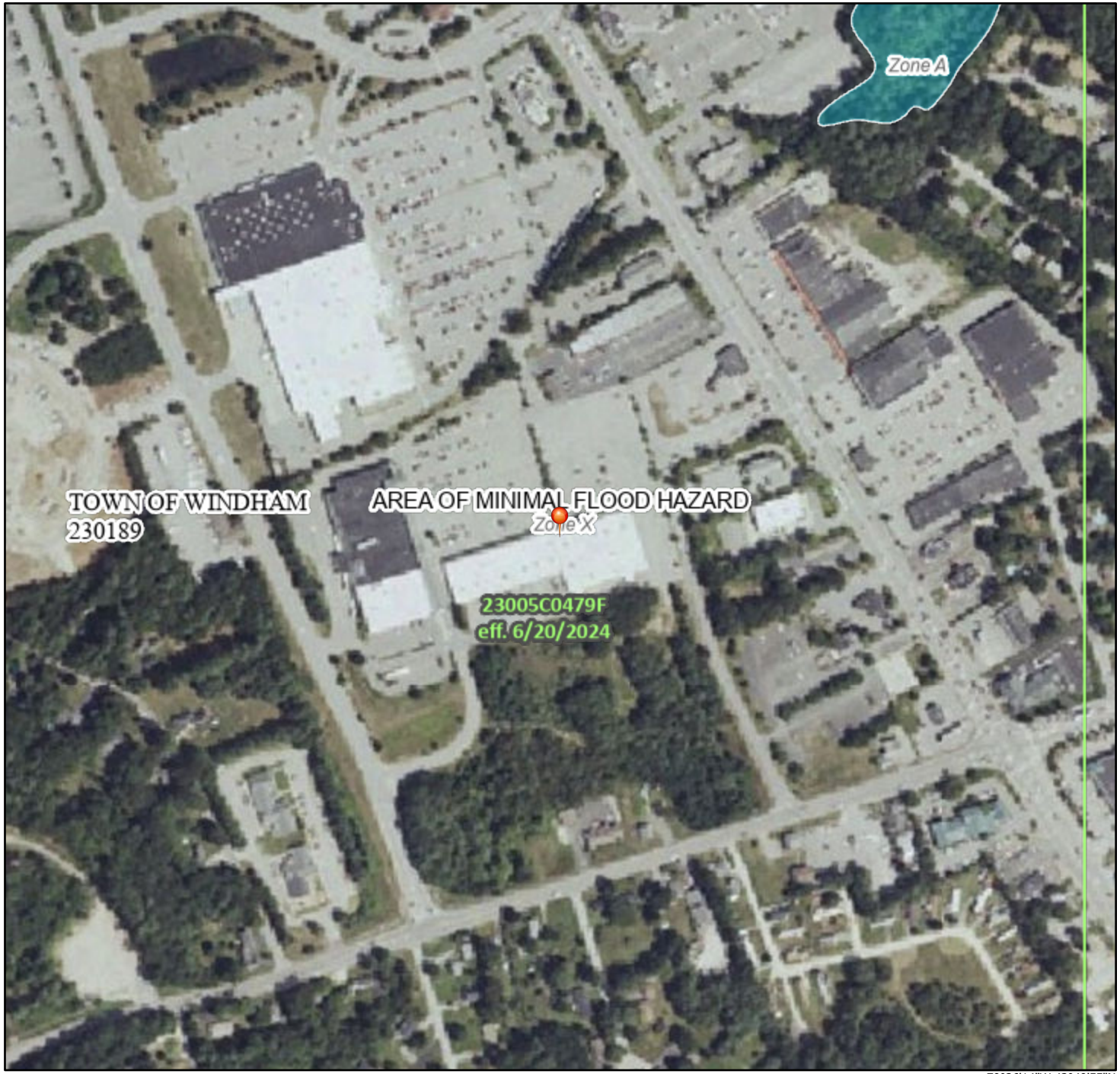
Mailing Address:
P.O. Box 1116
Windham, ME 04062
O: (207) 591-5055
C: (760) 840-0997

Office Location:
850 Main Street
Westbrook, ME 04092

National Flood Hazard Layer FIRMette

FEMA

70°26'51"W 43°50'21"N



70°26'14"W 43°49'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/14/2026 at 9:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Docusign Envelope ID: 657BE94A-9E45-4A32-9998-11CCBC36E823

SHAW'S PLAZA WINDHAM

SHOPPING CENTER LEASE

NORTH WINDHAM, ME

LANDLORD:

B33 WINDHAM II LLC,
a DELAWARE LIMITED LIABILITY COMPANY

TENANT:

SALTY DOG ADVENTURES, LLC,
a MAINE LIMITED LIABILITY COMPANY

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SHOPPING CENTER LEASE

This Shopping Center Lease ("**Lease**") is made and entered into as of _____ ("**Effective Date**") by and between **B33 WINDHAM II LLC**, a **Delaware limited liability company** ("**Landlord**"), and **SALTY DOG ADVENTURES, LLC**, a Maine limited liability company ("**Tenant**").

AGREEMENT:

1. **Basic Lease Provisions and Summary**

1.1. **Exhibits and Attachments**. The following exhibits and attachments are incorporated into and made a part of this Lease: **Exhibit A** (Site Plan), **Exhibit B** (Work Letter), **Exhibit B-1** (Contractor's Affidavit), Exhibit **C** (Landlord's Rules and Regulations), **Exhibit D** (ACH Authorization), **Exhibit E** (Existing Exclusives and Use Restrictions), **Exhibit F** (Form Rent Commencement Date Agreement), **Exhibit G** (Signage Criteria), **Exhibit H** (Pylon Sign Exhibit), **Exhibit I** (Outdoor Area) and **Attachment 1** (Guaranty)

1.2. "**Shopping Center**" shall mean the shopping center located at North Windham, ME, commonly known as Shaw's Plaza Windham, together with all buildings and improvements constructed or to be constructed thereon.

1.3. "**Rentable Square Footage of the Shopping Center**" is deemed to be 124,172 Rentable Square Feet as of the Effective Date.

1.4. "**Premises**" shall mean the area shown on **Exhibit A** to this Lease, which is currently identified as Suite(s) 06.

1.5. "**Rentable Square Footage of the Premises**" is deemed to be 7,138 Rentable Square Feet as of the Effective Date.

1.6. "**Base Rent**" (as defined in Section 5) for the Initial Term (as defined in Section 1.11) and for the Extension Terms (as defined in Section 4.2) shall be payable as follows, in accordance with Section 5:

Initial Term:

Lease Year	Base Rent Per SF	Annual Base Rent	Monthly Base Rent
Month 1-12	[redacted]		
Month 13-24	[redacted]		
Month 25-36	[redacted]		
Month 37-48	[redacted]		
Month 49-60	[redacted]		
Month 61-72	[redacted]		
Month 73-84	[redacted]		
Month 85-96	[redacted]		
Month 97-108	[redacted]		
Month 109-120	[redacted]		

Extension Term(s):

First Extension Term

Lease Year	Base Rent Per SF	Annual Base Rent	Monthly Base Rent
Month 1-12	[redacted]		
Month 13-24	[redacted]		

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Month 25-36	[redacted]
Month 37-48	[redacted]
Month 49-60	[redacted]

Second Extension Term

Lease Year	Base Rent Per SF	Annual Base Rent	Monthly Base Rent
Month 61-72	[redacted]		
Month 73-84	[redacted]		
Month 85-96	[redacted]		
Month 97-108	[redacted]		
Month 109-120	[redacted]		

1.7. **INTENTIONALLY OMITTED**

1.8. **INTENTIONALLY OMITTED**

1.9. "**Tenant's Share**": Tenant's Share is calculated for each Uncontrollable Operating Expense, the numerator of which shall be the number of Rentable Square Footage of the Premises, and the denominator of which shall be the Rentable Square Footage of the portion of the Shopping Center required to contribute to the payment of such Uncontrollable Operating Expense. Tenant agrees that because certain Uncontrollable Operating Expenses, including, but not limited to, real estate taxes, are allocated separately to different portions of the Shopping Center, Tenant's Share of such Uncontrollable Operating Expense may vary.

1.10. "**Additional Rent**" means Uncontrollable Operating Expenses and Fixed Operating Expenses as defined in Section 8.2, all sales and use taxes that are due or levied on the Rent paid under this Lease, and all other sums that may become due and payable by Tenant under this Lease exclusive of Base Rent.

1.11. "**Term**" of this Lease shall mean the period commencing on the Effective Date of this Lease ("**Commencement Date**") and continuing through and including the Expiration Date ("**Initial Term**"). Tenant's obligation for the payment of Base Rent and Additional Rent shall commence upon the earlier to occur of (i) the date Tenant opens for business in the Premises or (ii) one hundred eighty (180) days after the Delivery Date ("**Rent Commencement Date**"). The Term of the Lease shall expire, unless terminated earlier in accordance with the terms and conditions set forth in this Lease, upon the last day of the month that is **one hundred twenty (120)** full months following the Rent Commencement Date ("**Expiration Date**"). The Term shall also include any Extension Terms properly exercised in accordance with Section 4.2 below. Following the determination of the Rent Commencement Date, Tenant and Landlord shall complete the Rent Commencement Date Agreement in the form attached hereto as **Exhibit F**.

1.12. "**Allowance**" means an amount that is equal to the lesser of [redacted] per Rentable Square Foot of the Premises or the actual cost of Tenant's Work completed in accordance with **Exhibit B**.

1.13. "**Security Deposit**" $[redacted], as more fully described in Section 6, due and payable upon Tenant's execution of this Lease. For the avoidance of doubt, notwithstanding Tenant's execution of this Lease, this Lease shall be of no force or effect until Landlord receives the Security Deposit in full.

1.14. "**Guarantor(s)**" means Miekal Liberty, individually. Concurrent with Tenant's execution and delivery of this Lease, Tenant shall cause each Guarantor, if any, to execute and deliver a guaranty in favor of Landlord in the form attached as **Attachment 1**.

1.15. "**Broker(s)**": The Boulos Company ("**Landlord's Broker**") and Colliers ("**Tenant's Broker**").

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1.16. "**Permitted Use**" means that the Premises may be used solely to provide dog daycare, dog boarding, full-service grooming services limited to dogs that are checked in and registered for full-day daycare or overnight boarding, and dog training services, and for no other use or purpose. For the avoidance of doubt, Tenant shall not engage in any retail sales, offer dog self-wash, offer walk-in full-service grooming services, or engage the services of more than two (2) groomers at any time at the Premises and shall not reclassify employees, independent contractors, or service providers in order to circumvent this limitation.

1.17. "**Notice Addresses**"

Landlord:

B33 WINDHAM II LLC
601 Union Street, Suite 1115
Seattle, WA 98101
Attn: Lease Administration

And with a courtesy copy by email to: prop.windham@bridge33capital.com

Tenant:

SALTY DOG ADVENTURES, LLC
27 Fawn Woods Way
Westbrook, ME 04092 Attn: Miekal Liberty

And with a courtesy copy by email to: **owner@saltydogmaine.com**

1.18. "**Rent**" means Base Rent and Additional Rent.

1.19. "**Tenant's Work**" means the improvements to the Premises to be completed by Tenant, in accordance with the terms and conditions contained in **Exhibit B**.

1.20. "**Tenant's Trade Name**" means Salty Dog.

1.21. "**Rentable Square Feet**" means the area computed by measurements of the ground floor (and any additional basement, floor, or mezzanine) made to and from the center of demising walls and the outside of exterior walls, excluding any decorative facade, fascia, architectural treatment, overhang, or other non-occupiable extensions of a building. At any time during the Term, Landlord may remeasure the Premises and/or Shopping Center in accordance with then current BOMA standards. If the re-measurement results in a different Rentable Square Footage of either the Shopping Center or the Premises than as set forth in this Lease, the parties shall promptly execute an amendment to this Lease setting forth the actual Rentable Square Footage of the Premises and/or Shopping Center and adjusting any amounts in this Lease which are calculated based on the Rentable Square Footage of the Premises or the Shopping Center, if any.

2. **Lease Grant**. Subject to the terms and conditions contained herein, the Premises are hereby leased to Tenant from Landlord, together with the non-exclusive right to use any portions of the Shopping Center, to the extent provided by Landlord, that are designated by Landlord for the common use of tenants and others ("**Common Areas**") subject, however, to such rules and regulations for the use of such Common Areas as may be reasonably prescribed from time to time by Landlord.

3. **Acceptance of Premises**. Upon the date Landlord delivers possession of the Premises to Tenant ("**Delivery Date**"), which Delivery Date shall be on or about May 1, 2026, Tenant shall accept the Premises in "As-Is" "Where-Is" condition, with all faults. Landlord is not required to make any improvements or repairs to the Premises. Neither Landlord nor any party on behalf of Landlord, has made any warranties or representations as to the condition or repair of the Premises or Shopping Center, or its suitability for Tenant's Permitted Use. The cost of any corrections or modifications to the Premises that may be required under any applicable laws is the obligation of Tenant at Tenant's

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sole cost and expense. By taking voluntary possession of the Premises and commencing Tenant's Work in and to the Premises, Tenant shall be deemed to waive any and all right Tenant may have to terminate the Lease prior to the Rent Commencement Date. Tenant shall perform all work necessary for Tenant's use of the Premises ("**Tenant's Work**") as described on **Exhibit B** attached hereto. Landlord shall have the right to review and approve all construction plans and specifications prior to construction. Tenant shall be responsible for any permitting required by Tenant's Work and shall be responsible for any fees due or associated with Tenant's Work. Landlord shall not be liable for a failure to deliver possession of the Premises or any other space due to the holdover or unlawful possession of such space by another party; provided, however, Landlord shall use commercially reasonable efforts to obtain possession of any such space. In such event, the Rent Commencement Date for the Premises shall be postponed until the date Landlord delivers possession of such space to Tenant free from occupancy by any party.

3.1. The Premises is subject to a restrictive covenant for the benefit of Pet Supplies Plus and Staples (the "**Restricting Tenants**"), which use restriction would affect Tenant's Permitted Use. As such, Landlord has commenced negotiations with the Restricting Tenants to waive the use restriction and allow Tenant's Permitted Use ("**Use Waivers**"). Notwithstanding anything herein, the parties hereby agree that this Lease is contingent upon Landlord obtaining the Use Waivers from the Restricting Tenants within sixty (60) days of the Effective Date (the "**Waiver Contingency Period**"). If Landlord fails to obtain the Use Waivers prior to the expiration of the Waiver Contingency Period, Landlord may elect to either (i) extend the Waiver Contingency Period by thirty (30) days by written notice to Tenant prior to the expiration of the Waiver Contingency Period, or (ii) terminate this Lease by written notice to Tenant. If the Waiver Contingency Period has expired and Landlord is unable to obtain the Use Waivers on or prior to the expiration of the Waiver Contingency Period, as may be extended, either party hereto may terminate this Lease by providing written notice thereof, whereupon this Lease shall be null and void and of no force or effect. Provided, however, written notice of such termination must be provided to Landlord prior to the Delivery Date or Landlord otherwise confirming its receipt of the Use Waivers to Tenant.

4. **Term**.

4.1. Promptly following the Rent Commencement Date, Landlord and Tenant shall execute and deliver a commencement and expiration date memorandum in the form attached as **Exhibit F** ("**Rent Commencement Date Agreement**"). Tenant's failure to execute and return the Rent Commencement Date Agreement, or to provide written objection to the contents of the Rent Commencement Date Agreement, within ten (10) days after Landlord's delivery of a completed Rent Commencement Date Agreement shall be deemed an approval by Tenant of the contents thereof. For the purposes of this Lease, the term "**Lease Year**" shall mean a fiscal year of twelve (12) consecutive full calendar months, provided that the first Lease Year shall be the period commencing on the Rent Commencement Date and ending on the last day of the twelfth (12th) full calendar month following the Rent Commencement Date.

4.2. **Renewal**. Provided the Extension Conditions (defined below) are met, Tenant shall have **two (2)** option(s) to consecutively extend the Term for **sixty (60)** months each (individually, an "**Extension Term**" or, collectively, "**Extension Terms**"), commencing at midnight on the date on which the preceding term terminates. The Base Rent rates in any Extension Term, and for every year of any such Extension Term, shall increase by **three percent (3**%) over the immediately preceding year's Base Rent. Tenant must give Landlord notice of its intention to extend the Term no later than **three hundred sixty-five (365)** days prior to the expiration of the preceding term, and a failure to so notify Landlord will cause all rights to extend the Term to automatically terminate. Any exercise of an option to extend the Term is conditioned upon the following (collectively, the "**Extension Conditions**"): (A) the original Tenant or its permitted assignee is in possession of the Premises and has not previously assigned this Lease or sublet any part of the Premises at the time of commencement of any Extension Term, except for any permitted Transfers pursuant to Section 25.3 or as otherwise approved by Landlord as part of a Transfer pursuant to Section 25.1; (B) Tenant has continuously operated throughout the Term for the Permitted Use, except for Permitted Closures; (C) no event of default by Tenant under this Lease shall exist either at the time Tenant exercises an option or at the commencement date of such Extension Term; and (D) Tenant is in good financial condition in Landlord's reasonable judgment as evidenced by Tenant's most recent (less than 1 year old) certified financial statement. All of the terms, provisions, covenants, conditions, and obligations of this Lease pertaining to the Term, shall automatically apply to each Extension Term.

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5. **Rent**. Base Rent and Additional Rent are due on or before the first day of each succeeding calendar month during the Term, provided that if the Rent Commencement Date is a date other than the first day of a calendar month, Rent will be prorated for the first month on a per diem basis. Tenant shall pay Rent without notice or demand, and without any setoff, counterclaim, abatement, suspension, deduction or defense whatsoever. Tenant shall pay Rent to Landlord via transfer by Automated Clearing House Debit ("ACH") initiated by Tenant from an account at a U.S. bank in the name of Tenant to Landlord's account. Specifically, upon Lease execution, Tenant shall contact its bank to set up a monthly recurring ACH payment authorization and provide the Landlord ACH or Wire Transfer Instructions in the form of **Exhibit D**. Tenant shall continue to pay all Rent by ACH unless otherwise directed by Landlord. Notwithstanding the foregoing, Tenant acknowledges and agrees that Tenant must pay all sales taxes, if any, due on the rent paid under this Lease (and any subsequent increases thereto) concurrently with Tenant's payment of Rent.

5.1. **Late Payment**. If any installment of Rent is not paid within five (5) days of when due, Tenant shall also pay to Landlord, as Additional Rent a late charge equal to ten percent (10%) of the amount of such overdue payment for the purpose of defraying Landlord's administrative expenses. All unpaid amounts owed to Landlord shall accrue two percent (2%) interest per month (or if less, the highest percentage permitted by applicable law) and will be compounded monthly. If Landlord receives from Tenant any checks for which there is non-sufficient funds, Tenant shall pay to Landlord the sum of One Hundred and 00/100 Dollars ($100.00) for each dishonored check. If Tenant fails in any two (2) consecutive months or any two (2) months during the same calendar year to make payments of Rent within ten (10) days after the date due, Landlord may require that Tenant pay all future Rent payments on or before the due date by cashier's check or money order. Landlord's acceptance of less than the correct amount of Rent shall be considered a payment on account of the oldest obligation due from Tenant hereunder, then to any current Rent then due hereunder, notwithstanding any statement to the contrary contained on or accompanying any such payment from Tenant. Rent for any partial month during the Term shall be prorated. No endorsement or statement on a check or letter accompanying payment shall be considered an accord and satisfaction. Tenant's covenant to pay Rent is independent of every other covenant in this Lease.

6. **Security Deposit**. The Security Deposit shall be delivered to Landlord upon the execution of this Lease by Tenant and held by Landlord without liability for interest, as security for the performance of Tenant's obligations. The Security Deposit is not an advance payment of Rent or a measure of damages. Landlord may from time to time and without prejudice to any other remedy provided in this Lease or by law, use all or a portion of the Security Deposit to the extent necessary to satisfy past due Rent or to satisfy any other loss or damage resulting from Tenant's breach under this Lease and Landlord shall provide Tenant with a written statement itemizing how the Security Deposit is applied to such past due Rent or other loss or damage. If Landlord uses any portion of the Security Deposit, Tenant, within ten (10) days after written demand, shall restore the Security Deposit to its original amount. Landlord shall return any unapplied portion of the Security Deposit to Tenant within forty-five (45) days after the later to occur of: (a) determination of the final Rent due from Tenant; or (b) the later to occur of the Expiration Date or the date Tenant surrenders the Premises to Landlord in compliance with Section 30, together with a written statement itemizing the reasons for the retention of any portion of the Security Deposit. Landlord may assign the Security Deposit to a successor and, following the assignment, Landlord shall have no further liability for the return of the Security Deposit. Landlord shall not be required to keep the Security Deposit separate from its other accounts. To the fullest extent permitted by law, Tenant hereby waives any and all applicable statutory requirements with respect to the Security Deposit, including with respect to how it is held, when it is returned or interest due thereon, and agrees that any such matters shall be subject solely to the express provisions of this Lease.

7. **Sales Reporting.** Tenant shall submit to Landlord on or before the 45th day following the end of each calendar year, and the 45th day following the end of the Term a written statement signed by Tenant, certified by it to be true and correct, and showing in reasonably accurate detail and satisfactory in scope to Landlord the amount of Gross Receipts during the preceding calendar year, or partial calendar year, as applicable (the "**Annual Statement**"). If requested by Landlord, Tenant shall provide an Annual Statement that is duly certified by an independent certified public accountant of recognized standing, which certification must be satisfactory to Landlord in scope and substance. Tenant hereby agrees that failure to deliver any Monthly Statement or Annual Statement will be an automatic default under this Lease, and in addition to Landlord's other rights and remedies, Tenant shall pay to Landlord $250.00 for each month that Tenant is delinquent in delivering to Landlord any Annual Statement. "**Gross Receipts**" means any and all receipts and revenues from all business conducted at, upon or from the Premises by Tenant, all subtenants, licensees, concessionaires and assignees and all others, whether evidenced by cash, check, credit, charge account, exchange or otherwise, and shall include, but not be limited to, amounts received from the sale of any goods or other

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merchandise whatsoever, for services performed on the Premises or elsewhere at the Shopping Center, from vending or other machines, and from orders of goods, merchandise, or services taken at the Premises (whether such orders are filled from the Premises or elsewhere) and including online sales redeemed at the Premises. Gross Receipts will not include: (i) the amount of any sales or other tax imposed by any governmental authority directly on sales and collected from customers if such amount is paid by Tenant to such governmental authority; (ii) transfers of merchandise or goods between different stores of Tenant; (iii) returns to shippers or manufacturers; (iv) cash or credit refunds to customers on transactions otherwise included in Gross Receipts; (v) sales of fixtures, machinery and equipment after use thereof in the conduct of Tenant's business in the Premises (except where Tenant is in the business of selling such fixtures, machinery or equipment); and (vi) sales at a discount to Tenant's employees, not to exceed 2% of Gross Receipts per year. No income or other tax or other item of expense whatsoever may be deducted from the amount of Gross Receipts. Each charge or sale upon installment or credit will be treated as a sale for the full price in the month during which such charge or sale is made, irrespective of the time when Tenant receives payment (whether full or partial) therefor.

8. **Common Area: Operating Expenses**.

8.1. The "**Common Area**" means and includes all areas within the Shopping Center and any other areas reasonably determined by Landlord to specifically serve the Shopping Center, including without limitation parking areas, driveways, landscaping, loading areas, sidewalks, benches, garbage enclosures, and drainage areas. Tenant, and its employees and customers, have the non-exclusive right to use the Common Area in common with Landlord, other tenants or occupants of the Shopping Center and other persons permitted by Landlord, subject to such reasonable rules and regulations relating to such use as Landlord may from time to time establish. Landlord is responsible for the operation, management, and maintenance of the Common Area, the manner of maintenance and the expenditures therefor to be in the sole discretion of Landlord. Landlord has and hereby reserves the right at its sole discretion, at any time and from time to time during the Term, to (i) re-designate, modify, alter, expand, reduce and to change the Common Area, including, without limitation, the area, level, location and arrangement of all parking areas and driveways; and (ii) exclude from the Common Area such building areas and related areas as Landlord may designate. Tenant acknowledges that **LANDLORD MAKES AND HAS MADE NO REPRESENTATION OR WARRANTY THAT LANDLORD WILL PROVIDE OR CONTINUE TO PROVIDE SECURITY SERVICES**.

8.2. Each month during the Term commencing on the **Rent Commencement Date**, Tenant shall pay to Landlord an amount equal to 1/12th of Tenant's Fixed Operating Expenses (defined below) and Tenant's Share of Landlord's then current estimate of Uncontrollable Operating Expenses for such calendar year, which estimate Landlord may change from time to time upon notice to Tenant. "**Uncontrollable Operating Expenses**" means real estate taxes, Landlord's insurance, utilities, snow and ice removal, storm debris removal, security services (if any), those items affected by labor costs (such as janitorial services, in the event of an increase in the legal minimum wage or a general increase in the wage level in the metropolitan area in which the Shopping Center is located) and an administrative fee equal to fifteen percent (15%) of Tenant's Share of Uncontrollable Operating Expenses (exclusive of real estate taxes and Landlord's insurance). "**Fixed Operating Expenses**" means a monthly fixed charge to cover the expenses Landlord pays in connection with the ownership, operation, repair, and maintenance of the Shopping Center (but excluding the Uncontrollable Operating Expenses). Tenant's Fixed Operating Expenses shall initially be at the fixed annual rate of $2.59 per Rentable Square Foot of the Premises and shall increase each subsequent year on **January 1** by 3%. Prior to the commencement of any Extension Period, at Landlord's option and sole discretion, Landlord may adjust and reset Tenant's fixed annual rate and annual increases for Tenant's Fixed Operating Expenses. If any tenants in the Shopping Center pay their real estate taxes directly to any taxing authority, or carry their own insurance, or maintain part of the Common Area at their own expense, or pay for their own utility (including garbage) expenses, their square footage shall be excluded for purposes of calculating Uncontrollable Operating Expenses.

8.3. **Statement of Expenses**. Within one hundred twenty (120) days after the expiration of each calendar year, Landlord shall send Tenant a statement that sets forth: (i) the total amount of Uncontrollable Operating Expenses actually incurred by Landlord for such calendar year; (ii) Tenant's Share of such actual Uncontrollable Operating Expenses for such calendar year; and (iii) the total amount of Tenant's monthly payments towards Uncontrollable Operating Expenses for such calendar year (the "**Statement of Expenses**"). However, Landlord's failure to provide such annual Statement of Expenses shall in no way excuse Tenant from its obligation to pay Tenant's Share of Uncontrollable Operating Expenses or constitute a waiver of Landlord's right to bill and collect such Tenant's Share

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of Uncontrollable Operating Expenses from Tenant. If the amount in (ii) is more than the amount paid in (iii), Tenant shall pay Landlord the difference within thirty (30) days after the delivery of such statement. If the total amount of Tenant's monthly payments towards Uncontrollable Operating Expenses for such calendar year previously received by Landlord exceeds Tenant's actual Share of Uncontrollable Operating Expenses for the calendar year, the excess will be, at Landlord's option, either (y) credited to Tenant's next estimated Rent payment(s) or (z) directly refunded to Tenant in full.

8.4. **Audit Rights**. Within sixty (60) days after receiving Landlord's Statement of Expenses, Tenant may give Landlord notice ("**Review Notice**") that Tenant intends to review Landlord's records of the Uncontrollable Operating Expenses for the calendar year to which the statement applies, and Tenant shall include in such Review Notice a written request identifying, with a reasonable degree of specificity, the information that Tenant desires to review. Within a reasonable time after Landlord's receipt of a timely Review Notice, Landlord shall forward to Tenant, or make available for inspection on site at such location deemed reasonably appropriate by Landlord, such records (or copies thereof) for the applicable calendar year that are reasonably necessary for Tenant to conduct its review of the information appropriately identified in the Review Notice. Within thirty (30) days after any records are made available to Tenant, Tenant shall have the right to give Landlord notice (an "**Objection Notice**") stating in detail any objection to Landlord's Statement of Expenses for that year. If Tenant provides Landlord with a timely Objection Notice, Landlord and Tenant shall work together in good faith to resolve any issues raised in Tenant's Objection Notice. If Landlord and Tenant determine that Uncontrollable Operating Expenses for the calendar year are less than reported, Landlord shall, at Landlord's option, either (y) credit to Tenant's next estimated Rent payment(s) or (z) directly refund to Tenant in full. Likewise, if Landlord and Tenant determine that Uncontrollable Operating Expenses for the calendar year are greater than reported, Tenant shall pay Landlord the amount of any underpayment within thirty (30) days. If Tenant fails to timely give Landlord a Review Notice and, if Tenant deems necessary, a subsequent timely Objection Notice, Tenant shall be deemed to have approved Landlord's Statement of Expenses and shall be barred from raising any claims regarding the Uncontrollable Operating Expenses for that year. If Tenant retains an agent to review Landlord's records, the agent must be with a nationally recognized CPA firm licensed to do business in the state or commonwealth where the Shopping Center is located. Tenant shall be solely responsible for all costs, expenses and fees incurred for the audit, and the fees charged cannot be based in whole or in part on a contingency basis. The records and related information obtained by Tenant shall be applicable only to the Shopping Center and treated as confidential by Tenant and its auditors, consultants and other parties reviewing such records on behalf of Tenant. In no event shall Tenant be permitted to examine Landlord's records or to dispute any statement of Uncontrollable Operating Expenses if there is an uncured Event of Default and unless Tenant has paid and continues to pay all Rent when due.

9. **Use of the Premises**. The Premises may be used only for the Permitted Use, in accordance with all applicable laws, and for no other purpose whatsoever, without the prior written consent of Landlord. Further, Tenant shall use Tenant's Trade Name in the transaction of business in the Premises and Tenant may not use any other trade name without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. Tenant agrees to initially open for business by the Rent Commencement Date and to continuously operate in a first-class manner in all of the Premises during the entire Term during all hours established by Landlord as Shopping Center business hours. Subject to closures necessitated by casualty, condemnation, temporary remodeling (not to exceed thirty (30) days) or Federal holidays (collectively, "**Permitted Closures**"), Tenant must keep the Premises open to the public for business with adequate personnel and inventory and shall in good faith continuously throughout the Term conduct the Permitted Use in the Premises. The Premises may not be used for any purpose that conflicts with the provisions of existing leases, or exclusives in the Shopping Center, or any matters of record, provided however, that is shall be Landlord's sole and exclusive responsibility to obtain the Use Waivers specified in Section 9.3 of this Lease. The current list of exclusive rights granted to other tenants of the Shopping Center and use restrictions applicable to the Shopping Center are set forth in **Exhibit E**. Tenant's violation of the exclusive rights granted to other tenant(s) of the Shopping Center and/or use restrictions applicable to the Shopping Center will result in Landlord suffering irreparable harm and, therefore, in addition to the other rights and remedies available to Landlord under this Lease, Landlord may seek to enjoin Tenant's breach of this Section 9 and Tenant shall be liable for any damages resulting from Tenant's breach. All property kept, stored or maintained within the Premises by Tenant is at Tenant's sole risk. Tenant may not permit any objectionable or unpleasant odors to emanate from the Premises; nor take any other action that would constitute a nuisance or would disturb or endanger other tenants of the Shopping Center or unreasonably interfere with their use of their respective premises; nor do anything that would tend to injure the reputation of the Shopping Center; nor permit the Premises to be used for any operation that would increase the

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insurance premiums on the insurance carried by Landlord or render void or voidable the insurance carried by Landlord. Tenant must procure at its sole expense any permits and licenses required for the operation of Tenant's business in the Premises and otherwise comply with all applicable laws, ordinances, and governmental rules, regulations pertaining to Tenant's use of the Premises, as the same may now or hereafter exist from time to time.

9.1. **Outdoor Area**. Subject to municipal approval, Tenant shall be permitted to use approximately 1,000 square feet of outdoor space as a dog play area, approximately shown on **Exhibit I** (the "**Outdoor Area**"). The size, location, and appearance of the Outdoor Area, including fencing and other equipment, shall be subject to Landlord's reasonable approval, which approval shall not be unreasonably withheld or conditioned. Such Outdoor Area shall be at no additional Rent. This use is subject to all other terms and conditions in the Lease as if the Outdoor Area was a part of the Premises (for example, Tenant must insure the Outdoor Area as part of the Premises and Tenant shall indemnify and hold harmless Landlord from and against all loss, claims, damages, costs or expenses suffered by Landlord by reason of any activities in the Outdoor Area. Tenant's use of the Outdoor Area cannot be or cause a nuisance to exist. Tenant shall be solely responsible for the routine maintenance and security of the Outdoor Area and Tenant shall obtain, for the Outdoor Area, the same insurance coverage as is required in this Lease for the remainder of the Premises. Tenant shall obtain any and all required consent or approvals of applicable governmental authorities in connection with the use of any additional improvements to the Outside Area, and shall insure that the Outside Area complies with all with all laws and governmental regulations which affect Tenant's use of the Outdoor Area.

9.2. **Permit Contingency.** Tenant shall diligently and in good faith pursue the issuance of all necessary governmental permits, licenses and approvals necessary for Tenant to complete Tenant's Work and to open for business in the Premises for Tenant's Permitted Use (collectively, the "**Permits**"). Tenant shall promptly and diligently exhaust all appeals if any application for a Permit is denied. Tenant shall fully comply with all governmental statutes, ordinances, rules and regulations pertaining to the issuance of the Permits, as well as pay for any fees associated with such Permits or required for Tenant's Permitted Use. If Tenant has not obtained the Permits within one hundred twenty (120) days after Landlord approves Tenant's Improvement Plans (the "**Permit Application Period**"), so long as Tenant has complied with all its obligations in this Section 3.1, Landlord may, in its sole discretion, extend the Permit Application Period for an additional period of sixty (60) days (the "**Extended Permit Application Period**"). If after the Extended Permit Application Period Tenant has still not obtained the Permits, Landlord may, in its sole discretion, either (i) pursue the Permits on Tenant's behalf at Tenant's sole cost and expense for a period of thirty (30) days (the "**Landlord Permit Application Period**"), or (ii) terminate this Lease on written notice to Tenant, in which event the Lease shall terminate effective as of Tenant's receipt of such notice, and the parties hereto shall be released from all obligations accruing from and after the termination of the Lease (except for those obligations that expressly survive a termination of the Lease). If after the Landlord Permit Application Period Tenant has still not obtained the Permits, up until the Permits are obtained or this permit contingency is waived, either party may terminate the Lease upon written notice to the other party, in which event, the Lease shall terminate effective as of said party's receipt of such notice, and the parties hereto shall be released from all obligations accruing from and after the termination of the Lease (except for those obligations that expressly survive a termination of the Lease).

9.3. **Use Waiver Contingency.** Landlord and Tenant each acknowledges and confirms that the Commencement Date of this Lease is contingent upon Landlord obtaining, at its sole expense, written waivers from the current occupants of the Shopping Center doing business as Staples and Pet Supplies Plus to permit Tenant to operate the Permitted Use at the Premises (the "**Use Waivers**"). Landlord shall use commercially reasonable efforts to obtain the requisite Use Waivers as soon as possible and, in any event, within ninety (90) days of the Effective Date. Upon notice by Landlord to Tenant that the Use Waivers cannot be obtained within such timeframe, either party may choose to terminate this Lease and any rent paid in advance by Tenant shall be promptly returned to Tenant, and the parties shall thereupon have no further liability or obligations to the other under this Lease or otherwise with respect to the Premises. Landlord may, but shall not be obligated to, deliver the Premises to Tenant until such time as the Use Waivers hereunder have been secured.

10. **Rules**. Tenant shall abide by and observe the rules and regulations attached hereto as **Exhibit C** for the operation and maintenance of the Shopping Center. Landlord may amend and furnish Tenant with new rules and regulations from time to time; new rules or regulations shall not, however, be unreasonably inconsistent with the Permitted Use of the Premises by Tenant under the Lease. Landlord will not, in any event, be liable to Tenant for violation of the same by any other tenant or other person.

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11. **Utilities**. Tenant shall promptly pay all charges for electricity, water, telephone service, sewerage service and other utilities furnished to the Premises, commencing on the Delivery Date and continuing thereafter until this Lease expires or is sooner terminated. The costs of any services that are not metered to the Premises and billed directly to Tenant or that Tenant does not directly pay to the provider may be included in Uncontrollable Operating Expenses. However, if the Landlord shall determine, in the exercise of Landlord's good faith review, that the Tenant's use of utilities is in excess of that normally used by a tenant occupying similar space (such as water consumed by a restaurant or a laundry/dry cleaning shop) and such utility is not separately metered, then Tenant shall pay Landlord upon demand as Additional Rent, the cost of such excess utility usage. In addition, Landlord may install separate water and sewer meters in the Premises at Tenant's expense. Unless caused as a result of Landlord's gross negligence or willful misconduct, Landlord shall not be liable for an interruption or failure in the supply of any such utilities to the Premises and no such interruption or failure shall entitle Tenant to terminate this Lease or to any abatement or reduction of rent except as expressly provided for in Section 1.11.

12. **Tenant's Personal Property Taxes**. Tenant is liable for all taxes levied against personal property and trade fixtures placed by Tenant in the Premises. If any such taxes are levied against Landlord or Landlord's property, Tenant shall promptly pay the cost of such taxes to Landlord upon demand as Additional Rent. If at any time during the Term a tax or excise on rents, or other tax however described (except any franchise, estate, inheritance, capital stock, income or excess profits tax imposed upon Landlord) is levied or assessed against Landlord by any taxing authority on account of Landlord's interest in this Lease or the Rent, Tenant will pay to Landlord upon demand, the amount of such tax or excise.

13. **Maintenance and Repair of Premises**.

13.1. **Landlord Obligations**. Subject to Section 13.2 below, Landlord shall keep the foundation, the exterior walls, and roof of the Premises in good condition and repair. The costs of all maintenance and repair obligations of Landlord hereunder shall constitute Fixed Operating Expenses under and pursuant to the provisions of Section 8.2; provided, however, should such repairs be required by reason of Tenant's negligent acts or failure to act, Tenant shall promptly pay Landlord for the whole cost thereof as Additional Rent. In no event shall Landlord be liable for consequential damages or Tenant's lost profits claimed to be caused by any failure or maintenance or repair by Landlord. Landlord shall use reasonable efforts to conduct its activities described in this Section 13.1 in a manner that will not unreasonably interfere with the operation of Tenant's business. Except where Landlord's activities or repairs are made necessary by Tenant's failure to make necessary repairs or by Tenant's breach of the Lease in some other respect, Landlord shall be required to employ reasonable measures in its performance of such activities or repairs. Tenant shall give immediate written notice to Landlord of any needed Landlord repairs pursuant to this Section 13.1. If Landlord fails to make any such repairs within thirty (30) days after receipt by Landlord of such written notice (or if more than thirty (30) days are required because of the nature of the repairs, if Landlord fails to commence the repairs within the thirty (30) day period and proceed diligently thereafter), and such failure has a material, adverse impact on Tenant's ability to use the Premises for the Permitted use, then, upon an additional three (3) days' prior written notice, as Tenant's sole remedy, Tenant may, but is not required to, perform the repairs on Landlord's behalf and Landlord shall reimburse Tenant for the actual, reasonable, out-of-pocket costs incurred within thirty (30) days following receipt of an invoice from Tenant, which shall include supporting documentation reasonably acceptable to Landlord and full and final lien waivers from any party entitled to file a lien against the Shopping Center. For the avoidance of doubt, any failure of Landlord to perform its obligations described in this Section 13.1 shall in no way grant Tenant the right or result in Tenant having the right to terminate this Lease.

13.2. **Tenant Obligations**. Tenant shall at its sole cost and expense take good care of the Premises and shall keep the Premises neat, clean and free from waste, dirt or rubbish, insects, rodents, vermin and other pests at all times and make all needed repairs and replacements, including replacement of cracked or broken plate glass windows, doors, door closure devices and other exterior openings, window and door frames, molding, locks and hardware, special store fronts, signs, placards, decorations or advertising media of any type, interior painting or other treatment of interior walls, the ceiling and ceiling tiles, the repair and replacement of all lighting, heating, ventilation, air conditioning ("**HVAC**"), plumbing and other electrical or mechanical installation, equipment and fixtures, and all utility ducts, conduits, pipes and wiring. Tenant shall keep the glass of all windows, doors, and showcases clean, presentable, and free of paint; replace immediately all broken glass in or a part of the Premises (including damage from burglary or attempted burglary of the Premises). Tenant shall, at reasonable intervals, paint or refinish the interior of the Premises. Tenant is responsible for any sewer stoppage located in, under and above the Premises, including for

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the clean-up of any backup of main lines or sewer lines. Tenant is responsible to repair all damages, including to surrounding suites, if a toilet overflows or pipe leaks due to Tenant's negligence or intentional misconduct. Landlord is not responsible for damage resulting from leaks (caused by water, rain or any other leak) from any pipe, main line or drain line. For the avoidance of doubt, any repairs or maintenance to the Premises that are not explicitly set forth in Section 13.1 are the obligation of Tenant, to be performed at Tenant's sole cost and expense. If any repairs required to be made by Tenant hereunder are not made within thirty (30) days after written notice delivered to Tenant by Landlord, Landlord may, at its option, make such repairs without liability to Tenant for any loss or damage which may result to its stock or business by reason of such repairs, and Tenant shall pay to Landlord upon demand, as Additional Rent hereunder, the cost of such repairs plus an administration fee of fifteen percent (15%) of the entire cost of the repair. Tenant is responsible for timely payment of all fines and penalties resulting from Tenant's failure to comply with any laws, rules, or regulations. If damage to any portion of the Shopping Center (including the roof, building, and Common Areas) is caused by either Tenant or Tenant's contractor, agent or employee, Tenant shall either, at Landlord's option, repair such damage at its sole cost and expense or reimburse Landlord the cost to repair such damage.

13.2.1. **HVAC**. Tenant shall, at its expense, keep in force a standard maintenance agreement for quarterly inspections and cleaning on all HVAC systems serving the Premises (together with such servicing as such inspection discloses) with a reputable contractor approved by Landlord and provide a copy of the same to Landlord within thirty (30) days of the Effective Date or within thirty (30) days of any switch by Tenant to a new contractor approved by Landlord. Tenant agrees to provide evidence to Landlord of HVAC maintenance within thirty (30) days of written demand from Landlord. Tenant agrees to provide an inspection report to Landlord within thirty (30) days following any pre-approved additions or replacements to the HVAC, including, but not limited to, the results of structural integrity testing of any roof penetrations. Tenant shall be required to immediately repair any roof penetrations that are found to be the result of any pre-approved additions or replacements to the HVAC. If Tenant fails to provide the evidence of HVAC maintenance or inspection report, within thirty (30) days of written demand from Landlord, a late charge of Fifty Dollars ($50.00) per day shall be payable by Tenant upon demand for each day thereafter until such report is delivered and such failure shall constitute an Event of Default hereunder. Landlord retains the right, but not the obligation, to provide for inspection, maintenance, repair, and replacement of the HVAC serving the Premises and Tenant agrees to reimburse Landlord as Additional Rent for expenses incurred in connection with the same.

13.2.2. **One-Time Replacement**. Notwithstanding the foregoing, Landlord agrees to replace the existing 12.5 ton rooftop HVAC unit #015 one-time during the Term of this Lease provided that such replacement is reasonably necessary in Landlord's reasonable determination and not due to Tenant's misuse, negligence or failure to perform its maintenance obligations as set forth above. For the avoidance of doubt, from and after any such one-time replacement by Landlord, Tenant shall be responsible for all maintenance and replacement at its sole cost and expense in accordance with the terms of this Lease.

13.2.3. **Pest Control**. Tenant shall, at its sole cost and expense, hire a pest and rodent extermination contractor, and arrange for pest control and extermination at such intervals as may be necessary during the Term of this Lease, including any Extension Term exercised by Tenant. If Landlord reasonably deems that Tenant's maintenance intervals are insufficient, Landlord may takeover hiring a pest and rodent extermination contractor. In such case, the contractor providing such services may deliver the bills and invoices for Tenant's costs directly to Tenant for payment; alternatively, Tenant agrees to reimburse Landlord as Additional Rent for expenses incurred in connection with the same.

13.3. **Adverse Changes; Mold**. Tenant shall, during the Term of this Lease: (i) provide prompt written notification to Landlord of any adverse change to the Premises, including, without limitation, the presence of biological contaminants, such as mold; and (ii) promptly undertake appropriate assessment, remedial and preventative actions sufficient to meet any guidelines or regulations adopted by applicable governmental or regulatory agencies in connection with a determination of any adverse change. In any event with respect to mold contamination, Tenant shall undertake (1) removal of the mold, (2) abatement of the underlying cause of the mold (including water intrusion), and (3) repair any and all associated water damage to the Premises.

14. **Alterations**. Tenant may not make any material alterations, additions or improvements (collectively, "Alterations") to the Premises, including any paint or decoration to any part of the exterior of the Premises or interior

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of the Premises that may be visible from the exterior thereof, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed, except for the installation of unattached, movable trade fixtures that may be installed without drilling, cutting or otherwise defacing the Premises. All Alterations done by Tenant within the Premises must be performed by a contractor approved by Landlord, in a good and workmanlike manner, in compliance with all governmental requirements, and in such manner as to cause a minimum of interference with other tenants and customers in the Shopping Center. In connection with any such Alterations, Tenant shall indemnify, defend Landlord against, and hold Landlord harmless from any and all liability, costs, damages (including any damage to the Premises, Common Areas or any part of the Shopping Center), expenses (including attorneys' fees) and any and all liens resulting therefrom. Upon the expiration or termination of this Lease, all Alterations shall become the property of Landlord, unless Landlord requires Tenant to remove at Tenant's sole cost and expense.

15. **No Liens**. Tenant may not permit any mechanics' or materialmen's liens to stand against the Premises or the Shopping Center for any labor or material furnished by or at the direction of Tenant. Landlord may record this Lease, or a short form thereof, or any other notice permitted under applicable law in the appropriate governmental office to assure that the interest of Landlord will not be subject to any such lien. If, because of any act or omission of Tenant, any mechanic's lien or other lien is filed against Landlord, the Shopping Center, the Premises or any portion thereof, Tenant shall, at its sole cost and expense, cause the same to be discharged of record or bonded within fifteen (15) days after notice from Landlord to Tenant of the filing thereof. Upon Tenant's failure to cause any such liens to be discharged of record or bonded over, Landlord shall have the right, in addition to all other rights and remedies provided under this Lease or by law, to cause such liens to be satisfied, removed or discharged by whatever means Landlord chooses at the entire cost and expense of Tenant, such cost and expense to include legal fees and disbursements, and Tenant shall reimburse Landlord for such costs and expenses upon demand thereof.

16. **Landlord's Right of Access; Use of Roof**. Landlord may enter upon the Premises upon commercially reasonable prior oral or email notice to Tenant, for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent premises, or of showing the Premises to prospective partners, purchasers, lessees, investors, or lenders. If an entry is necessary in case of emergency, Landlord or its agents may forcibly enter the same, without prior notice and without rendering Landlord liable therefor. No exercise by Landlord of any rights contained in this Section 16 will entitle Tenant to any damage for any injury or inconvenience occasioned thereby nor to any abatement of Rent. Landlord may place and maintain "For Rent" or "For Lease" signs on the Premises during the last year of the Term. In exercising its rights hereunder, Landlord will, except in the case of an emergency, use commercially reasonable efforts to avoid materially and adversely interrupting Tenant's use of the Premises. Use of the roof above the Premises is reserved to Landlord.

17. **Signs; Store Fronts**.

17.1. Within fifteen (15) days after the Delivery Date, Tenant shall place a "Coming Soon" sign at the Premises, which sign shall be subject to prior approval from Landlord. If Tenant fails to timely obtain such approval or display such "Coming Soon" sign, Landlord may do so at Tenant's sole cost and expense. Prior to the Rent Commencement Date Tenant shall, at its sole cost and expense, install a sign, approved by Landlord in writing prior to installation, on the exterior sign band of the Premises, utilizing a contractor approved by Landlord, which sign must be in strict conformity with: (i) the general materials, size and appearance of other tenants' signs at the Shopping Center; (ii) any guidelines or sign criteria adopted by Landlord with respect to the Shopping Center (as set forth on **Exhibit G** attached hereto) and restrictions of record; and (iii) with all applicable laws; and (iv) the insurance requirements set forth in this Lease. Tenant hereby agrees to light Tenant's exterior signs all night for visibility and advertisement. Tenant also agrees to maintain all of its signs in good condition and repair at all times. Any damage to the building fascia caused by Tenant's sign or lack of maintenance to such will be repaired by Landlord and the entire cost billed back to Tenant. Tenant may not install or erect any other signs, advertisements or other visual displays at, on or in the Premises that are visible from the exterior thereof without the prior written approval of Landlord. Any window signs or displays that are approved by Landlord must be made with artist's lettering and otherwise with a professional appearance. Landlord may remove any signs or displays that are objectionable to Landlord or to other tenants at the Shopping Center. Tenant may not display or sell merchandise or allow grocery carts or other similar devices within the control of Tenant to be stored or to remain outside the defined exterior walls and permanent doorways of the Premises.

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17.2. Pylon Signage. Prior to the Rent Commencement Date Tenant shall, at its sole cost and expense, furnish and install a sign panel advertising Tenant's business operations in the Premises on both sides of each of the certain pylon signs serving the Shopping Center, as such pylon signs are depicted and located on **Exhibit H** ("**Pylon Signs**"), attached hereto and incorporated herein. Prior to installation, Tenant's pylon panels (the "**Panels**") must be approved by Landlord in writing, must be installed utilizing a contractor approved by Landlord, and which Panels must be in strict conformity with: (i) the general materials, size and appearance of other tenants' pylon panels at the Shopping Center; (ii) any guidelines or sign criteria adopted by Landlord with respect to the Shopping Center (as set forth on **Exhibit G** attached hereto) and restrictions of record; and (iii) with all applicable laws; and (iv) the insurance requirements set forth in this Lease. Any costs related to the upkeep, maintenance, repair, replacement of Tenant's name on the Pylon Signs, all annual and other permit fees therefor, and all reasonably prorated costs of the upkeep, maintenance, repair, replacement, and relocation of the Pylon Signs, shall be paid by Tenant. Landlord may, from time to time, relocate or require Tenant to relocate its Panels on the Pylon Signs, in which case such relocation by Tenant shall be at Landlord's sole cost and expense.

18. **INTENTIONALLY OMITTED**

19. **Tenant's Insurance**. Upon the Delivery Date and during the Term, Tenant shall obtain and maintain at its expense the following types and amounts of insurance:

19.1. **Property Insurance**. Tenant shall keep all improvements, fixtures and equipment in the Premises, including all Alterations and additions installed by either Landlord or Tenant, insured under the covered causes of loss – special form endorsement (also known as the "all risks" peril approach) including windstorm, water damage from drain or sewer backup, earthquake coverage if the property is located in a high risk area, and flood coverage if property is located in a FEMA-designated flood zone. Any required flood insurance must meet the criteria set forth under the National Flood Insurance Reform Act of 1994, as amended and replaced from time to time and FEMA's then-current Mandatory Purchase of Flood Insurance Guidelines. The insurance shall be in an amount sufficient to cover full replacement cost with no coinsurance penalty provision, with the exception of Flood Insurance which shall be actual cash value.

19.2. **Business Interruption Insurance**. Tenant shall obtain business interruption insurance in an amount of not less than the Base Rent plus Tenant's estimated Additional Rent for a period of not less than one year, plus an amount equal to the annual premiums for insurance required herein.

19.3. **Commercial Liability Insurance**. Tenant shall obtain and maintain commercial general liability insurance (Form CG 00 01) written on "occurrence" form for bodily injury, property damage, personal and advertising injury, including contractual liability, arising from the occupancy, operation, use, and maintenance of the Premises, in an amount not less than $1,000,000.00 per occurrence, and $2,000,000.00 aggregate, and $2,000,000.00 products/completed operations. This insurance shall be primary and non-contributory and include coverage for independent contractors and products-completed operations liability.

19.4. **Workers' Compensation**. A policy or policies of workers' compensation insurance meeting State requirements and a policy of employer's liability insurance with limits of liability not less than $1,000,000.00 per accident for bodily injury or disease.

19.5. **Commercial Automobile Liability**. $1,000,000.00 Combined Single Limit per accident for owned, non-owned, and hired autos.

19.6. **Dram Shop or Liquor Liability**. In the event that Tenant holds a valid permit or license to serve alcoholic beverages at the Premises, then Tenant shall obtain and maintain Dram Shop or Liquor Liability coverage with a limit of not less than $2,000,000.00 per occurrence/common cause and $2,000,000.00 aggregate.

19.7. **Excess Liability**. Excess liability insurance policy with limits of liability not less than $3,000,000.00 occurrence and in the aggregate.

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19.8. **Other insurance**. Tenant shall also maintain: (i) such insurance policies as may be required by applicable law arising from Tenant's use of the Premises or the conduct of its business; and (ii) insurance for the full replacement cost of all the plate glass and all other glass on the Premises (including glass which is part of exterior or interior walls) which is the responsibility of the Tenant in the event of breakage from any cause.

19.9. **Tenant's Contractors**. Tenant shall require that any contractor hired by Tenant to perform Tenant's Work, any repairs or maintenance, or any approved Alterations maintain: (i) general liability insurance with a minimum coverage of $1,000,000.00 limit per occurrence. $1,000,000.00 personal and advertising injury, $2,000,000.00 in the aggregate, and $2,000,000.00 products-completed operations aggregate; (ii) workers' compensation insurance of not less than $1,000,000.00 per bodily injury accident and each employee for bodily injury by disease; (iii) commercial automobile liability insurance $1,000,000.00 per accident; (iv) excess liability insurance with a limit of not less than $3,000,000.00 per occurrence; (v) professional liability insurance, if applicable, with limits of not less than $1,000,000.00 per claim, and $1,000,000.00 in the annual aggregate; (vi) commercial crime insurance with limits of not less than $1,000,000.00 per claim; (vii) employment practices liability insurance covering wrongful acts associated with employment, including wrongful termination, discrimination, and sexual harassment, with limits of not less than $1,000,000 per occurrence and $1,000,000 general aggregate; and (ix) property insurance covering the full replacement value of machinery, tools, equipment, and property of a similar nature used by contractor or subcontractors. Tenant's contractor shall provide Landlord with copies of the policies of insurance or certificates thereof in compliance with this Section 19.9 prior to beginning work on the Premises and shall have Landlord named as an additional insured and loss payee thereunder.

19.10. **Policy Requirements**. All policies of insurance to be procured by Tenant shall be issued by insurance companies rated not less than A-VIII in the most current available "Best's Key Rating Guide", and qualified to do business in the State. All insurance provided by Tenant as required under Section 19 shall name Landlord, Landlord's property manager, and lender(s) for the Shopping Center ("Landlord Insurance Parties") as additional insureds and loss payees as respects their interest in leasehold improvements. All policies of insurance shall include specific coverage provisions or endorsements (or equivalent coverage or endorsement) as follows: (a) Additional Insured – Managers or Lessors of Premises endorsement, naming Landlord Insurance Parties as additional insureds; (b) Primary and Non-Contributory, as such policies shall be written as primary policies not contributing with and not in excess of coverage which Landlord may carry or have available; (c) Waiver of Subrogation waiving the insurer's subrogation rights against all Landlord Insurance Parties; and (d) Notice of Cancellation, providing Landlord with at least thirty (30) days prior notice of cancellation, non-renewal or expiration. Tenant shall only maintain such deductibles applicable to property and liability insurance coverages as are approved by Landlord. Tenant has sole responsibility for the payment of all deductibles and all policies of insurance that include deductibles must clearly state that such deductibles apply only to Tenant and not to Landlord. Copies of certificates of insurance must be delivered to Landlord on or before the Delivery Date and thereafter within thirty (30) days prior to the expiration of the term of each policy. If Tenant fails to provide the evidence of insurance, within thirty (30) days of written demand from Landlord, a late charge of Fifty Dollars ($50.00) per day shall be payable by Tenant upon demand for each day thereafter until such evidence is delivered and such failure shall constitute an Event of Default (subject to applicable notice and cure periods) hereunder. If Tenant fails to maintain any insurance required under this Section 19, Landlord may (at Landlord's election) maintain the same on behalf of Tenant. Any premiums paid by Landlord shall be deemed Additional Rent and shall be due on the payment date of the next installment of Base Rent hereunder. The insurance requirements contained in this Section 19 are independent of Tenant's waiver, indemnification and other obligations under this Lease and may not be construed in any way to restrict, limit or modify Tenant's waiver, indemnification or other obligations. Landlord, in its commercially reasonable discretion or if required by a mortgagee, may increase and/or change the insurance requirements set forth in this Section 19 at any time during the Term. If Tenant maintains broader coverage and/or higher limits than the minimum limits set forth above, Landlord requires and shall be entitled to the broader coverage and/or higher limits maintained. Any available insurance proceeds in excess of the specified minimum limits of insurance coverage shall be available to Landlord.

20. **Landlord's Insurance**.

20.1. Landlord may maintain insurance covering the Shopping Center for full replacement cost during the Term of this Lease, providing protection as reasonably determined by Landlord. Landlord may also, at its sole discretion, maintain insurance for bodily injury, property damage, loss caused by earthquake, flood, rental loss, repair damage caused by Hazardous Materials contamination of the Shopping Center by act or omission of third parties,

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terrorism, etc. including but not limited to insurance for any items required by the lender(s) of the Shopping Center and the costs of professional consultants and/or counsel to analyze and reduce insurance rates. The cost of all such insurance will be included as Uncontrollable Operating Expenses.

20.2. Tenant shall pay any increase in premiums for casualty and fire (including all risk coverage) insurance that may be charged during the Term of this Lease on the amount of such insurance carried by Landlord on the Premises, the Shopping Center or the building of which the Premises is a part, resulting from Tenant's occupancy or from the type of merchandise which Tenant stores or sells on the Premises, whether or not Landlord has consented thereto. In such event, Tenant shall also pay any additional premium on the insurance policy that Landlord may carry for its protection against rent loss through fire or casualty. In determining whether increased premiums are the result of Tenant's use of the Premises, a schedule, issued by the organization setting the insurance rate on the Premises, showing the various components of such increased rate, shall be conclusive evidence thereof. Landlord shall deliver bills for such additional premiums to Tenant and Tenant shall immediately reimburse Landlord therefor.

21. **Indemnity**. To the fullest extent permitted by law, Tenant shall, at Tenant's sole cost and expense, shall Indemnify the Landlord Parties against any and all Claims arising from: (i) any Personal Injury, Bodily Injury or Property Damage whatsoever occurring in, on, or about the Premises; (ii) any Personal Injury, Bodily Injury or Property Damage whatsoever to any employee of a Tenant Party in the course of its employment obligations in, on, or about the Shopping Center; (iii) the use, occupancy, conduct, or management of the Premises; (iv) subject to the waiver of subrogation provisions of this Lease, any act, error, omission or negligence of any of the Tenant Parties in, on or about the Premises or the Shopping Center; (v) the operation of Tenant's business in the Premises; (vi) any Tenant's Work, alterations, improvements, or other construction omitted, permitted, and/or contracted for by Tenant or any Tenant Parties in, at or about the Premises and/or Shopping Center; (vii) any violation, alleged violation, any other failure to comply with any and all applicable laws, statutes, ordinances, standards, rules, regulations, orders, or judgments applicable to the Premises and the Permitted Use, including Hazardous Materials Laws; (viii) any breach or default by Tenant of any term, condition, covenant or other obligation of Tenant under this Lease, including, but not limited to, the payment of any amount due under this Lease; (ix) all damages sustained by Landlord as a result of any holdover by Tenant or any Tenant Party in the Premises, including, but not limited to, any claims by another tenant resulting from a delay by Landlord in delivering possession of the Premises to such tenant; (x) any liens or encumbrances arising out of any work performed or materials furnished by or for Tenant; (xi) any commissions or other compensation or charges claimed by any real estate broker or agent other than the Broker(s), with respect to this Lease by, through or, under Tenant; (xii) any matter enumerated in Sections 22 or 34.15 below; or (xiii) any breach, violation or nonperformance, or any misrepresentation made by Tenant or any guarantor of Tenant's obligations in connection with this Lease. For purposes of this Lease: (i) the term "**Tenant Parties**" means Tenant, Tenant's representatives, agents, employees, officers, owners, contractors, independent contractors, transferees, licensees, invitees, guests, affiliates, successors or assigns, and all persons and entities claiming through any of these persons or entities; (ii) the term "**Landlord Parties**" means Landlord, Landlord's lender, and their respective representatives, agents, employees, officers, owners, contractors, invitees, guests, affiliates, successors or assigns; (iii) the term "**Indemnify**" means indemnify, defend (with counsel reasonably acceptable to Landlord) and hold harmless for, from and against; (iv) the term "**Claims**" means all liabilities, claims, damages (including consequential damages), losses, penalties, litigation, demands, causes of action (whether in tort or contract, in law or at equity or otherwise), suits, proceedings, judgments, disbursements, charges, assessments, and expenses (including attorneys' and experts' fees and expenses incurred in investigating, defending, or prosecuting any litigation, claim, or proceeding); (v) the term "**Waives**" means that the Tenant Parties waive and knowingly and voluntarily assume the risk of; and (vi) the terms "**Bodily Injury**", "**Personal Injury**" and "**Property Damage**" will have the same meanings as in the form of commercial general insurance policy issued by Insurance Services Office, Inc. most recently prior to the date of the injury or loss in question. The provisions of Sections 21 and 22 will survive the termination of this Lease. Notwithstanding anything to the contrary contained in this Section 21, Tenant shall not be obligated to Indemnify Landlord or the Landlord Parties from Claims arising solely from Landlord's gross negligence or willful misconduct.

22. **Waiver of Liability; Mutual Waiver of Subrogation** . To the fullest extent permitted by law, Tenant, on behalf of all Tenant Parties, Waives all Claims against Landlord Parties arising from the following: (i) any Personal Injury, Bodily Injury, or Property Damage occurring in or at the Premises; (ii) any loss of or damage to property of a Tenant Party located in the Premises or other part of the Shopping Center by theft or otherwise; (iii) any Personal Injury, Bodily Injury, or Property Damage to any Tenant Party caused by other tenants of the Shopping Center, parties not occupying space in the Shopping Center, occupants of property adjacent to the Shopping Center, or the public or

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by the construction of any private, public, or quasi-public work occurring either in the Premises or elsewhere in the Shopping Center; (iv) any interruption or stoppage of any utility service not caused by Landlord's gross negligence or willful misconduct or for any damage to persons or property resulting from such stoppage; (v) business interruption or loss of use of the Premises suffered by Tenant and not caused by Landlord's gross negligence or willful misconduct; (vi) any latent defect in construction of the building in which the Premises are located; (vii) damages or injuries or interference with Tenant's business, loss of occupancy or quiet enjoyment and any other loss resulting from any Hazardous Materials in, at or on the Premises or Shopping Center not caused by Landlord, or the performance by Landlord of Landlord's maintenance or other repair obligations under this Lease; (viii) any Bodily Injury to any employee of a Tenant Party arising out of and in the course of employment of the employee and occurring anywhere in the Shopping Center provided such Bodily Injury was not caused by Landlord's gross negligence or willful misconduct; or (ix) any Personal Injury, Bodily Injury, or Property Damage to any Tenant Party caused by fire, explosion, falling plaster, steam, gas, electricity, water or rain which may leak from any part of the Premises or from pipes, appliances or plumbing works therein or from the roof, street, or subsurface or from any other place resulting from dampness or any other cause provided such Personal Injury, Bodily Injury, or Property Damage was not caused by Landlord's gross negligence or willful misconduct. Landlord and Tenant, individually and on behalf of anyone claiming by, through, or under such party, each waive any rights each may have against the other party on account of any loss or damage occasioned to Landlord or Tenant, as the case may be, to their respective property, the Premises or Shopping Center, or its contents, arising from any liability, loss, damage or injury caused by fire or the elements for which property insurance is carried or required to be carried pursuant to this Lease, to the extent of applicable insurance and only to the extent it does not conflict with Tenant's obligations under Section 19 and Section 21.

23. **Casualty**. Tenant shall give immediate written notice to Landlord of any damage caused to the Premises by fire or other casualty. If the Premises are damaged or destroyed by fire or other casualty and Landlord does not elect to terminate this Lease as hereinafter provided, Landlord shall proceed with reasonable diligence and at its sole cost and expense to rebuild and repair the Premises. If (a) the Shopping Center or the building in which the Premises are located is destroyed or substantially damaged by a casualty not covered by Landlord's insurance or (b) the Shopping Center or such building is destroyed or rendered untenantable to an extent that rebuilding or repairs cannot be completed, in Landlord's reasonable opinion, within one hundred eighty (180) days after the casualty event, or (c) the holder of a mortgage, deed of trust or other lien on the Premises at the time of the casualty elects, pursuant to such mortgage, deed of trust or other lien, to require the use of all or part of Landlord's insurance proceeds in satisfaction of all or part of the indebtedness secured by the mortgage, deed of trust or other lien, then Landlord may elect either to terminate this Lease or to proceed to rebuild and repair the Premises. Landlord shall give written notice to Tenant of such election within ninety (90) days after the occurrence of such casualty. If Landlord elects to rebuild and repair under this Section 23, Landlord's obligation will in any event be limited to restoring the Premises to substantially the same condition in which the same existed as of the Delivery Date; provided however, such Landlord obligation shall in no event exceed the combined amount of any insurance proceeds for such casualty received by Landlord for the Premises plus the amount of the previously disbursed or expended Allowance, if any. Tenant agrees that, promptly after completion of such work by Landlord, Tenant shall proceed with reasonable diligence and at Tenant's sole cost and expense to restore, repair and replace all alterations, additions, improvements, fixtures, signs and equipment installed by Tenant as a part of Tenant's Work to substantially the same condition in which the same existed prior to the casualty, and restock the Premises with Tenant's inventory for operation of its business. Tenant agrees that during any period of reconstruction or repair of the Premises it shall continue the operation of its business within the Premises to the extent practicable. During the period from the occurrence of the casualty until Landlord's repairs are completed, the Base Rent will be reduced to such extent as may be fair and reasonable; however, there will be no abatement of the Additional Rent and other charges provided for herein nor will there be any abatement of Rent if the underlying damage was caused by the acts or omissions of Tenant, or its contractors, subcontractors, employees, agents or invitees.

Notwithstanding anything contained herein to the contrary, in the event the Premises is destroyed or rendered untenantable to an extent that rebuilding or repairs cannot be completed, in Landlord's reasonable opinion, within one hundred eighty (180) days after the casualty event within the last two (2) years of the Term, or within two hundred seventy (270) days at any point during the Term, then Tenant may terminate this Lease upon written notice to Landlord within thirty (30) days of receiving Landlord's estimate of repair time.

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24. **Eminent Domain**. If all of the Premises should be taken for any public or quasi-public use under any governmental law, ordinance or regulation or by right of eminent domain or by private purchase in lieu thereof, this Lease will terminate and the Rent will be abated during the unexpired portion of this Lease, effective on the date physical possession is taken by the condemning authority. If more than twenty-five percent (25%) of the Rentable Square Feet of the Premises shall be taken or appropriated, this Lease may, at the option of either party, be terminated by written notice given to the other party not more than sixty (60) days after Landlord and Tenant receive notice of the taking or appropriation; if either party provides timely notice of termination, this Lease will terminate and the Rent will be abated during the unexpired portion of this Lease, effective on the date physical possession is taken by the condemning authority. In the event of a partial taking of the Premises that does not result in the termination of the Lease, Rent payable hereunder shall be reduced in the same proportion that the area taken bears to the total area of the Premises prior to taking. In the event that any portion of the Common Areas or any access point to an adjacent roadway shall be taken, which taking would, in Landlord's judgment, materially interfere with its operation of the Shopping Center, then the Landlord may at its option terminate this Lease by written notice given to Tenant within sixty (60) days of the date such taking becomes effective. If this Lease is so terminated, all Rent shall be paid to the date of termination. All compensation awarded for any taking (or the proceeds of a sale in lieu thereof) of the Premises or Common Area is the property of Landlord; provided, however, Landlord will have no interest in any award made to Tenant for Tenant's moving and relocation expenses or for the loss of Tenant's fixtures and other tangible personal property if a separate award for such items is made to Tenant. Any damage award for any taking to be paid to and retained by Landlord is subject to the provisions and requirements of any current or future financing placed on the Shopping Center or any portion thereof by Landlord

25. **Assignment and Subletting**.

25.1. Tenant may not complete or otherwise permit a Transfer (defined below) without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. If Tenant desires to Transfer, Tenant shall (i) request Landlord's consent in writing at least sixty (60) days before the date on which the Transfer is to be effective (ii) furnish Landlord with such information as Landlord may reasonably require, and (iii) pay Landlord an administrative fee of Two Thousand Five Hundred and 00/100 Dollars ($2,500.00). Payment of such fee shall be a condition precedent to Landlord reviewing the Transfer. It shall not be unreasonable for Landlord to require, as a condition of Landlord's consent to any Transfer, the execution of a new guaranty from such person or entity, and in form satisfactory to Landlord. Subsequent to any Transfer, the Premises will continue to be used only for the Permitted Use unless agreed to in writing by Landlord. Any Transfer by Tenant without Landlord's prior written consent shall be null and void and constitute an immediate Event of Default. In the event Landlord approves any Transfer, Tenant, any subsequent assignee, and any guarantor under this Lease will at all times remain fully responsible and liable under this Lease. Landlord and Tenant agree that it shall not be unreasonable for Landlord to withhold its consent to any proposed Transfer for any of the following reasons, which are not exclusive:

25.1.1. The contemplated use of the Premises by the proposed transferee, assignee or sublessee (hereinafter referred to as the "Transferee") is not substantially identical to the Permitted Use under the Lease;

25.1.2. The contemplated use of the Premises by the Transferee is inconsistent with the retail tenant mix desired by Landlord;

25.1.3. The net worth and/or financial stability of the Transferee is, or may become, inadequate to operate the business permitted to be conducted in the Premises in the manner required by this Lease and/or to meet all of Tenant's financial and other obligations under this Lease;

25.1.4. The Transferee does not have sufficient business operations experience, expertise and/or management capabilities to successfully operate the contemplated use in a manner consistent with the standards of the Shopping Center;

25.1.5. The Transferee's reputation (or that of any of its affiliates) would have an adverse effect upon the reputation of the Shopping Center or the other businesses located therein;

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25.1.6. The proposed use of the Premises or Trade Name of the Transferee would breach any covenant of Landlord respecting radius, location, use or exclusivity in any other lease, financing agreement or other agreement relating to the Shopping Center, which covenant Landlord may use to withhold its consent to a proposed Transfer only so long as such covenant would not prevent use of the Premises in a substantially identical manner and/or under a substantially identical Trade Name as theretofore used by Tenant at the Premises;

25.1.7. Tenant is in Default pursuant to this Lease;

25.1.8. The nature of the Transferee's proposed or likely use of the Premises would involve any risk, greater than that of Tenant's, of the use, release, disposition or mishandling of "Hazardous Materials" (as defined in the Lease);

25.1.9. Any ground lessor or mortgagee whose consent to such Transfer is required fails to consent thereto after Landlord has used commercially reasonable efforts to obtain such consent

25.2. "**Transfer**" means: (i) any assignment of this Lease or any interest therein; (ii) any sublet of the Premises or any part thereof; (iii) any grant of a license, concession or other right of occupancy of any portion of the Premises; (iv) if Tenant is a corporation, partnership, limited liability company or other legal entity whose capital shares or other units of beneficial interest are not listed on a recognized security exchange or over-the-counter market, and if at any time during the Term, the sale or other transfer of over fifty percent (50%) of either the outstanding voting rights or the outstanding ownership interests of Tenant at the time of execution of this Lease (except as the result of transfers by devise or descent); (v) any assignment for the benefit of creditors; and (vi) any leasehold mortgage or other pledge of the interest of Tenant under this Lease.

25.3. Tenant shall have the right with prior written notice to Landlord, but without Landlord's prior written consent, to assign this Lease or sublet the Premises to an entity which (i) is Tenant's parent company; (ii) is a wholly-owned subsidiary of Tenant or of Tenant's parent company; (iii) is a company of which Tenant or Tenant's parent company owns in excess of fifty percent (50%) of the outstanding equity interest; (iv) is the result of a consolidation or merger with Tenant; or (v) is acquiring all or substantially all of the assets of, or equity interest in, Tenant and/or Tenant's parent company (including, if Tenant is a single purpose entity, Tenant's affiliates operating stores under the same Trade Name as the Premises); provided in all events the following conditions are met: (1) Tenant shall not be in Default under this Lease; (2) after such assignment or subletting all of the terms, covenants, and conditions of this Lease shall continue to be in full force and effect; (3) any such assignment or subletting shall be for the entirety of the Premises and for the entire unexpired Term; and (4) any assignee or subtenant shall have a tangible net worth (net of goodwill and other intangible assets) equal to or greater than the tangible net worth of Tenant as of the Effective Date of this Lease. Tenant shall provide Landlord a copy of any document effectuating such assignment or subletting promptly after the effective date of such Transfer.

25.4. Notwithstanding anything to the contrary in this Lease, Tenant shall have the absolute right, without obtaining Landlord's prior written consent, to engage independent contractor pet groomers, pet trainers, and similar service providers ("**Independent Contractors**") to perform services within the Premises in connection with Tenant's Permitted Use, provided that: (i) Tenant retains possession and overall control of the Premises at all times; (ii) each Independent Contractor operates under a written agreement expressly stating that that such person or entity is an independent contractor and not a subtenant, assignee, or licensee under this Lease; and (ii) Tenant remains fully responsible under this Lease for the acts, omissions, and compliance of all Independent Contractors, and (iii) all activities by Independent Contractors shall comply with all applicable laws, regulations, and professional licensing requirements.

26. **Default by Tenant and Remedies**.

26.1. The following events will be deemed to be "**Events of Default**" by Tenant under this Lease:

26.1.1. Tenant fails to pay any installment of Base Rent or Additional Rent when due; provided, however that Landlord agrees that Landlord shall, prior to exercising any remedies for nonpayment set forth herein,

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provide Tenant with written notice of nonpayment and Tenant will not be in default if it cures such nonpayment within ten (10) days of receipt of such notice. Landlord's obligation to give such notice will be a one-time obligation during any 12-month period and, once given by Landlord, Landlord will have no further obligation to give written notice with respect to any subsequent monetary default.

26.1.2. Tenant fails to comply with any term, provision or covenant of this Lease, other than as described in subsection (a) above, and does not cure such failure within thirty (30) days after written notice thereof from Landlord. Landlord's obligation to give such notice will be a one-time obligation during any 12-month period and, once given by Landlord, Landlord will have no further obligation to give written notice with respect to any subsequent failure(s) of such particular term.

26.1.3. Tenant or any Guarantor become insolvent or such insolvency is purported, threatened or reasonably anticipated; or make a transfer in fraud of creditors, or make an assignment for the benefit of creditors.

26.1.4. Tenant or any Guarantor file a petition under any section or chapter of the United States Bankruptcy Code, as amended, or under any similar law or statute of the United States or any state thereof (collectively, "**Bankruptcy Proceedings**"); Bankruptcy Proceedings are filed against Tenant or any Guarantor, and such Bankruptcy Proceedings are not dismissed within sixty (60) days following the commencement thereof.

26.1.5. A receiver or trustee is appointed for the Premises or for all or substantially all of Tenant's assets or interest in this Lease or any Guarantor.

26.1.6. Tenant abandons or vacates or commences to abandon or vacate the Premises or removes or attempts to remove, without the prior written consent of Landlord, all or a substantial portion or value of Tenant's goods, equipment, or personal property.

26.1.7. Any failure by Tenant to commence construction of Tenant's Work within thirty (30) days after Tenant is delivered possession of the Premises and to thereafter diligently prosecute such construction to completion, where such failure continues for ten (10) days after written notice thereof by Landlord to Tenant.

26.1.8. The conducting by Tenant of a going out of business sale, auction, bankruptcy sale or any similar liquidation sale in violation of the provisions of this Lease.

26.1.9. Any material misrepresentation herein, or material misrepresentation or omission in any financial statements or other materials provided by Tenant or any Guarantor in connection with negotiating or entering this Lease or in connection with any transfer under Section 25.

26.2. Upon the occurrence of any such Event of Default, Landlord may pursue any of the following remedies without any further notice or demand whatsoever:

26.2.1. Terminate this Lease, in which case Tenant shall immediately surrender the Premises to Landlord in the condition required by the Lease. If Tenant fails to surrender the Premises as required, Landlord, in compliance with law, may enter upon and take possession of the Premises and remove Tenant, Tenant's property and any party occupying the Premises without being deemed a constructive eviction. Tenant shall pay Landlord, on demand, all past due Rent and other losses and damages Landlord suffers as a result of Tenant's default, including commissions paid to Broker, and any costs associated with any handling, removal or storage of Tenant's property, all Costs of Reletting (defined below). "**Costs of Reletting**" shall include all reasonable costs and expenses incurred by Landlord in reletting or attempting to relet the Premises, including legal fees, brokerage commissions, the cost of alterations, any deficiency that may arise from reletting of the Premises on different economic terms, and the value of other concessions or allowances granted to a new tenant. If elected by Landlord by written notice to Tenant, Landlord shall have a security interest in the personal property belonging to Tenant which is on the Premises at the time of re-entry to secure all sums due or which become due to Landlord under this Lease. Perfection of such security interest shall occur by taking possession of such personal property or otherwise as provided by law.

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26.2.2. Without terminating the Lease, terminate Tenant's right to possession of the Premises and, in compliance with law, remove Tenant, Tenant's property and any parties occupying the Premises. Landlord may (but shall not be obligated to) relet all or any part of the Premises, without notice to Tenant, for such period of time and on such terms and conditions (which may include concessions, free rent and work allowances) as Landlord in its absolute discretion shall determine. Landlord may collect and receive all rents and other income from the reletting. Tenant shall pay Landlord on demand all past due Rent, all Costs of Reletting and any deficiency arising from the reletting or failure to relet the Premises. The re-entry or taking of possession of the Premises shall not be construed as an election by Landlord to terminate this Lease.

26.2.3. In lieu of calculating damages under Sections 26.2.1 and 26.2.2 above, Landlord may elect to receive as damages the sum of (i) all Rent accrued through the date of termination of this Lease or Tenant's right to possession, and (ii) an amount equal to the total Rent that Tenant would have been required to pay for the remainder of the Term, and (iii) all anticipated Costs of Reletting, and (iv) an amount equal to unamortized costs of the Allowance (if any) and of any commissions paid to Broker on account of this Lease, and (v) any reasonable legal fees incurred by Landlord on account of Tenant's default, and (vi) all losses incurred by Landlord as a direct or indirect result of Tenant's default (including among other losses any adverse reaction by any Mortgagee or by other tenants or potential tenants of the Shopping Center).

26.2.4. Pursuit of any of the above remedies will not preclude pursuit of any other remedies prescribed in other sections of this Lease and any other remedies provided by law or in equity. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an Event of Default will not be deemed or construed to constitute a waiver of such default. Landlord's acceptance of any sum which is less than the amount claimed as due by the Landlord, shall not act as, or be deemed to be, a waiver of such claimed amount or a compromise or accord and satisfaction of the amount claimed as due by Landlord.

26.2.5. Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Tenant's being evicted or dispossessed for any cause, or in the event of Landlord's obtaining possession of the Premises, by reason of the violation by Tenant of any of the covenants or conditions of this Lease, or otherwise.

26.2.6. In the event Tenant does not take possession of the Premises and default under the terms of this Lease, the parties agree that Landlord shall be entitled to recover its contractual expectancy under this Lease which is the Rent that would have been paid under this Lease through the remainder of the Term reduced to present value without offset.

26.3. If Tenant at any time fails to pay any taxes, assessments, or liens, or to make any payment or perform any act required of Tenant by this Lease to be made or performed by it, Landlord, without waiving or releasing Tenant from any obligation or default under this Lease or any of Landlord's other rights or remedies, may (but is under no obligation to) at any time thereafter make such payment or perform such act for the account and at the expense of Tenant. Tenant shall pay Landlord, as Additional Rent, all sums so paid by Landlord plus interest from the date incurred through the date of payment by Tenant at the maximum rate allowed by law plus an additional fifteen percent (15%) of such costs and expenses to reimburse Landlord for the cost of its overhead for completing such acts.

27. **Limitation of Liability**. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LEASE, THE LIABILITY OF LANDLORD (AND OF ANY SUCCESSOR LANDLORD) SHALL BE LIMITED TO THE INTEREST OF LANDLORD IN THE PROPERTY. TENANT SHALL LOOK SOLELY TO LANDLORD'S INTEREST IN THE PROPERTY FOR THE RECOVERY OF ANY JUDGMENT OR AWARD AGAINST LANDLORD. LANDLORD SHALL NOT BE PERSONALLY LIABLE FOR ANY JUDGMENT OR DEFICIENCY, AND IN NO EVENT SHALL LANDLORD BE LIABLE TO TENANT FOR ANY LOST PROFIT, DAMAGE TO OR LOSS OF BUSINESS OR ANY FORM OF SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES. NEITHER TENANT NOR ANY TENANT PARTY SHALL BE LIABLE TO LANDLORD FOR ANY LOST PROFIT, DAMAGE TO OR LOSS OF BUSINESS OR ANY FORM OF SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES, EXCEPT WITH RESPECT TO ANY HOLDOVER BY TENANT OR TENANT'S ENVIRONMENTAL PREVENTION OBLIGATIONS UNDER THIS LEASE. BEFORE FILING SUIT FOR AN ALLEGED DEFAULT BY LANDLORD, TENANT SHALL GIVE LANDLORD AND THE

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MORTGAGEE(S) WHOM TENANT HAS BEEN NOTIFIED HOLD MORTGAGES (DEFINED IN SECTION 28) NOTICE AND REASONABLE TIME TO CURE THE ALLEGED DEFAULT.

28. **Subordination, Attornment; Estoppel**.

28.1. Tenant agrees that this Lease will automatically be subject and subordinate to covenants, conditions, restrictions, easements, ground leases, mortgages or deeds of trust or liens, whether presently existing or hereafter placed, upon the Shopping Center or the Premises, and to any renewals and extensions thereof (collectively, a "**Mortgage**"). Tenant further agrees to attorn to any holder of a Mortgage (a "**Mortgagee**"), or any purchaser at a foreclosure or like sale (or a conveyance in lieu thereof), that acquires title to the Shopping Center or the Premises. Tenant agrees that any Mortgagee shall have the right at any time to subordinate its Mortgage to the operation of this Lease; provided, however, notwithstanding that this Lease may be (or made to be) superior to a Mortgage, the provisions of such Mortgage relative to the rights of the Mortgagee with respect to proceeds arising from an eminent domain taking (including a voluntary conveyance by Landlord), or arising from insurance proceeds payable by reason of damage to or destruction of the Shopping Center or the Premises, shall be prior and superior to any contrary provisions contained in this Lease with respect to the payment or use of such proceeds. Tenant's agreement to attorn set forth in this Section 28 shall be self-operative and shall not require that Tenant execute any additional instruments as a condition thereto; provided, however, that Tenant agrees within ten (10) days of any written demand to execute such further instruments to confirm the subordination of this Lease and the obligation of Tenant to attorn as Landlord or any Mortgagee may request. In the event of attornment, no successor landlord will be: (i) liable to Tenant for any act or omission of any prior landlord; (ii) subject to any offset or defense which Tenant might have against any prior landlord; (iii) liable to Tenant for any liability or obligation of any prior landlord occurring prior to the date such successor landlord acquires title to the Premises; (iv) liable to Tenant for any security or other deposits given to secure the performance of Tenant's obligations under this Lease; (v) obligated to undertake or complete any specific renovations or additions to the Premises specifically provided for in this Lease to be performed by Landlord or pay the cost of any construction or other special landlord work; or (vi) bound by any prepayment of rent or additional rent due under this Lease more than one month in advance. At any time when a Mortgagee under an outstanding Mortgage has given Tenant written notice of its interest in this Lease, Tenant may not exercise any remedies for default by Landlord hereunder unless and until such Mortgagee receives written notice of such default and a reasonable time for curing such default has thereafter elapsed.

28.2. **Estoppels**. Tenant shall from time to time, within ten (10) days after written request by Landlord or any Mortgagee, execute, acknowledge and deliver to Landlord (or, at Landlord's written request, to any existing or prospective purchaser or Mortgagee) a written certification, on Landlord's standard form: (i) that this Lease is unmodified and in full force and effect (or, if there has been any modification, stating the nature of such modification); (ii) as to the dates to which the Base Rent and any Additional Rent and other charges arising hereunder have been paid; (iii) as to the amount of any credit due to Tenant hereunder; (iv) Tenant has accepted possession of the Premises and all improvements thereto are as required hereunder, and the date on which the Term commenced; (v) as to whether, to the best knowledge, information and belief of Tenant, Landlord or Tenant is then in default in performing any of its obligations hereunder (and, if so, specifying the nature of each such default); and (vi) as to any other fact or condition reasonably requested by Landlord or such other party (an "**Estoppel**"). If Tenant fails to deliver to Landlord an Estoppel within ten (10) days after Landlord's written request, then beginning on the 11th day after such request, in Landlord's sole discretion, either (x) the Estoppel shall be deemed approved by Tenant and may be relied upon by Landlord or any prospective purchaser or Mortgagee, or (y) Tenant shall incur a Two Hundred Fifty and 00/100 Dollars ($250.00) per day fee that shall accrue until Tenant provides the Estoppel to Landlord and such fee shall be paid by Tenant to Landlord as Additional Rent.

29. **Hazardous Materials**.

29.1. Tenant must not allow any Hazardous Material to be used, generated, released, stored or disposed of on, under or about, or transported from, the Premises, unless: (a) such use is specifically disclosed to and approved by Landlord in writing prior to such use; and (b) such use is conducted in compliance with requirements of Landlord's and Tenant's respective insurers regarding Hazardous Materials. Landlord may approve such use subject to reasonable conditions to protect the Premises and Landlord's interests. Tenant shall strictly comply with, and shall maintain the Premises in compliance with, all Hazardous Materials Laws. Tenant shall obtain and maintain in full force and effect all permits, licenses and other governmental approvals required for Tenant's operations on the Premises under any

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Hazardous Materials Laws and shall comply with all terms and conditions thereof. At Landlord's request, Tenant shall deliver copies of, or allow Landlord to inspect, all such permits, licenses and approvals. Tenant must, promptly following demand, reimburse Landlord for all costs incurred in connection with any monitoring, investigation, clean-up, removal and other remedial work (collectively, "**Remedial Work**") required as a result of any release or discharge of Hazardous Materials affecting the Premises or the Shopping Center or any violation of Hazardous Materials Laws by Tenant or any assignee or sublessee of Tenant or their respective agents, contractors, employees, licensees, or invitees. Landlord has the right to intervene in any governmental action or proceeding involving any Remedial Work in order to protect Landlord's interests. Tenant shall notify Landlord, in writing, within three (3) days after any of the following: (a) a release or discharge of any Hazardous Material, whether or not the release or discharge is in quantities that would otherwise be reportable to a public agency; (b) Tenant's receipt of any order of a governmental agency requiring any Remedial Work pursuant to any Hazardous Materials Laws; (c) Tenant's receipt of any warning, notice of inspection, notice of violation or alleged violation, or Tenant's receipt of notice or knowledge of any proceeding, investigation of enforcement action, pursuant to any Hazardous Materials Laws; or (d) Tenant's receipt of notice or knowledge of any claims made or threatened by any third party against Tenant or the Premises relating to any loss or injury resulting from Hazardous Materials. Tenant shall deliver to Landlord copies of all test results, reports and business or management plans required to be filed with any governmental agency pursuant to any Hazardous Materials Laws.

29.2. "Hazardous Materials" means any chemical, compound, material, substance or other matter that: (a) is a flammable explosive, asbestos, radioactive material, nuclear medicine material, drug, vaccine, bacteria, virus, hazardous waste, toxic substance, petroleum product, or related injurious or potentially injurious material, whether injurious or potentially injurious by itself or in combination with other materials; (b) is controlled or governed by any Hazardous Materials Law; (c) gives rise to any reporting, notice or publication requirements under any Hazardous Materials Law; or (d) gives rise to any liability, responsibility or duty on the part of Tenant or Landlord with respect to any third Person under any Hazardous Materials Law.

29.3. "Hazardous Materials Laws" means any and all federal, state or local laws, ordinances, rules, decrees, orders, regulations or court decisions (including the so-called "common-law") relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under or about the Premises, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("**CERCLA**"), as amended, 42 U.S.C. §9601, et seq., the Resource Conservation and Recovery Act ("**RCRA**"), 42 U.S.C. §6901, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. §1801, et seq., and any amendments to the foregoing.

29.4. Landlord has the right, but not the obligation, to remedy any violation by Tenant of the provisions of this Section 29 or to perform any Remedial Work which is necessary or appropriate as a result of any governmental order, investigation or proceeding. Tenant shall pay, upon demand, as Additional Rent, all costs incurred by Landlord in remedying such violations or performing all Remedial Work, plus interest thereon at the Default Interest Rate from the date of demand.

29.5. The release or discharge of any Hazardous Material or the violation of any Hazardous Materials Law will constitute an Event of Default by Tenant under this Lease. In addition to and not in lieu of the remedies available under this Lease as a result of such Event of Default, Landlord has the right, without terminating this Lease, to require Tenant to suspend its operations and activities on the Premises until Landlord is satisfied that appropriate Remedial Work has been or is being adequately performed and Landlord's election of this remedy will not constitute a waiver of Landlord's right thereafter to pursue the other remedies set forth herein.

29.6. **Indemnification and Waiver**. Tenant shall protect, indemnify, defend and hold Landlord harmless for, from and against any and all losses and liabilities, investigations and proceedings arising out of or in connection with any breach of any provisions of this Section 29 or directly or indirectly arising out of the use, generation, storage, release, disposal or transportation of Hazardous Materials by Tenant or any sublessee or assignee of Tenant, or their respective representatives, agents, contractors, employees, licensees, or invitees, on, under or about the Premises, including, but not limited to, all foreseeable and unforeseeable consequential damages and the cost of any Remedial Work. Neither the consent by Landlord to the use, generation, storage, release, disposal or transportation of Hazardous Materials nor the strict compliance with all Hazardous Materials Laws shall excuse Tenant from Tenant's

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indemnification obligations pursuant to this Section 29.6. The foregoing indemnity shall survive the termination or expiration of this Lease and is provided in addition to and not a limitation of the indemnification provisions of Section 21 of this Lease. Tenant, on behalf of itself, or any sublessee or assignee of Tenant, or their respective representatives, agents, contractors, employees, licensees, or invitees acquiring any interest in the Premises by or through Tenant, hereby releases, waives and discharges Landlord and its representatives, agents, employees, officers, owners, affiliates, successors or assigns from all present and future claims, demands, suits, legal and administrative proceedings and from all losses and liabilities arising out of or in any way connected with the ownership of the Shopping Center by the Landlord, any condition of environmental contamination on, under or around the Shopping Center, or the existence of Hazardous Materials in any state on, under or around the Shopping Center, except for Hazardous Materials placed upon the Shopping Center by Landlord in connection with its use and enjoyment of the Shopping Center. All persons or entities acquiring any interest in the Premises by or through Tenant, by accepting such interest in the Premises, and in consideration of the Landlord entering into the Lease and thereby allowing such interest to be created, hereby irrevocably agree to the waiver and release provisions set forth in this Section 29 and acknowledge that their interests in the Premises are subject thereto.

30. **Return of Possession**. Tenant shall vacate the Premises not later than 11:59 p.m. on the last day of the Term. At the expiration or earlier termination of the Term, Tenant shall quit and surrender the Premises broom-clean, free of debris and litter, and in good condition, reasonable wear and tear excepted. Tenant shall remove all or any items of personal property ("**Removable Personal Property**") prior to or at the expiration or earlier termination of this Lease, and any items remaining in the Premises following the expiration or earlier termination of the Lease may be disposed of by Landlord. Tenant shall, at Tenant's sole cost and expense, immediately repair any damage occasioned to the Premises and/or the Shopping Center by reason of the removal of any Removable Personal Property. All improvements made to the Premises by Tenant, including but not limited to, ceilings, rooms, light fixtures, wall coverings, floor coverings and partitions and other items comprising Tenant's Work, but excluding Removable Personal Property will become the property of Landlord upon the expiration or earlier termination of this Lease. Tenant hereby waives any laws applicable to the handling and disposal of abandoned property with respect to Tenant's property not removed from the Premises prior to the expiration or earlier termination of this Lease. Tenant shall remove Tenant's signs (including signs in/on the windows and on the building, pylons, or monuments) and repair all damage to the Premises and the Shopping Center caused by such removal, including, but not limited to, tying off all electrical wires, and repairing the fascia with the same fascia material, skim coating, refinishing, and painting the entire fascia panel to match the existing fascia. The HVAC will be in good repair and working order, ordinary wear and tear excepted. Landlord may have the HVAC inspected within thirty (30) days of the Lease expiration or early termination and any recommended repairs or replacements will be completed by Landlord's vendor and all costs billed back to Tenant.

31. **Holding Over**. If Tenant fails to surrender and vacate the Premises as required by this Lease, occupancy of the Premises after termination shall be that of a tenancy at sufferance, provided that, unless Landlord has previously consented in writing to Tenant's remaining in the Premises after such termination, any such failure shall be an Event of Default under this Lease. Notwithstanding anything to the contrary contained herein, Tenant's continued occupancy at any time after the termination of the Lease shall be subject to all the terms and provisions of this Lease. Tenant shall pay Landlord (on a per month basis without reduction for partial months during the holdover) an amount equal to one hundred fifty percent (150%) of the sum of the Base Rent, along with Additional Rent, due for the period immediately preceding the holdover, for the first thirty (30) days of any such holdover period. Thereafter, Tenant shall pay an amount equal to two hundred percent (200%) of the sum of Base Rent, along with Additional Rent, due for the period immediately preceding the holdover. No holdover by Tenant or payment by Tenant after the termination of this Lease shall be construed to extend the Term or prevent Landlord from immediate recovery of possession of the Premises by summary proceedings or otherwise. If Landlord is unable to deliver possession of the Premises to a new tenant or to perform improvements for a new tenant as a result of Tenant's holdover and Tenant fails to vacate the Premises within ten (10) days after notice from Landlord, Tenant shall be liable for all damages that Landlord suffers from the holdover, including without limitation consequential damages.

32. **INTENTIONALLY OMITTED**

33. **Notices**. All demands, approvals, consents or notices given under this Lease by either party shall be subject to the requirements of this Section 33, and shall be in writing, and will be deemed to be delivered (i) three (3) days after being deposited in the United States Mail, postage prepaid, Certified Mail, Return Receipt Requested; or (ii) upon receipt after being deposited with a nationally recognized overnight or 2-Day delivery service or reputable

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messenger service, such as FedEx or UPS. Notice to either of the parties hereto shall be to the respective addresses set out in Section 1.17 above, or at such other addresses as either party may specify by written notice to the other party.

34. **Miscellaneous**.

34.1. **No Partnership**. Landlord and Tenant are not and will not be considered joint venturers nor partners and neither has the power to bind or obligate the other except as set forth herein.

34.2. **Enforceability**. Should any one or more provisions of this Lease be determined to be illegal or unenforceable, all other provisions will nevertheless be effective.

34.3. **Captions**. The captions to the sections of this Lease are inserted only as a matter of convenience and for reference only, and in no way affect this Lease.

34.4. **Time of the Essence**. Time whenever mentioned in this Lease is of the essence.

34.5. **Waiver of Jury Trial**. Landlord and Tenant each waive the right to trial by jury in any action or proceeding instituted by either party against the other.

34.6. **Quiet Enjoyment**. So long as Tenant does not commit an Event of Default, Tenant may peaceably and quietly hold and enjoy the Premises for the Term, without hindrance by Landlord.

34.7. **Certain Waivers**. Tenant hereby expressly waives and disclaims any lien or claim which Tenant has or may have in and to any property belonging to Landlord or on the Rent due to Landlord under this Lease. It is specifically understood and agreed that if Landlord commences any proceedings against Tenant for non-payment of Rent, Tenant may not interpose any noncompulsory counterclaim or other claim against Landlord of whatever nature or description in any such proceedings.

34.8. **Consent by Landlord**. Except as otherwise expressly stated in this Lease, any consent or approval required to be obtained from Landlord may be granted by Landlord in its sole discretion.

34.9. **Force Majeure**. Whenever a period of time is herein prescribed for action to be taken by Landlord or Tenant, Landlord or Tenant will not be liable or responsible for, and there will be excluded from the computation of any such period of time, any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental laws, regulations or restrictions, or any other causes of any kind whatsoever which are beyond the reasonable control of Landlord or Tenant (each a "Force Majeure Event"). Nothing contained herein delays the performance by Tenant of the payment of any monetary sums due herein.

34.10. **Governing Law**. The laws of the state in which the Premises is located ("State") will govern the interpretation, validity, performance and enforcement of this Lease.

34.11. **Successors and Assigns**. The terms, provisions and covenants contained in this Lease shall apply to, inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors in interest and legal representatives.

34.12. **Landlord's Assignment**. Landlord may assign this Lease and Tenant hereby agrees to consider the new entity as the Landlord. Landlord shall give Tenant a notice of such assignment. In the event of any transfer of title to the Shopping Center, the transferor shall automatically be relieved and freed of all obligations of Landlord under this Lease accruing after such transfer.

34.13. **Entire Agreement**. This Lease contains the entire agreement between the parties, and no agreement shall be effective to change, modify or terminate this Lease in whole or in part unless such is in writing and duly signed by the party against whom enforcement of such change, modification or termination is sought.

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34.14. **Financial Statements**. Within twenty (20) days after written request from Landlord, Tenant shall provide Landlord with its most recent financial statements, certified to be true and correct by an officer of Tenant. Failure to provide financial statements within thirty (30) days of written demand from Landlord will result in a Fifty Dollars ($50.00) per day late charge payable by Tenant upon demand from Landlord and shall constitute an Event of Default. Additionally, Tenant and any Guarantor must promptly report (x) any materially adverse change in financial position, or (y) any litigation that could adversely affect Tenant or any Guarantor's ability to perform. If Tenant's financial condition materially and adversely deteriorates after the Effective Date, Landlord shall be entitled to request an additional security deposit or other reasonable forms of assurances.

34.15. **Joint and Several Liability**. Whenever two or more parties constitute Tenant, all such parties, as well as any guarantors of Tenant's obligations under the Lease, shall be jointly and severally liable for performing Tenant's obligations hereunder.

34.16. **Office of Foreign Assets Control Certification**. Tenant represents and warrants that the entity(ies) or individual(s) constituting Tenant or Guarantor or which may own or control Tenant or Guarantor or which may be owned or controlled by Tenant or Guarantor are not and at no time shall be (i) in violation of any Laws relating to terrorism or money laundering, or (ii) among the individuals or entities identified on any list compiled pursuant to Executive Order 13224 for the purpose of identifying suspected terrorists or on the most current list published by the U.S. Treasury Department Office of Foreign Assets Control at its official website, www.treasury.gov/ofac or any replacement website or other replacement official publication of such list.

34.17. **Authority**. If Tenant is a corporation, partnership, or other legal entity, the persons executing this Lease on behalf of Tenant hereby covenant and warrant that Tenant has been duly organized and is qualified and authorized to do business in the State; and the person(s) executing this Lease on behalf of Tenant is (are) duly authorized to sign and execute this Lease.

34.18. **Attorneys' Fees**. If suit should be brought for recovery of the Premises, or for any sum due under this Lease, or because of any act arising out of Tenant's possession of the Premises, or because of an alleged default by Landlord, the prevailing party shall be entitled to all reasonable costs and legal fees incurred in connection with such action.

34.19. **Counterparts; Electronic Signatures**. This Lease may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures transmitted by facsimile or email, through scanned or electronically transmitted .pdf, .jpg or .tif files, shall have the same effect as the delivery of original signatures and shall be binding upon and enforceable against the parties hereto as if such facsimile or scanned documents were an original executed counterpart.

34.20. **No Recording**. Landlord and Tenant each agree that this Lease may not be recorded, except by Landlord pursuant to Section 15.

34.21. **Confidentiality**. Tenant will maintain the confidentiality of this Lease and will not divulge the economic or other terms of this Lease, whether verbally or in writing, to any person other than Tenant's officers, directors, partners or shareholders; Tenant's attorneys, accountants and other professional consultants; any governmental agencies; and pursuant to subpoena or other legal process.

34.22. **Extraordinary Trash Removal**. Landlord reserves the right to charge Tenant for the cost of any extraordinary trash, garbage or refuse removal required by or on behalf of Tenant, including such removal as may be required in connection with the commencement or termination of Tenant's business in the Premises.

34.23. **Impact and Connection Fees**. Tenant shall pay for all charges, fees, or costs charged by any city, county or other municipality, any district or other governmental entity, for capacity, connection, impact, or other usage, including but not limited to charges, fees, or costs for right-of-way, transportation, road, water, sewer, EMS, etc. ("**Impact and Connection Fees**"). Tenant shall pay such Impact and Connection Fees relating to its use directly to the utility company or governmental agency assessing such Impact and Connection Fees or shall reimburse

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Landlord the amount of any Impact and Connection Fees that are Tenant's obligation and that were pre-paid by Landlord.

34.24. **Landlord Advertising and Related Publications**. Tenant hereby consents to the use by Landlord of, and Landlord is hereby expressly permitted to use, Tenant's name, trademarks, logos, pictures of stores and signage, and other basic information regarding the transaction contemplated by this Lease (collectively "**Tenant's Information**") solely in connection with Landlord's sales, advertising, and press release materials, including on Landlord's (or any affiliate's) website; provided, however, Tenant's Information shall not include any financial terms of this Lease or any financial or proprietary information regarding Tenant, its affiliates or their operations or businesses. Tenant's consent shall be deemed authorization for the limited use of Tenant's Information by Landlord under all applicable copyright and trademark laws.

34.25. **Brokers**. Landlord has delivered a copy of this Lease to Tenant for Tenant's review only and the delivery of it does not constitute an offer to Tenant or an option, and this Lease shall not be effective until fully executed and delivered by both parties hereto. Tenant represents that it has dealt directly with and only with the Broker(s) (identified in Section 1.15) as a broker in connection with this Lease. Tenant shall indemnify and hold Landlord and the Landlord Parties harmless from all claims of any other brokers claiming to have represented Tenant in connection with this Lease. Landlord shall indemnify and hold Tenant and the Tenant Parties harmless from all claims of any other brokers claiming to have represented Landlord in connection with this Lease.

34.26. **No Solicitation of Co-Tenant Employees**. Tenant shall not directly or indirectly solicit, recruit, or hire any employee of the Pet Supplies Plus located in the Shopping Center (or its successors or assigns, provide such successors or assigns operate the same permitted use as Pet Supplies Plus) or encourage any such employee to leave their employment, whether directly, through agents, or via public or private communications. This restriction shall not prohibit Tenant from hiring any former employee of Pet Supplies Plus provided that such employee has not been employed by Pet Supplies Plus in the previous one hundred eighty (180) days.

[SIGNATURES ON NEXT PAGE]

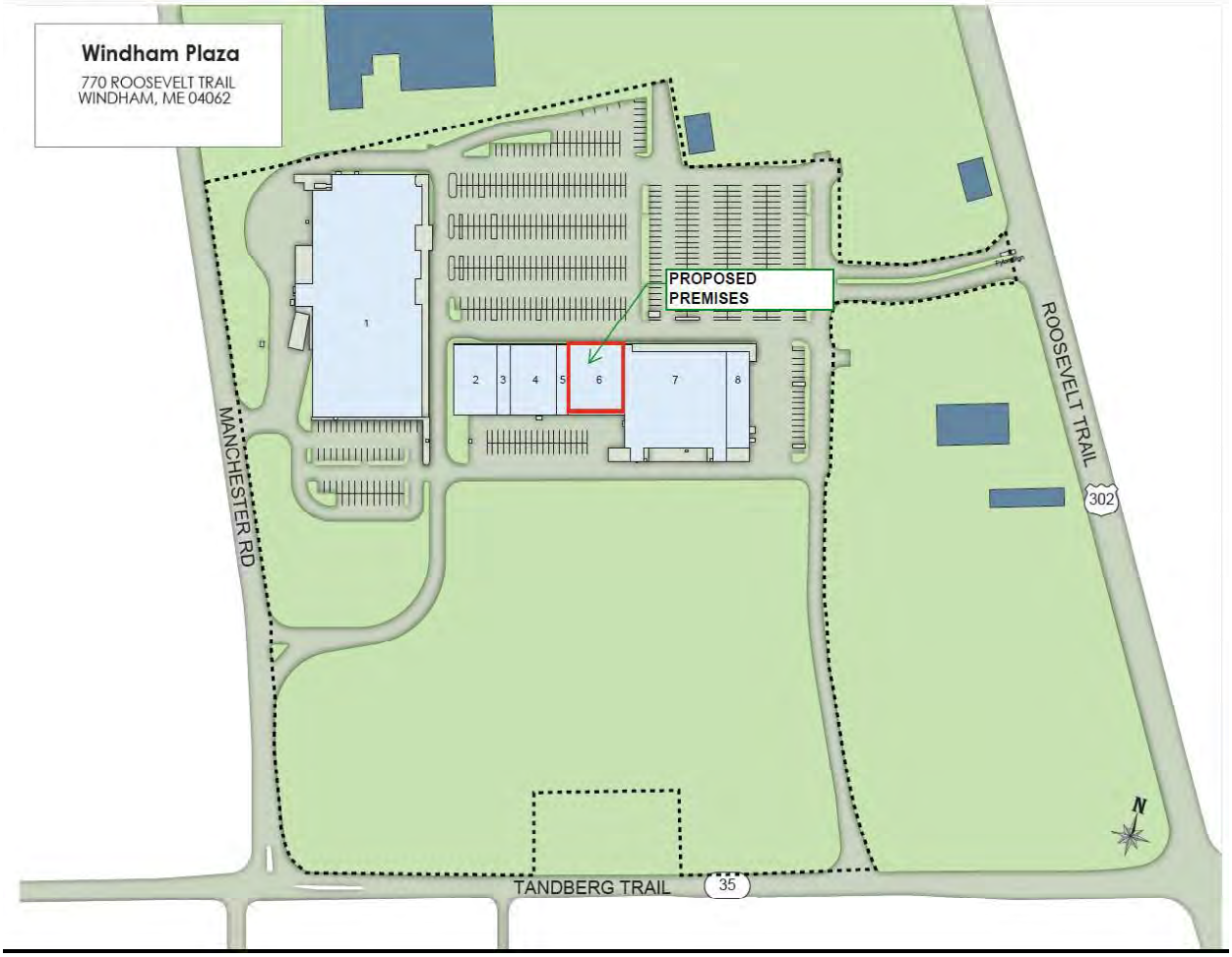
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IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be executed effective as of the Effective Date.

LANDLORD:	**TENANT**:
B33 WINDHAM II LLC, a Delaware limited liability company	**SALTY DOG ADVENTURES, LLC,** a Maine limited liability company
By: _____	By: Miekal Liberty
Name: _____	Name: Miekal E. Liberty
Title: _____	Title: Sole Member
Signature Date: _____	Signature Date: 2/18/2026
	Tenant's Tax Identification: 83-0973586

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EXHIBIT A: SITE PLAN



THIS EXHIBIT IS DIAGRAMMATIC ONLY AND IS INTENDED ONLY TO SHOW A GENERAL DEPICTION OF THE SHOPPING CENTER. FURTHER, REFERENCES TO TENANTS' OR OCCUPANTS' NAMES ON THIS EXHIBIT SHALL IN NO MANNER CONSTITUTE ANY KIND OF REPRESENTATION AS TO PRESENT OR FUTURE OCCUPANCY OF SPACES AT THE SHOPPING CENTER BY SUCH TENANTS OR OCCUPANTS. THIS EXHIBIT IS NOT A REPRESENTATION OR WARRANTY THAT THE SHOPPING CENTER IS AS DEPICTED OR THAT IT WILL REMAIN AS DEPICTED, NOR AS TO ANY FUTURE OCCUPANCY OF SPACES AT THE SHOPPING CENTER OR THE DEVELOPMENT.

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EXHIBIT B: WORK LETTER

Landlord's Work:

NONE. As-Is, Where-Is, With All Faults

Notwithstanding the foregoing, Landlord shall be responsible for ensuring that the rooftop HVAC unit #015 is in good working order on or before the Rent Commencement Date.

Tenant's Work:

1. Within fifteen (15) days of the later of (i) the Effective Date, or (ii) receipt of the Use Waivers from Landlord, Tenant shall provide Landlord a .PDF and .CAD copy of its floor plans and elevation (if applicable), showing the general layout of the Premises upon completion of Tenant's Work. Landlord shall approve or reject Tenant's floor plans and elevations within five (5) days after receipt thereof. Should Landlord reject Tenant's floor plans (once or multiple times), Tenant shall resubmit revised floor plans within five (5) days after receipt of Landlord's rejection. Tenant's failure to provide Tenant's floor plans within the time and in the manner set forth herein shall, in addition to all other remedies set forth in this Lease (including, but not limited to, this Exhibit B), cause the number of days set forth in Section 1.11(ii) of the Lease to be reduced on a day-for-day basis equal to the number of days of Tenant's failure.

2. Within forty-five (45) days of the later of (i) the Effective Date, or (ii) receipt of the Use Waivers from Landlord, Tenant shall provide Landlord a PDF copy of its design plans, prepared by an architect licensed in the State, for its initial improvements to the Premises ("**Improvement Plans**"). Tenant's Improvement Plans as approved by Landlord and all other responsibilities and requirements for the construction and improvement of the Premises shall constitute the "**Tenant's Work**", which shall be performed at Tenant's sole cost and expense (subject to reimbursement through the Allowance, if any). Landlord shall approve or reject Tenant's Improvement Plans within ten (10) days after receipt thereof. Should Landlord reject Tenant's Improvement Plans (once or multiple times), Tenant shall resubmit revised Improvement Plans within five (5) days after receipt of Landlord's rejection. Tenant's failure to provide Tenant's Improvement Plans within the time and manner set forth herein shall, in addition to all other remedies set forth in this Lease (including, but not limited to, this Exhibit B), cause the number of days set forth in Section 1.11(ii) of the Lease to be reduced on a day-for-day basis equal to the number of days of Tenant's failure.

3. Within five (5) days after the date Tenant's Improvement Plans are approved by Landlord, Tenant shall submit Tenant's Improvement Plans and apply for all required governmental permits, licenses and approvals necessary for the completion of Tenant's Work ("**Permits**"). Tenant shall fully comply with all governmental statutes, ordinances, rules and regulations pertaining thereto, as well as pay for any fees associated with such permits.

4. Prior to commencing Tenant's Work, Tenant shall furnish Landlord with (i) all required Permits, (ii) a proposed construction schedule and/or timeline from Tenant and/or Tenant's general contractor, and (iii) a full and complete Contractor's Affidavit in the form attached hereto as Exhibit B-1. During the performance of Tenant's Work, Tenant shall furnish Landlord with weekly progress reports from Tenant and/or Tenant's general contractor, including photos of in progress and completed portions of Tenant's Work. Tenant is not entitled to perform any portion of Tenant's Work without all required Permits.

5. Within five (5) days after the date Tenant's Improvement Plans are approved by Landlord, copies of all Permits have been issued, and Landlord has received all required insurance certificates from Tenant and Tenant's contractors, Tenant shall commence and diligently proceed to complete Tenant's Work in and to the Premises. Tenant's Work shall also include: **Sound proofing and insulation of the demising walls and ceiling so as not to permit sound or odors to emanate from the Premises, subject to Landlord's prior written approval and compliance with all applicable codes and regulations.**

6. Tenant shall perform and complete all work required for opening for business for the Permitted Use. All walls (demising, interior, bathrooms, etc.) constructed by Tenant are to be insulated in accordance with local

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code. If Tenant's use requires use of gas lines inside the Premises, then Tenant agrees to install a gas shut off valve at the gas meter. All Tenant's Work shall be undertaken in accordance with Landlord's then-current construction rules and regulations and completed in a good, workmanlike manner.

7. Landlord must approve all roof openings in the Premises in writing. If Tenant's Improvement Plans include a roof opening (e.g., for kitchen hood), Tenant agrees to use Landlord's roof contractor for such work to assure roof warranty is maintained, unless otherwise agreed to by Landlord in writing.

8. Tenant shall pay for fabrication and installation of its signs on the building fascia as well as any pylons or monument signs.

9. Tenant shall be responsible for all damage caused by Tenant's contractor(s) at the Shopping Center and agrees to either cause such damage to be repaired or reimburse Landlord upon demand for Landlord's costs to repair such damage. Tenant's contractor shall provide certificates of insurance reflecting the insurance required in Section 19.8 of the Lease and name Landlord and the manager of the Shopping Center as additional named insureds on contractor's insurance policies.

10. After completion of Tenant's Work, Tenant shall obtain full and final notarized lien waivers for all contractors, subcontractors and suppliers, and Tenant shall provide Landlord with copies of such lien waivers and with any other evidence reasonably required by and satisfactory to Landlord that Tenant's Work has been paid for. Tenant shall indemnify, defend and hold Landlord harmless from and against any materialmen's and mechanics' liens and provide payment bonds upon Landlord's request.

11. After completion of Tenant's Work, Tenant shall be solely responsible for obtaining a Certificate of Occupancy or other similar document issued by the controlling governmental authority permitting Tenant to open for business in the Premises to the public for the Permitted Use, and a copy of same shall be provided to Landlord prior to opening for business in the Premises to the public. Tenant is not entitled to open for business until this provision has been complied with by Tenant.

12. Tenant shall provide its own trash container(s) as needed for containment and removal of construction debris from Tenant's Work and Tenant shall remove said trash containers prior to opening for business. Shopping Center dumpsters are not to be used for construction debris. Landlord shall designate the location of the trash containers. During construction, Tenant and its contractor shall keep the Common Areas free from all construction and related debris. Prior to opening for business, Tenant shall remove all construction and related debris from the Premises and Common Area, and the Common Area shall be returned to the condition it was in prior to commencement of Tenant's Work.

13. The Tenant covenants that Tenant's Work shall not disrupt any other Tenant or occupant of the Shopping Center, or interfere in any way with any work being or to be performed by Landlord. If a utilities department imposes a capacity charge for Tenant's sewer use, then Tenant agrees to reimburse Landlord the actual amount of capacity charge.

14. **Allowance**. Landlord has agreed to reimburse Tenant with the Allowance (as set forth in Section 1.12 of the Lease) to be applied exclusively to the total hard costs of the Tenant's Work, but in no event shall the Allowance be applied to furniture, fixtures, equipment or inventory. Landlord shall not be responsible for providing any additional funds for the construction of the Tenant's Work. The Allowance may be used only for the Tenant Work performed in connection with the initial Term of this Lease, and not to any Extension Term or expansions of the Premises.

15. **Disbursement of Allowance**. The Allowance will be paid to Tenant within thirty (30) days after Tenant opens for business in the Premises, sends written request to TIA.requests@bridge33capital.com and completes the conditions set forth below:

    a. Tenant's compliance with all of the terms set forth in this **Exhibit B**.

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b. Tenant obtaining advance written approval from Landlord to use Tenant's general contractor at the Shopping Center, which approval shall not be unreasonably withheld, conditioned or delayed.

c. Tenant providing a list of all contractors and subcontractors to be working at the Shopping Center, including contact information and the scope of work to be completed.

d. Tenant completing all of Tenant's Work in accordance with the Improvement Plans approved by Landlord.

e. Tenant obtaining and furnishing Landlord with a Certificate of Occupancy or other similar document issued by the controlling governmental authority permitting Tenant to open for business in the Premises to the public for the Permitted Use.

f. Tenant opening for business to the public in the Premises, paying the Base Rent and all other Rent amounts then due under the Lease, and completing the Rent Commencement Date Agreement in the form attached hereto as **Exhibit F**.

g. Tenant installing Landlord-approved fascia signage on the building and approved Pylon Monument signage as required.

h. Tenant submitting to Landlord a completed W-9.

i. Tenant submitting to Landlord full and unconditional lien waivers from the general contractor, all subcontractors, material suppliers, contractors, vendors and any person or party performing labor and/or supplying materials in connection with Tenant's Work, showing that each has been paid in full.

16. **Limitations on Allowance**. In no event is Landlord obligated to make disbursements with respect to Tenant's Work in an amount that exceeds the Allowance, if an event of default has occurred and is continuing, or if Tenant has damaged the Common Areas or any of Landlord's property and Tenant has failed to repair such damage to Landlord's satisfaction. Notwithstanding the foregoing, if Tenant has not completed the Tenant's Work and complied with all of the terms of this **Exhibit B** by the date that is one (1) year from the Effective Date, then Landlord shall have no further obligation to pay Tenant any part of the Allowance.

17. **Default in Tenant's Work**. Tenant's failure to comply with any term, provision or covenant of this **Exhibit B**, that is not remedied promptly after notice thereof from Landlord shall be an Event of Default and Landlord shall have the right to avail itself of any and all remedies set forth in Section 26 of the Lease.

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EXHIBIT B-1: CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that he is (Title)_____

of the ("Contractor")_____

who is the Contractor for the (Project Name)_____

work on the building located at_____

owned by ("Owner")_____

That the total amount of the contract including:
Owner-approved change orders is $-_____
on which Contractor has invoiced $-_____
and that Contractor furthermore confirms that he has waived all lien rights in connection with this payment amount received. Contractor certifies, represents and warrants that the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts pursuant to a written agreement between Owner and Contractor dated _____("the Contract") to supply materials or perform specific work and the amount due or to become due to each, and that the items mentioned above include all labor and material required to complete said work according to the contract. In the event Contractor enters into any subsequent subcontracts or agreements, Contractor shall immediately provide Owner with a current and accurate Contractor Affidavit. Subcontractor / Supplier lien Waiver must be submitted for all subcontractors with contracts over $5,000 and suppliers with contracts over $25,000.

Sub-Contractors Names	Services Rendered	Contract Price	Amount Paid	This Payment	Balance Due
		$-	$-	$-	$-
		$-	$-	$-	$-
		$-	$-		$-
		$-			$-
					$-
		$-	$-	$-	$-
					$-
					$-
		$-	$-	$-	$-
					$-
					$-
					$-
					$-
	Totals	$-	$-	$-	$-

Signed under the penalties of perjury as of this _____Day of _____ 20_____
Day of month Month Year

_____
CONTRACTOR (Signature) (Printed name and Title) (Date)

Subscribed and sworn to me on this _____ day of _____ 20_____
(Day of month) (Month) (Year)

Notary's Stamp_____ Notary's Signature_____
(Notary's name, county, and date commission expires)

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EXHIBIT C: LANDLORD'S RULES & REGULATIONS

The following Rules and Regulations are hereby made a part of the Lease for the Premises in the Shopping Center, and Tenant agrees that its employees and agents or any others permitted by Tenant to occupy or enter said Premises shall at all times abide by the Rules and Regulations, and that a default in the performance and observance thereof shall constitute a default under the Lease. In the event of a conflict between the following rules and regulations and the Lease, the Lease shall control.

1. Landlord reserves the right of access to the face of the exterior walls and the roof, and further reserves the right to install, maintain, use, repair and replace pipes ducts, conduits, and wires leading through the Premises at times and in locations determined solely by Landlord, so long as the same do not materially interfere with Tenant's use thereof.

2. Landlord may designate specific areas in which cars used by Tenant, its concessionaires, officers, employees and agents must be parked, and in that regard Tenant shall, upon request, furnish to Landlord the license numbers of the cars operated by such persons. Tenant, Tenant's employees, subtenants, licensees and concessionaires may not park vehicles overnight or leave vehicles unattended during non-business hours at the Shopping Center. Landlord reserves the right to assess Tenant a charge of One Hundred Dollars ($100.00) per occurrence as Additional Rent, per vehicle, when Tenant, Tenant's employees, subtenants, licensees and concessionaires use parking spaces not designated by Landlord and/or park vehicles overnight during non-business hours. Persons using the parking areas of the Shopping Center do so at their own risk. Landlord disclaims all liability for any injury (whether to person or property) incurred by users of the parking areas.

3. The sidewalks, entries, passages and corridors of the Shopping Center shall not be obstructed by Tenant, or its agents or employees, or used for any other purpose than ingress and egress to and from the Premises.

4. Tenant shall not do or permit anything to be done in the Premises, or bring anything therein, which will in any way increase the rate of fire insurance on the Shopping Center, or conflict with the laws relating to fire, or with any regulations of the fire department or with any insurance policy upon the Shopping Center or any part thereof, or conflict with any of the rules or ordinances or the Department of Health of the city and county in which the Shopping Center is located.

5. Tenant may not at any time interfere with the rights of any person to use any part of the Common Area. Neither Tenant nor its agents may solicit business in the parking lot or other Common Area or distribute any handbills or other advertising matter in such areas without Landlord's prior written consent.

6. Landlord reserves the right to grant to third persons the non-exclusive right to cross over and use in common with Landlord and all tenants of the Shopping Center the Common Area or such portion thereof as may be designated from time to time by Landlord.

7. Landlord may at any time temporarily close any Common Area to make repairs or changes, to prevent any acquisition of public rights therein or to discourage non-customer parking and may do such other acts in and to the Common Area as in Landlord's judgment may be desirable to improve the Common Area.

8. The delivery or shipping of merchandise, supplies and fixtures to and from the Premises will be subject to such rules and regulations of Landlord in its sole discretion, deems for the proper operation of the Premises or Shopping Center.

9. No radio, television, roof top or exterior wall aerial or other similar device may be installed within or upon the Premises without Landlord's prior consent in writing. Any such installation made without prior written consent will be subject to removal by Landlord without notice at any time, and without liability for damage caused by such removal.

10. No loudspeakers, televisions, phonographs, radios, amplifiers, flashing lights, exterior lighting, or other devices may be used, heard or seen outside of the Premises without the prior written consent of Landlord.

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11. Tenant shall not use the Common Areas of the Shopping Center for business purposes or special events without the prior consent of Landlord.

12. Tenant shall maintain the inside of the Premises at a temperature sufficiently high to prevent freezing of water in pipes and fixtures inside the Premises.

13. Tenant may not display or sell merchandise or allow grocery carts or other similar devices within the control of Tenant to be stored or to remain outside the defined exterior walls and permanent doorways of the Premises.

14. Tenant may not burn any trash or garbage of any kind in or about the Premises, the Shopping Center, or within one mile of the outside property lines of the Shopping Center.

15. Tenant is prohibited from improperly disposing of cigarette butts. Tenant and its employees must dispose of cigarette butts into an appropriate container.

16. Tenant may not display any banners or portable signs without Landlord's consent.

17. Tenant may not (i) display any merchandise or maintain any stands in front of the Premises or of the building in the Shopping Center without Landlord's prior written consent; (ii) erect or maintain any barricade or scaffolding which may obscure the signs, entrances or show windows of any other tenant in the Shopping Center, or interfere with any such other tenant's business; (iii) create or maintain, or allow others to create or maintain, any nuisances, including, without limitation, loud noises or sound effects about the Premises; (iv) place or maintain any signs in any parking area or other Common Area serving the Premises; (v) suffer, permit, or commit any waste with respect to any portion of the Premises; or (vi) maintain or allow to be maintained any excessively bright lights, or any changing, flashing, or flickering lighting or similar devices, the effect of which may be visible from the exterior of the Premises.

18. Subject to interruptions by reason of force majeure, Tenant shall carry at all times in the Premises a stock of merchandise, and staff the Premises in a manner reasonably designed to produce the maximum amount of gross receipts. Tenant shall install and maintain at all times displays of merchandise in the display windows (if any) of the Premises.

19. Landlord shall not be responsible to Tenant for any loss of property from the Premises.

20. If applicable, Tenant shall operate and maintain grease traps in such a manner so as to prevent solid materials or grease from entering the main sewer lines. If a sewer line blockage occurs, and if by Landlord's reasonable determination the blockage occurred because of Tenant, Tenant shall be responsible for all costs incurred in connection with such blockage and the removal thereof.

21. These Rules and Regulations are not intended to give Tenant any rights or claims if Landlord does not enforce any of them against any other tenants or if Landlord does not have the right to enforce them against any other tenants and such non-enforcement shall not constitute a waiver as to Tenant.

22. Landlord reserves the right to rescind, suspend or modify any rules or regulations and to make such other rules and regulations as, in Landlord's reasonable judgment, may from time to time be needed for the safety, care, maintenance, operation and cleanliness of the Shopping Center and for the preservation of good order therein. Notice of any action by Landlord referred to in this paragraph, given to Tenant, shall have the same force and effect as if originally made a part of the foregoing Lease. New rules or regulations shall not, however, be unreasonably inconsistent with the proper and rightful enjoyment of the Premises by Tenant under the Lease.

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EXHIBIT E: EXISTING EXCLUSIVES AND USE RESTRICTIONS

Tenant shall comply with the following exclusives and prohibited uses contained in the leases for the other tenants in the Shopping Center and other documents encumbering the Shopping Center:

B33 Windham II LLC - Prohibited Uses & Exclusives

CVS State Capital, LLC - Exclusive Use

Landlord covenants and agrees that, throughout the term of this lease and sine any renewal thereof, it will not lease and/or use any Space in the Shopping Center, as shown on Exhibit A of this lease, for a health and beauty aids store or a drug store. The provisions of this Article 32 shall not be applicable to (a) the current occupant or operator (i.e., Shaw's Supermarkets Inc.) of the supermarket building (as the same may be expanded or altered from time to time) located at the Shopping Center (or to any successor occupant or operator of such building) in its use of such building (as the same may be expanded or altered from time to time) or (b) to Landlord in its leasing of such building (including any expansions or alterations of the same) to such current occupant or operator (or to any successor occupant or operator) of such building for any or all of the uses described above in this Article 32. Landlord and Tenant agree that the exclusive right of Tenant to operate a pharmacy in the shopping center as set forth in Article 32 of the Lease will no longer apply to the grocery store operating in the shopping center.
Amendment dated 04/12/2004, Sec. 5(vi), Pg. 4 and Letter dated 01/30/2004, Sec. Pharmacy Exclusive, Pg. 1 and 1st Amendment, Sec. 4, Pg. 2 and Lease, Sec. 32, Pg. 15

DIRIGO-Pets, LLC - Exclusive Use

sLandlord agrees that it shall not hereafter lease another store in the Shopping Center to another tenant or occupant (i) whose business consists of selling pet-related products, including pet food or pet supplies unless the sale of such items are solely Incidental to such tenant's or occupant's primary use, or (ii) who offers pet training, pet grooming, pet self-wash, or pet day care services (either of (i) or (ii), a "Competing Business"). For the purposes of this Section 23.12, the sale of items shall be deemed "Incidental" to a tenant's or occupant's primary use if the sale of such items comprises twenty percent (20%) or less of the sales floor area of such tenant 's or occupant 's premises, in the aggregate.
4th Amendment, Sec. 6, Pg. 1-2

Office Superstore East LLC - Exclusive Use

No part of the Center (other than the Premises), nor any property within one mile of the Center owned by Landlord or by an entity under common control with Landlord, shall be used for the sale, leasing or distribution of equipment (including computers and telecommunications equipment), furniture or supplies for business or office (including home office) use, or the provision of business or office services (including copying, printing, telecommunications, packing, shipping and business equipment repair services) (collectively, the "Exclusive Goods and Services"). Landlord shall not advertise any other providers of the Exclusive Goods and Services within the Center or on any Center-specific Internet web site, nor shall Landlord provide the general public with direct Internet access (via link or otherwise) to any such other providers of the Exclusive Goods and Services. Notwithstanding the foregoing, Section 5.2 shall not prohibit (i) any tenant under a lease existing on the date of this Lease from using space occupied by it for any use permitted under such tenant's lease as of the date hereof, (ii) the replacement of a tenant existing as of the date hereof with a tenant located in the same space and operating the same use as operated as of the date hereof, nor (iii) any future tenant from selling, leasing, distributing or providing the Exclusive Goods and Services incidental to such tenant's primary business in no more than an aggregate of the lesser of 350 square feet or 7% of such tenant's sales floor area. Further, Section 5.2.1 shall not preclude the operation of a nationally or regionally recognized so-called consumer electronics store which sells incidentally computers and computer related accessories (so long as the aforesaid 350 square foot/7% restriction is not violated in any respect other than in connection with computers and computer related accessories and such operation occupies at least 20,000 square

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feet of leasable area within the Center).
Lease, Sec. 5.2.1, 5.3, Pg. 13-14

Office Superstore East LLC - Prohibited Uses

No part of the Center shall be used for any of the following: (i) tanning, health, exercise or racquet club or spa, gymnasium, bowling alley, skating rink or other sports or recreational facility; (ii) school, library, reading room, or house of worship; (iii) movie theatre, gallery, auditorium, meeting hall, hotel or motor inn, or any residential use; (iv) massage parlor, adult bookstore, a so-called "head" shop, off-track betting, gambling, gaming or check cashing facility; (v) car wash, automobile repair work or automotive service or gas station, tire store, automobile body shop, automobile, boat, trailer or truck leasing or sales, or laundromat; (vi) tavern, bar, amusement park, carnival, banquet facility, dance hall, disco, nightclub, or other entertainment facility including video game, virtual reality or laser tag room or facility, pool hall, arcade, indoor children's recreational facility or other amusement center; (vii) any manufacturing, warehouse or office use (except incidental to a retail operation); (viii) funeral parlor, animal raising or storage (except incidental to a full-line retail pet supply operation), pawn shop, flea market or swap meet, junk yard; (ix) drilling. for and/or removal of subsurface substances, dumping, disposal, incineration or reduction of garbage or refuse, other than in enclosed receptacles intended for such purposes; or (x) any use which constitutes a public or private nuisance or produces objectionable noise or vibration; and No part of the Center within 100 feet from the front door of the Premises shall be used for a restaurant (except in the Permitted Restaurant Area shown on Exhibit A).
Lease, Sec. 5.2.2, Pg. 13

Shaw's Supermarkets, Inc. - Exclusive Use

Landlord additionally agrees that, subject to any existing lease or occupancy agreement in effect as of the date hereof, for so long as such lease or occupancy agreement remains in effect, Landlord will not directly or indirectly lease, use, operate or permit to be used any part of the Shopping Center, or any other property adjacent to the Shopping Center now owned or subsequently owned, leased or acquired by Landlord or by any party controlled by Landlord (directly or indirectly) for the (i) operation of a supermarket, so-called "combination store," or wholesale club or for the operation of a convenience food store, or (ii) sale of bakery products baked on-premises (including so-called doughnut or bagel shops), fresh fruit and/or vegetables, fresh meat, fresh fish, milk or dairy products, pet foods (except as part of a full service pet supply store such as those operated under the trade names of "Petco" or "PetSmart"), delicatessen, frozen foods (other than frozen desserts sold from a restaurant of the type now operated under the trade names "Friendly's," "Brigham's", "Carvel", "TCBY", "Dairy Queen" or similar restaurants), (iii) sale of other food products customarily sold in supermarkets for consumption off premises, and (iv) sale or distribution of over- the-counter or prescription drugs as long there is no other pharmacy in the Shopping Center as of the date of this Lease. Notwithstanding the foregoing or any other provisions of this Section 28.1, (i) Landlord shall be permitted to lease to operations of the type currently operated under the trade names "Starbucks Coffee" or "GNC" or similar users, (ii) Landlord shall be permitted to lease, use or permit to be used any part of the Shopping Center for restaurants provided that (x) if any such restaurant comprises more than three thousand (3,000) square feet of Gross Floor Area, then such restaurant shall be located 150 feet or more from the Demised Premises, and (y) in no event shall any such restaurant sell any whole pieces of fresh fruit and/or vegetables, fresh meat or fresh fish for consumption off-premises or prepared home replacement meals for consumption off-premises such as by a "Market Takeout Restaurant" (which term shall mean a so-called "takeout" or "carryout" restaurant, or a "cafeteria" or "buffet" or "marketplace" restaurant) or a restaurant which offers pre-prepared "homestyle" or "chicken" meals or dinners self- selected from a variety of main courses and side orders for consumption off-premises (whether or not such meals may be consumed on-premises), (iii) Landlord may replace the existing uses in the Shopping Center with substantially similar uses even if such uses violate the provisions of this Section 28.1, provided any such uses which violate the provisions of this Section 28.1 shall not be materially expanded, and (iv) the operation of a food operation for the preparation and sale of ready to eat foods and non-alcoholic beverages in not more than the area typically used for such purpose in the prototypical stores as they exist as of the date of this Lease operated by such retailers as The Gap or Old Navy, Barnes and Noble or Borders, shall be permitted within the Shopping Center. Tenant agrees that notwithstanding the provisions of this Section 28.1, snack foods, juices, pre-packaged groceries, nuts, spices, soda and water (collectively, the "Permitted Foods") and candy and gum may be sold in the Shopping Center; provided, however, that in no event shall (i) more than 5% of the gross floor area of

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such store or, (ii} 1,000 square feet, whichever is less, be devoted to the sale of the Permitted Foods, except that the sales area for candy and gum shall not exceed the sales area typically devoted to such items in a regionally or nationally recognized drug store. Notwithstanding anything contained in this Section 28.1 to the contrary, any premises in the Shopping Center (as the same exists at the date hereof) which are now subject to a lease which would otherwise be restricted may be used for the purposes permitted by the terms of said lease during the term of said lease and/or any currently permitted extensions thereof. Said premises (as they now exist) may continue to be occupied by the present tenant thereof or by any other tenant for the same purposes for which said premises (as they now exist) may now be used pursuant to said lease.Lease, Sec. 28.1(B), Pg. 38-40

Shaw's Supermarkets, Inc. - Prohibited Uses

Restrictions on Shopping Center Use. (A) Landlord and Tenant agree that, subject to any existing lease or occupancy agreement in effect as of the date hereof, for so long as such lease or occupancy agreement remains in effect (i) no part of any premises in the Shopping Center, including the Demised Premises, (ii) from and after the date that Original Landlord is no longer the landlord hereunder, any property adjacent to the Shopping Center now owned, leased or subsequently acquired by Landlord or by any party controlled by Landlord (directly or indirectly), or (iii) any other property integrated with the Shopping Center shall be used for any one or more of the following uses described in this Section 28.1(A): (a) for any industrial or warehousing purposes; or (b) for the conduct of a business operation which as its principal purpose sells merchandise of the types or qualities now commonly known as "odd lot", "distressed", "bankruptcy", "fire sale" or "damaged", it being agreed that a use such as those operated under the trade names "Dollar Store," "Ocean State Job Lot" "Consolidated Stores" or similar operation is permitted; or (c) for any purpose or business which is noxious or unreasonably offensive because of the emission of noise, smoke, dust or odors (normal restaurant odors shall not be considered to be offensive so as to violate the foregoing); or (d) for the operation of a motel, or for similar lodging operations; or (e) for the operation of bowling alleys, casinos, betting parlors, theaters, electronic or other amusement game or device - arcades, night clubs, live entertainment (except as an incidental use to a restaurant), massage parlors, or the sale or renting of so-called "adult" materials [such as, without limitation, magazines, books, movies, tapes, and photographs (provided, that such restriction shall not apply to a regional or national book store that sells or rents any such materials in compliance with Governmental Requirements on an incidental basis as part of its customary operation)]; or (f) for any (i) automobile or truck sales, (ii) storage, (iii) service, washing, or repair operations (except as an incidental use of an automobile parts store or an existing service station); or (g) for any lumber yards, boat sales yards and the like; or (h) for any office or storage use except (x) office and storage operations which are incidental or part of the conduct of a retail business, or (y) incidental office operations typically found in shopping centers such as insurance agencies, real estate agencies, tax services, beauty salon/barber shop; legal, accounting, optometrist, dentist, optician or other licensed professionals' offices; travel agency; tax preparation office; a pack and mail operation; copy center; finance company, real estate brokerage or insurance office. (B) In furtherance of the foregoing, Landlord additionally agrees that, subject to any existing lease or occupancy agreement in effect as of the date hereof, for so long as such lease or occupancy agreement remains in effect, Landlord will not directly or indirectly lease, use, operate or permit to be used any part of the Shopping Center, or any other property adjacent to the Shopping Center now owned or subsequently owned, leased or acquired by Landlord or by any party controlled by Landlord (directly or indirectly) for the (i) operation of a supermarket, so-called "combination store," or wholesale club or for the operation of a convenience food store, or (ii) sale of bakery products baked on-premises (including so-called doughnut or bagel shops), fresh fruit and/or vegetables, fresh meat, fresh fish, milk or dairy products, pet foods (except as part of a full service pet supply store such as those operated under the trade names of "Petco" or "PetSmart"), delicatessen, frozen foods (other than frozen desserts sold from a restaurant of the type now operated under the trade names "Friendly's," "Brigham's", "Carvel", "TCBY", "Dairy Queen" or similar restaurants), (iii) sale of other food products customarily sold in supermarkets for consumption off premises, and (iv) sale or distribution of over the-counter or prescription drugs as long there is no other pharmacy in the Shopping Center as of the date of this Lease; provided, however, if the Demised Premises are not operated as a supermarket for a period of twelve (12) consecutive months, other than due to a cause described in Article 41, below, then the restrictions set forth in clauses (ii), (iii) and (iv) in this subsection (x) shall no longer be in effect. Notwithstanding the foregoing or any other provisions of this Section 28.1, (i) Landlord shall be permitted to lease to operations of the type currently operated under the trade names "Starbucks Coffee" or "GNC" or similar users, (ii) Landlord shall be permitted to lease, use or permit to be used any part of the Shopping Center for restaurants provided that (x) if any such restaurant comprises more than three thousand (3,000) square feet of Gross Floor Area, then such restaurant shall be located 150 feet or more from the Demised Premises, and (y) in no event shall any such

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restaurant sell any whole pieces of fresh fruit and/or vegetables, fresh meat or fresh fish for consumption off-premises or prepared home replacement meals for consumption off-premises such as by a "Market Takeout Restaurant" (which term shall mean a so-called "takeout" or "carryout" restaurant, or a "cafeteria" or "buffet" or "marketplace" restaurant) or a restaurant which offers pre-prepared "homestyle" or "chicken" meals or dinners selfselected from a variety of main courses and side orders for consumption off-premises (whether or not such meals may be consumed on-premises), (iii) Landlord may replace the existing uses in the Shopping Center with substantially similar uses even if such uses violate the provisions of this Section 28.1, provided any such uses which violate the provisions of this Section 28.1 shall not be materially expanded, and (iv) the operation of a food operation for the preparation and sale of ready to eat foods and non-alcoholic beverages in not more than the area typically used for such purpose in the prototypical stores as they exist as of the date of this Lease operated by such retailers as The Gap or 01d Navy, Barnes and Noble or Borders, shall be permitted within the Shopping Center. Tenant agrees that notwithstanding the provisions of this Section 28.1, snack foods, juices, pre-packaged groceries, nuts, spices, soda and water (collectively, the "Permitted Foods") .and candy and gum may be sold in the Shopping Center; provided, however, that in no event shall (i) more than 5% of the gross floor area of such store or, (ii) 1,000 square feet, whichever is less, be devoted to the sale of the Permitted Foods, except that the sales area for candy and gum shall not exceed the sales area typically devoted to such items in a regionally or nationally recognized drug store. Notwithstanding anything contained in this Section 28.1 to the contrary, any premises in the Shopping Center (as the same exists at the date hereof) which are now subject to a lease which would otherwise be restricted may be used for the purposes permitted by the terms of said lease during the term of said lease and/or any currently permitted extensions thereof. Said premises (as they now exist) may continue to be occupied by the present tenant thereof or by any other tenant for the same purposes for which said premises (as they now exist) may now be used pursuant to said lease. The restriction stated in Sec 28.1(f) of the Lease, for any (i) automobile or truck sales, (ii) storage, (iii) service, washing, or repair operations (except as an incidental use of an automobile parts store or an existing service station), shall be waived.Letter dated 02/10/2025, Pg. 1-2 and Lease, Sec. 28, Pg. 37-40

Town Fair Centers of Maine LLC - Exclusive Use

Landlord agrees not to execute a lease with or allow any tenant or occupant of the Shopping Center to engage in the wholesale or retail sale and/or installation of wheels and tires ("Tenant's Exclusive Use"); provided however that Tenant's Exclusive Use shall not apply to (i) any tenant who occupies 20,000 Rentable Square Feet or more within the Shopping Center, and (ii) any existing tenant whose lease is in effect prior to the Effective Date of this Lease and whose permitted use (as set forth on Exhibit I (the "Existing Tenants") does not prohibit such tenant from engaging in Tenant's Exclusive Use without Landlord's prior consent. If Tenant's Exclusive Use is violated, Tenant shall provide written notice to Landlord specifying the violation.
Lease, Sec. 4(B-C), Pg. 7-8

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EXHIBIT F: FORM RENT COMMENCEMENT DATE AGREEMENT

RENT COMMENCEMENT DATE AGREEMENT

Date of Shopping Center Lease: _____
Landlord: B33 WINDHAM II LLC
Tenant: Salty Dog Adventures, LLC
d/b/a: Salty Dog
Name of Shopping Center: Shaw's Plaza Windham
Premises No. 06

terms in the above-referenced Shopping Center Lease ("**Lease**"). In accordance with Section 1.11 of the Lease, Landlord and Tenant desire to set forth the Rent Commencement Date and the Expiration Date; and to confirm the following:

1. Delivery Date
2. Commencement Date:
3. Rent Commencement Date:
4. Expiration Date:
5. Tenant Security Deposit:

6. Notice Date to exercise first Extension Term:
7. Commencement date of first Extension Term:
8. Expiration date of first Extension Term:

Tenant's failure to execute and return this Rent Commencement Date Agreement, or to provide written objection to the contents hereof, within ten (10) days after receipt of this Rent Commencement Date Agreement shall be deemed an approval by Tenant of the contents hereof. Tenant understands that, notwithstanding anything to the contrary contained herein, neither the Rent Commencement Date nor the obligation of Tenant to start paying Base Rent and Additional Rent as of such Rent Commencement Date (or as otherwise required under the Lease) shall be delayed by any failure of Tenant to execute and return this Rent Commencement Date Agreement.

Landlord and Tenant have entered into this Rent Commencement Date Agreement on the date set forth below.

[DO NOT SIGN – THE COMMENCEMENT DATE AGREEMENT WILL BE MADE AS A STAND-ALONE DOCUMENT FOR THE PARTIES TO SIGN AFTER THE RENT COMMENCEMENT DATE IS ESTABLISHED]

LANDLORD:	**TENANT**:
B33 WINDHAM II LLC, a Delaware limited liability company	**SALTY DOG ADVENTURES, LLC** a Maine limited liability company
By:_____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Signature Date: _____	Signature Date: _____
	Tenant's Tax Identification: _____

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EXHIBIT G: SIGNAGE CRITERIA

General Signage Criteria

All signage shall be of the highest quality design and construction. Tenant signage shall be designed to be proportionate in scale to the elevation to which it is affixed. The signage shall be designed to complement the storefront design and general building design.

All interior signs and graphics that are within 5'-0" of the Tenant's storefront must be specifically approved in writing by Landlord.

Each Tenant is required to provide a primary storefront sign for the Premises. One primary building sign is permitted for each Tenant storefront, not to exceed a total of two (2) signs.

The wording of the sign is limited to the tenant's trade name (DBA), logo, hallmark, insignia or other trade identification only. Each party's customary signature or logo, hallmark, insignia or other trade identification will be respected, and consideration given during Landlord's review and approval process.

Tag lines (regardless of DBA) and signs advertising products, services, vendors or containing marketing phrases are strictly prohibited.

Trademark logos (circle R) are strictly prohibited.

No exposed raceways, ballast boxes or electrical transformers will be permitted except as required by Code and as required by special conditions, unless per Landlord detail, based on location, or approved by Landlord. Raceways (where necessary given the sign facade condition) shall be painted to match existing sign facade.

Tenant shall not install any roof top signs.

The size of all tenant signs shall be limited. The scale and concept of the shopping center requires the use of appropriate signage. Tenant signs shall be located on the designated sign panel within the limits of its storefront and shall not project more than 8" beyond the face of the sign panel, measured horizontally.

Tenant signs shall be sized based upon the following:

- If the storefront width is twenty feet (20') or less, the maximum height of the letters shall be 24".
- If the storefront width is greater than twenty feet (20'), the maximum height of the letters shall be 30".
- For Tenants greater than 5000 square feet, the maximum height of the letters shall be 36"
- For Tenants greater than 15,000 square feet, the maximum height of the letters shall be 48".
- For Tenants greater than 24,000 square feet, the maximum height of the letters shall be 60".

The total sign width shall be limited to 70% of the Tenant frontage.

No sign shall be any closer than 18" to the end of the Premises. Landlord reserves the right but is not required to vary these requirements on an individual or overall basis.

Sign letters shall be individual aluminum channel frame (minimum .090) with flat or molded plastic face and mounted with concealed fasteners.

All letters shall be installed with LED, powered by normal factor transformers installed in the letters.

All letters shall be approved by Underwriter Laboratories and carry their seal of approval. The color of the face of the sign letters shall be selected by Tenant and approved by Landlord at its sole discretion.

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A Secondary Sign, in addition to the Primary Storefront Sign, may be permitted pending building elevation and space location.

Rear signage, if approved by the landlord, shall be limited to 70% of the allowable front fascia signage.

Sign Company names or stamps shall be concealed (Code permitting).

Non-illuminated signs may be pin-mounted with ½" minimum spacers or, mounted directly to the surface of the building – all letters must be a minimum of 2" thick.

High gloss finishes on the sign face, trim cap and returns are not permitted – use semi-gloss or flat finishes. It is the tenant's responsibility to verify the finish conditions prior to fabrication.

Trimless lettering is strongly encouraged.

Trim caps will be reviewed on a case-by-case basis - and returns are to be black, bronze or a matching color – gold, silver or chrome will not be permitted.

All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required to support the signage must be concealed from view and be weather resistant.

Sign illumination must be connected to a 7-day / 24-hour time clock to be set to the hours specified by Property Management.

Acceptable Primary Storefront Sign Types:

- Dimensional wood, metal, glass, or other material with a permanent appearance, indirectly illuminated.
- Internally illuminated individual channel letters with acrylic faces
- Reverse channel letter with halo illumination, opaque letter-sides and faces and non-reflective background
- Incised signing cast into or carved out of an opaque material, indirectly illuminated
- Sculptural iconographic elements contextual to the storefront design, indirectly illuminated
- Pinned letters with goose neck illumination

Unacceptable Primary Storefront Sign Types:

- Box or cabinet type signs
- Exposed sign illumination or illuminated sign cabinets or modules
- Non-illuminated signs
- Painted signs which are painted directly onto the building sign façade
- Signs employing audible equipment, and/or moving, flashing, or blinking lights
- Signs employing exposed raceways, ballast boxes, or transformers
- Luminous vacuum-formed type plastic letter signs
- Exposed neon
- Cloth, paper, cardboard signs or signs of other temporary or non-durable materials
- Signs using highly reflective finish materials (i.e. polished brass, chrome, etc.)

Display Window Graphics

Decal-type lettering limited to DBA name, tagline and/or logos may be applied to the interior face of storefront glazing as safety markings (not to exceed 4" in height). These will be permitted on every other windowpane at approximately 36" to 42" AFF. Phone numbers, email addresses, web pages, lists of services, etc. will be strictly prohibited.

Credit card decals and store hours may be applied to the inside of the storefront glazing (letter height for store hours shall not exceed 1-1/2" in height).

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Awning Signs

Awnings are defined as fabric-type structures over windows or doors with light-gauge framing. Tenant may elect to use a primary awning sign as the primary storefront sign. The primary awning sign shall appear as a logo, emblem or insignia on the awning that is over the storefront entrance and, at Landlord's discretion, on an awning located on a building return. Vinyl letters are not permitted - letters must be screened or sewn on. The primary awning sign over the storefront entrance shall be indirectly illuminated.

Secondary awning signs are awning signs that are in addition to the primary storefront sign. Lettering shall not exceed 4" in height and shall be located on the "apron" edge of every awning.

Awnings shall not be translucent or have internal illumination.

Awning fabric shall have a protective fire-resistant coating with a minimum 5-year warranty against fading.

Awning framework shall be powder-coated to match fabric color. Awning framework cannot be attached to or mounted to the Landlord's storefront glazing system.

Awning shop drawings must be submitted by the Tenant under separate submittal to the Landlord for review and approval, prior to application for permits, fabrication and installation of the awning. These shop drawings shall provide complete information for the Landlord to understand the awning design and appearance. Awning Shop Drawings shall:

- Provide a scaled color storefront elevation showing all awning locations
- Provide a color blow up detail of each awning with full dimensions
- Provide a cross section(s) through each awning with dimensions
- Identify the materials, color scheme, fabrication techniques, mounting installation method (photographs of similar signs should be submitted if available)
- Provide an engineer or architect's stamp that the awning design and installation can withstand hurricane wind loads, if applicable

Canopy Signs

Canopies are defined as heavy-framed protective and/or decorative structures over entrances (for example Tenant might have a canopy over the entrance with awnings over the show windows).

Tenant may elect to use a primary canopy sign as the primary storefront sign. The sign shall conform to the "Acceptable Primary Sign Types" as indicated above.

Blade Signs (if approved for use at the property)

If a blade sign is required, the blade signs are required to meet the following criteria:

- It must match the centers existing blades signs unless the center allows new blade sign designs.
- The blade sign must be submitted as a part of the sign submittal
- The perimeter of the sign cannot exceed 3'-0" x 3'-0" with a maximum square footage of 6 square feet. The tenant shall determine a creative shape and design.
- Maximum letter height shall not exceed 6".
- Minimum clearance height to sidewalk is 9'-0" A.F.F.
- Maximum thickness is 3"
- The maximum projection beyond the storefront shall not exceed 3'-6", including the support bracket.
- The panel must be fabricated from one single panel and constructed of metal, wood, glass or other solid surface material.

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- The panel shall be supported by a bracket mounted at a right angle to the building or mounted to the underside of an awning or canopy. The use of chains is not permitted.
- Verbiage of the blade sign is limited to the Tenant's trade name (DBA) and logo. Each Tenant's customary signature or logo, hallmark, insignia, or other trade identification will be respected and reviewed on a case-by-case basis. Graphic representations are not limited in content although they should incorporate imagery consistent with the store theme or product line.
- The graphic element of the blade sign may be paint, enamel, appliqué, dimensional graphic / lettering or may be pushed out of the panel material for a three-dimensional appearance (routed or incised is also permissible).
- Tenant's customary signature or logo, hallmark, insignia, or other trade identification will be respected and reviewed on a case-by-case basis for use as the blade sign design.
- Blade signs may be illuminated.
- One additional Tenant sign shall be erected perpendicular to the storefront, under the canopy, preferably adjacent to the Tenant entrance.
- Landlord reserves the right to approve all graphics and text.

Building Mounted Banners and Projected Signs

This type of sign must be reviewed and approved by Property Management.

Signage Approval Process

Landlord's approval of Tenant's storefront signage shall be based on the size and style of the sign and lettering, the location of the sign within the storefront, and the cohesive integration of the sign into the overall storefront design.

Approval of the Tenant's preliminary design or Working Drawings by the Landlord shall not constitute review and approval of the Tenant's signage. Tenant shall submit one (1) set of the Tenant's sign shop drawings for review and approval by Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings.

The Tenant is responsible for obtaining sign and electrical permits as may be required by the local jurisdiction.

Sign Shop Drawings

Sign shop drawings must be submitted by the Tenant to the Landlord for review and approval, prior to fabrication, application for permit and installation of the sign. These shop drawings provide complete information for the Landlord to understand the signage design and appearance.

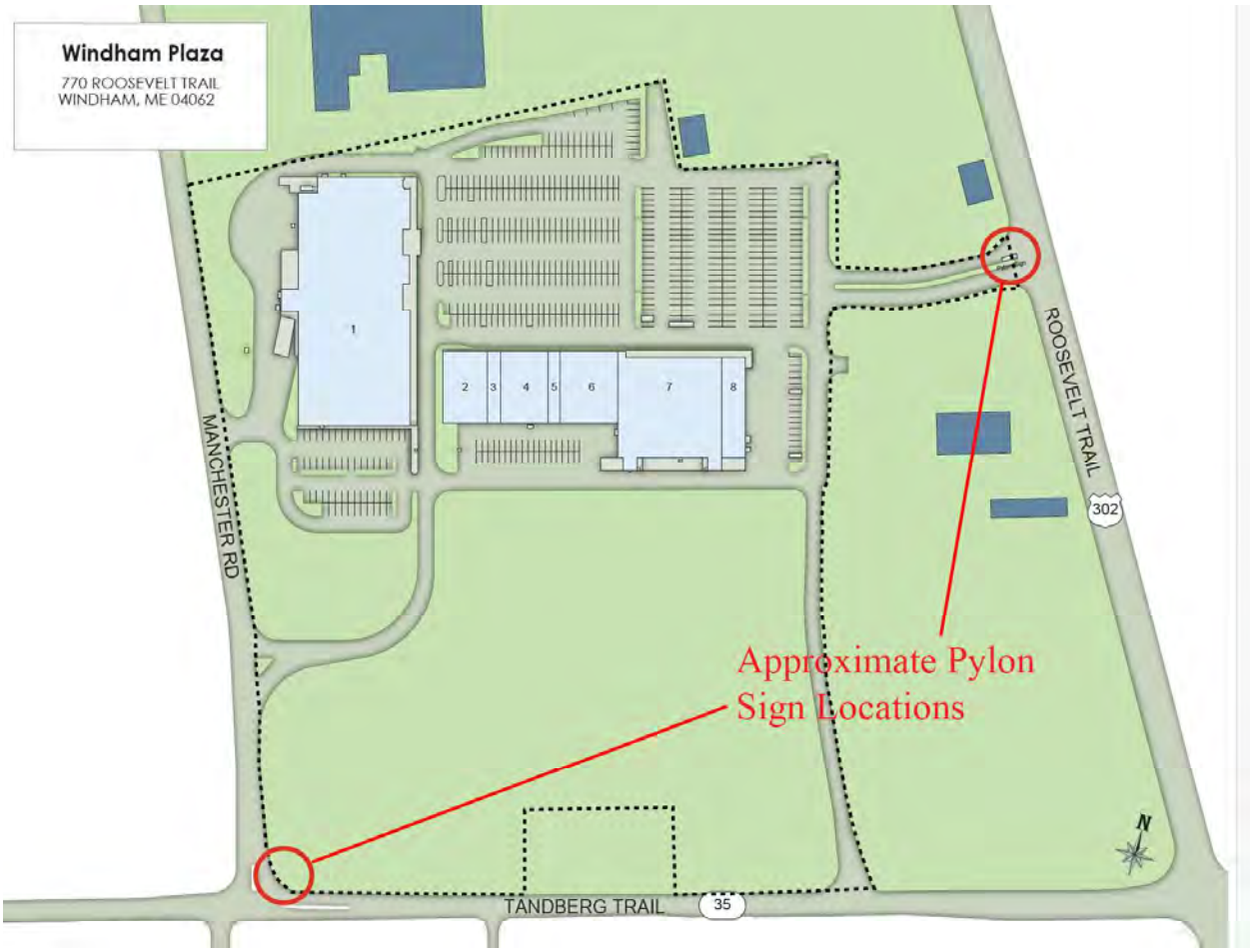
Sign Shop Drawings shall:

- Provide a scaled color storefront elevation showing all sign locations (storefront, blade, awnings, etc.)
- Provide a color blow up detail of each sign with full dimensions
- Provide a cross section(s) through each sign relative with dimensions that identify the materials, color scheme, fabrication techniques, illumination and mounting systems, and the access for repairs and/or re-lamping (photographs of similar signs should be submitted if available)
- Provide a color elevation of all pylon signs including a color blow up of the pylon sign with dimensions, materials, specifications, etc.

Landlord shall not be responsible for the cost of refabrication of signs fabricated, ordered or constructed, that do not conform to the sign criteria, or local Codes and requirements.

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EXHIBIT H: PYLON/MONUMENT SIGN EXHIBIT



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= Tenant's Panels

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EXHIBIT I: OUTDOOR AREA



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ATTACHMENT 1: GUARANTY OF LEASE

THIS GUARANTY OF LEASE ("**Guaranty**") by and between Miekal Liberty, individually ("**Guarantor**"), and **B33 WINDHAM II LLC,** a Delaware limited liability company ("**Landlord**"), is made effective as of the Effective Date (as defined in the Lease) with reference to the following facts:

A. Concurrently herewith **SALTY DOG ADVENTURES, LLC,** a Maine limited liability company ("**Tenant**") is entering into a Shopping Center Lease with Landlord (as may be amended, modified, supplemented or extended from time to time, the "**Lease**") for certain premises located at Shaw's Plaza Windham as more particularly described in the Lease.

B. Landlord has required that Guarantor guaranty the full and complete performance of the obligations of Tenant under the Lease as set forth in this Guaranty.

C. Guarantor has agreed to guaranty the performance of Tenant under the Lease on the terms set forth herein.

NOW, THEREFORE, in consideration of the execution of the Lease by Landlord and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Guarantor hereby agrees as follows:

1. **GUARANTY**. Guarantor, jointly and severally, hereby unconditionally guarantees and promises on demand (collectively, the "**Tenant's Obligations**"):

(a) to pay to Landlord in lawful money of the United States all rents and other sums reserved in the Lease in the amounts, at the times and in the manner set forth in the Lease;

(b) to perform, at the time and in the manner set forth in the Lease, all of the terms, covenants and conditions therein required to be kept, observed, or performed by Tenant;

(c) to pay all debts, liabilities, and other amounts including, without limitation, all Base Rent, Additional Rent, and all other rent as defined in the Lease, due or to become due to Landlord under the Lease, liquidated or unliquidated, and under all bills of sale, evidences of indebtedness, contracts, or any other instruments or security to which Landlord and Tenant are parties, if any, or in which obligations run from Tenant to Landlord or which are delivered to Landlord in connection with the leasing transaction or transactions contemplated by the Lease (all of which bills of sale, evidences of indebtedness, contracts, other instruments, and security are hereinafter collectively called "**Other Agreements**"); and

(d) to perform, at the times and in the manner set forth in the Other Agreements, all of the terms, covenants and conditions therein required to be kept, observed, or performed by Tenant.

This Guaranty is a guaranty of payment and performance of Tenant's obligations under the Lease and Other Agreements, and not of collectability. Guarantor hereby agrees to indemnify, defend and hold Landlord harmless from any and all liabilities, losses, damages, costs and expenses (including but not limited to reasonable attorneys' fees), by reason of a breach or default under the Lease by Tenant or any assignee of the Lease.

2. **PAYMENT AND PERFORMANCE OF LEASE OBLIGATIONS.** Guarantor shall pay all of the foregoing amounts and perform all of the foregoing terms, covenants, and conditions notwithstanding that the Lease or any of the Other Agreements shall be void or voidable as against Tenant or any of Tenant's creditors, including a trustee in bankruptcy of Tenant, by reason of any fact or circumstance including, without limiting the generality of the foregoing, failure by any person to file any document or to take any other action to make the Lease or any of the Other Agreements enforceable in accordance with their terms. Guarantor hereby waives any right it may have to claim that the underlying obligations of Tenant under the Lease are unenforceable.

3. **INTENTIONALLY OMITTED**

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4. **TERM**. This Guaranty is continuous and shall terminate on the date that is ninety-five (95) days following the full payment of all rents and all other sums due under the Lease and the Other Agreements and the performance of all of the terms, covenants, and conditions therein required to be kept, observed, or performed by the Tenant, including such payment and performance under agreements made a part of said Lease after the satisfaction of all obligations under the Lease and all earlier agreements with respect thereto.

5. **AUTHORIZATION**. Guarantor authorizes Landlord, without notice or demand, and without affecting Guarantor's liability hereunder, from time to time to:

(a) change the amount, time, or manner of payment of rent or other sums reserved in the Lease and Other Agreements;

(b) extend, accelerate or otherwise change any of the terms, covenants, conditions, or provisions of the Lease and Other Agreements;

(c) amend, modify, change, extend, renew, or supplement the Lease and Other Agreements;

(d) assign Landlord's interest in the Lease and Other Agreements or the rents and other sums payable under the Lease and Other Agreements;

(e) consent to Tenant's assignment of the Lease and Other Agreements or to the sublease of all, or any portion, of the premises covered by the Lease;

(f) take and hold security for the payment of this Guaranty or the performance of the Lease and Other Agreements, and exchange, enforce, waive, and release any such security; and

(g) apply such security and direct the order or manner of sale thereof as Landlord in its discretion may determine.

6. **NO RELEASE**.

(a) Guarantor shall not be released by any act or event which might, but for this provision of this Guaranty, be deemed a legal or equitable discharge of a surety, or by reason of any waiver, extension, modification, forbearance or delay or other act or omission of Landlord or its failure to proceed promptly or otherwise as against Tenant or Guarantor, or by reason of any action taken or omitted or circumstance which may or might vary the risk or affect the rights or remedies of Guarantor as against Tenant, or by reason of any further dealings between Tenant and Landlord, whether relating to the Lease or otherwise, and Guarantor hereby expressly waives and surrenders any defense to its liability hereunder based upon any of the foregoing acts, omissions, things, agreements, waivers or any of them; it being the purpose and intent of this Guaranty that the obligations of Guarantor hereunder are absolute and unconditional under any and all circumstances.

(b) The provisions of the Lease may be changed, modified, amended or waived by agreement between Landlord and Tenant at any time, or by course of conduct, without the consent of and without notice to Guarantor. This Guaranty shall guarantee the performance of the Lease as so changed, modified, amended or waived. Any assignment of the Lease (as permitted by the Lease) shall not affect this Guaranty.

7. **BANKRUPTCY EVENTS, PREFERENTIAL PAYMENTS**.

(a) Guarantor agrees that in the event of institution by or against Tenant of bankruptcy, reorganization, readjustment, receivership or insolvency proceedings of any nature, and if in any such proceedings the Lease shall be terminated or rejected, or the obligations of the Tenant thereunder shall be modified, the Guarantor agrees, that it will continue to pay rents as they become due and continue to perform all obligations of Tenant under the Lease. Guarantor's obligation to make payments in accordance with the terms of this Guaranty shall not be impaired, modified, released or limited in any manner whatsoever by any impairment, modification, release or limitation of the liability of the Tenant or its estate in bankruptcy resulting from the operation of any present or future

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provision of the Bankruptcy Code or other statute, or from the decision of any court.

(b) Guarantor further agrees that to the extent Tenant or Guarantor makes any payment to Landlord in connection with the Tenant's Obligations and all or any part of such payment is subsequently invalidated, declared to be fraudulent or preferential, set aside or required to be repaid by Landlord or paid over to a trustee, receiver or any other entity, whether under any bankruptcy act or otherwise (any such payment is hereinafter referred to as a "**Preferential Payment**"), then this Guaranty shall continue to be effective or shall be reinstated, as the case may be, and, to the extent of such payment or repayment by Landlord, the Tenant's Obligations or part thereof intended to be satisfied by such Preferential Payment shall be revived and continued in full force and effect as if said Preferential Payment had not been made.

8. **ASSIGNMENT**. Landlord may, without notice, assign this Guaranty in whole or in part in conjunction with an assignment of Landlord's interest in the Lease. Guarantor shall not assign this Guaranty without the prior written consent of Landlord and no assignment of this Guaranty shall waive or release any obligation of Guarantor hereunder.

9. **WAIVER OF DEFENSES**. If Tenant does not pay any sum when due under the Lease or the Other Agreements or perform any other obligation Tenant is obligated to perform pursuant to the terms of the Lease or the Other Agreements, Landlord, in its sole discretion, may proceed directly against Guarantor under this Guaranty without first proceeding against Tenant or exhausting any of its rights or remedies against Tenant. Guarantor waives and relinquishes all rights and remedies accorded by applicable law to guarantors and agrees not to assert or take advantage of any such rights or remedies including, but not limited to:

(a) any right to require Landlord to (i) proceed against Tenant or any person, (ii) proceed against or exhaust any security held from Tenant or pursue any other remedy in Landlord's power before proceeding against Guarantor, or (iii) notify Guarantor of any default by Tenant in the payment of any rent or other sums reserved in the Lease or Other Agreements or in the performance of any term, covenant, or condition therein required to be kept, observed, or performed by Tenant;

(b) any defense arising by reason of any disability or other defense of Tenant or by reason of the cessation from any cause whatsoever of the liability of Tenant, excepting only a termination of Tenant's obligations under the Lease and Other Agreements with Landlord's prior written consent;

(c) the defense of the statute of limitations in any action hereunder or in any action by Landlord under the Lease;

(d) any defense that may arise by reason of the incapacity, lack of authority, death or disability of any other person or persons or the failure of Landlord to file or enforce a claim against the estate (in administration, bankruptcy or any other proceeding) of any other person or persons;

(e) any defense based upon any statute or rule of law which provides that the obligation of a surety must be neither larger in amount nor in other respects more burdensome than that of the principal;

(f) any right to plead that it is the alter ego of Tenant as a defense to its liability hereunder or the enforcement of this Guaranty;

(g) any duty on the part of Landlord to disclose to Guarantor any facts Landlord may now or hereafter know about Tenant, regardless of whether Landlord has reason to believe that any such facts materially increase the risk beyond that which Guarantor intends to assume or has reason to believe that such facts are unknown to Guarantor or has a reasonable opportunity to communicate such facts to Guarantor, it being understood and agreed that Guarantor is fully responsible for being and keeping informed of the financial condition of Tenant and of all circumstances bearing on the risk of non-payment or non-performance of any obligations hereby guaranteed; and

(h) any defense arising because of Landlord's election, in any proceeding instituted under the Bankruptcy Code, of the application of Section 1111(b)(2) of the Bankruptcy Code.

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Without limiting the generality of the foregoing or any other provisions hereof, Guarantor expressly waives any and all benefits which might otherwise be available to Guarantor under applicable state law.

10. **WAIVER OF SUBROGATION**.

(a) Notwithstanding any other provision of this Guaranty to the contrary, until the obligations of Tenant under the Lease are fully performed and paid, Guarantor hereby waives any claims or other rights which Guarantor may now have or hereafter acquire against Tenant or any other guarantor of all or any of Tenant's Obligations, which claims or other rights arise from the existence or performance of Guarantor's obligations under this Guaranty or the Lease (all such claims and rights are referred to as "**Guarantor's Conditional Rights**"), including, without limitation, any right of subrogation, any right of surety, reimbursement, exoneration, contribution, or indemnification, any right to participate in any claim or remedy of Landlord against Tenant or any collateral which Landlord now has or hereafter acquires, including without limitation, the right to take or receive from Tenant payment or security in any form whatsoever on account of such claim or other rights. If, notwithstanding the foregoing provisions, any amount shall be paid to Guarantor on account of any Guarantor's Conditional Rights and either (i) such amount is paid to Guarantor at any time when Tenant's Obligations shall not have been paid or performed in full, or (ii) regardless of when such amount is paid to Guarantor, any payment made by Tenant to Landlord is at any time determined to be a Preferential Payment, then such amount paid to Guarantor shall be held in trust for the benefit of Landlord and shall forthwith be paid to Landlord to be credited and applied upon Tenant's Obligations, whether matured or unmatured, in such order as Landlord, in its sole and absolute discretion, shall determine. In addition, Guarantor waives all presentments, demands for performance, notices of nonperformance, protests, notices of protests, notices of dishonor, and notices of acceptance of this Guaranty.

(b) To the extent that any of the provisions of Section 10(a) above shall not be enforceable, Guarantor agrees that until such time as Tenant's Obligations have been paid and performed in full and the period of time has expired during which any payment made by Tenant or Guarantor to Landlord may be determined to be a Preferential Payment, Guarantor's Conditional Rights to the extent not validly waived shall be subordinate to Landlord's right to full payment and performance of Tenant's Obligations, and Guarantor shall not enforce Guarantor's Conditional Rights during such period.

11. **FAILURE TO ACT OR DELAY; CUMULATIVE REMEDIES**. No failure or delay on Landlord's part in exercising any power, right or privilege against Tenant or Guarantor shall impair or be construed as a waiver of any such power, right or privilege. All remedies of Landlord against Tenant and Guarantor are cumulative.

12. **AUTHORITY**. Guarantor represents and warrants to Landlord that Guarantor has the power, capacity and authority to execute and deliver this Guaranty and to perform its obligations pursuant to this Guaranty.

13. **KNOWLEDGE**. Guarantor hereby represents and warrants to Landlord that Guarantor has had the opportunity to review the matters contemplated by the Lease and the Other Agreements, including the remedies Landlord may pursue against Tenant in the event of a default under the Lease and the Other Agreements, and Tenant's financial condition and ability to perform under the Lease and the Other Agreements. Guarantor agrees to keep fully informed on all aspects of Tenant's financial condition and the performance of Tenant's obligations to Landlord and acknowledges and agrees that Landlord has no duty to disclose to Guarantor any information pertaining to Tenant.

14. **FINANCIAL STATEMENTS**. Guarantor hereby represents and warrants to Landlord that (a) the financial statements previously delivered to Landlord are the most recent financial statements of Guarantor and are true and complete, (b) no material adverse change in Guarantor's net worth has occurred since the date of such financial statements, and (c) such financial statements accurately represent Guarantor's current financial condition. In addition, upon request from time to time, Guarantor agrees to provide to Landlord, within 30 days of written request, current financial statements for Guarantor, dated no earlier than one (1) year prior to such request, certified as accurate by Guarantor or, if available, audited financial statements prepared by an independent certified public accountant with copies of the auditor's statement.

15. **RELIANCE**. Guarantor, jointly and severally, acknowledges that Landlord is relying upon Guarantor's covenants herein in entering into the Lease with Tenant, and Guarantor undertakes to perform its obligations hereunder promptly and in good faith. Guarantor further acknowledges that Landlord would not execute

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the Lease if Guarantor did not execute and deliver to Landlord this Guaranty.

16. **ATTORNEYS' FEES**. Guarantor shall pay reasonable attorney's fees and all other costs and expenses which may be incurred by Landlord in the enforcement of this Guaranty.

17. **INDEPENDENT OBLIGATIONS**. The obligations of Guarantor under this Guaranty are independent of the obligations of Tenant. A separate action or actions may be brought and prosecuted against Guarantor, whether or not an action is brought against Tenant or whether Tenant is joined in any such action or actions.

18. **SUCCESSORS AND ASSIGNS**. This Guaranty shall inure to the benefit of Landlord, its successors and assigns, and shall be binding on the heirs, personal representatives, successors and assigns of Guarantor.

19. **CHOICE OF LAW; VENUE**. This Guaranty shall be governed by and interpreted according to the laws of the state ("**State**") where the Shopping Center (as defined in the lease) is located. In any action brought under or arising out of this Guaranty, Guarantor hereby consents to the jurisdiction of any competent court within the State and consents to service of process by any means authorized by the law of the State.

20. **SEVERABILITY**. If any provision or portion of this Guaranty is declared or found by a court of competent jurisdiction to be unenforceable or null and void, such provision or portion shall be deemed stricken and severed from this Guaranty, and the remaining provisions and portions thereof shall continue in full force and effect.

21. **NOTICES**. All notices, statements, reports or other communications required or permitted hereunder (individually, a "**Notice**") shall be in writing and shall be given to such party at its address set forth below or such address as such party may hereafter specify for the purpose by Notice to the other party listed below. Each Notice shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery, (b) if given by certified or registered mail, return receipt requested, deposited with the United States mail with first-class postage prepaid, 72 hours after such Notice is deposited with the United States mail, or (c) if given by overnight courier with courier charges prepaid, 24 hours after delivery to said overnight courier.

If to Landlord:	**If to Guarantor:**
See Section 1.17 of the Lease.	Miekal Liberty 27 fawn woods way Westbrook, ME 04092

22. **ENTIRE AGREEMENT**. This Guaranty constitutes the entire agreement between Landlord and Guarantor and may be amended, modified or revoked only by an instrument in writing signed by both parties. Landlord and Guarantor agree that all prior or contemporaneous oral understandings, agreements or negotiations relative to the guaranty are merged into and revoked by this instrument and no representation, understanding, promise or condition concerning the subject matter hereof shall be binding upon Landlord unless expressly stated herein.

23. **REVIEW OF GUARANTY**. GUARANTOR HEREBY ACKNOWLEDGES THAT GUARANTOR HAS BEEN AFFORDED THE OPPORTUNITY TO READ THIS DOCUMENT CAREFULLY AND TO REVIEW IT WITH AN ATTORNEY OF GUARANTOR'S CHOICE BEFORE SIGNING IT. GUARANTOR ACKNOWLEDGES HAVING READ AND UNDERSTOOD THE MEANING AND EFFECT OF THIS DOCUMENT BEFORE SIGNING IT.

IN WITNESS WHEREOF, the undersigned has duly executed this Guaranty.

GUARANTOR:

Signed by:
Miekal Liberty
D25442A9D83A4B7...

Print Name:
Miekal Liberty, an unmarried resident of the State of Maine

Dated: 2/19/2026

NOTE:
SEE PARTIAL SITE PLAN FOR DETAILS OF PROPOSED CONSTRUCTION AREA.

PROPOSED RETAIL

FUTURE CROSS-EASEMENT (TYP.)

MCDONALDS

60'

REMOVE AMES DEPARTMENT STORE (64,098 SF)

PROPOSED SHAWS SUPERMARKET (46,535 SF)
FF=308.43

RESTRIPE HANDICAP PARKING STALLS (TYP)

EXISTING PYLON SIGN

EXISTING SIGNALIZED INTERSECTION

100' PORTLAND PIPELINE EASEMENT

PROPOSED SEPTIC SYSTEM

SCALES 130'+
1978 ENG. SERVICES W/ dimensions shows 135'

EXISTING RETAIL STORES (30,692 SF)

EXISTING SHAW'S SUPERMARKET (32,285 SF)

REMOVE RECYCLING FACILITIES AND ADD 8 PARKING STALLS

RESERVED FOR FUTURE EXPANSION

ROUTE 302

RESERVE FOR CONSTRUCTION, OF THE PROPOSED "ROUTE 302 BYPASS" AT SUCH TIME AS DEVELOPMENT OF THE LAND NOW OR FORMERLY OF MANCHESTER IS APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD.

ACCESS

FUTURE

EXISTING BUILDING(TYP.)

EXISTING SIGNALIZED INTERSECTION

ROUTE 35

PROPOSED PYLON SIGN

PP Row 100'

EXISTING PYLON SIGN

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

100' PP Row
60' Road Row
40' Setback

SITE DATA:

PROJECT – SHAW'S PLAZA
LOCATION – ROUTE 302 NORTH WINDHAM, MAINE
LOT SIZE – 15.6 ACRES
ZONE – C1 COMMERCIAL DISTIRCT I.

	EXISTING	PROPOSED	REQUIRED	PROPOSED (FUTURE) (EXPANSION)	REQUIRED (FUTURE) (EXPANSION)
GROSS FLOOR AREA	127,075 SF	109,512 SF	----	127,075 SF	----
PARKING SPACES	562	614	487	565	565
GREEN SPACE	168,595 SF	169,519 SF	24,400 SF	169,519 SF	28,200 SF

PARKING REQUIREMENTS – 1 SPACE PER 225 SF GROSS FLOOR AREA (3)
PARKING STALL SIZE REQUIRED/PROVIDED – 200 SF(10' X 20' STALL)
MINIMUM FRONT YARD REQUIRED –60 FT.(1)
MINIMUM SIDE YARD REQUIRED – 6 FT.(2)
MINIMUM REAR YARD REQUIRED – 6 FT.(2)
MAXIMUM BUILDING HEIGHT – NONE
MAXIMUM PARKING DISTANCE TO BUILDING – 300 FT.
MINIMUM PARKING TO PROPERTY LINE SETBACK – 5 FT.
(1) FIRST 15 FT. TO BE A LANDSCAPED BUFFER
(2) 50 FT. WHEN ABUTTING A RESIDENTIAL ZONE
(3) REQUIRES LANDSCAPED GREEN AREAS

OWNER OF RECORD:

SHAW'S REALTY CO.
PO BOX 600
140 LAUREL STREET
EAST BRIDGEWATER, MASSACHUSETTS 02333

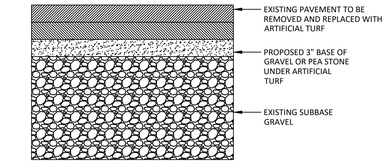
OVERALL SITE PLAN

No.	Description	Appd	Date
	Revisions		

DATE: JUNE 11, 1993 ISSUE FOR APPROVAL
SCALE: 1"=80' BY: ____ DATE ____
DESIGNED BY: KSM CONSTRUCTION ISSUE
DRAWN BY: DMI BY: ____ DATE ____
APPROVED BY: DCL BY: ____ DATE ____
PROJECT NO: 529 RECORD ISSUE
FILE NO: 529OCP1.DWG BY: ____ DATE ____

Shaw's plaza
NORTH WINDHAM, MAINE

Civil
Marine
Planning
Structural
Transportation
Appledore Engineering, Inc.
One Simons Lane
Newmarket, New Hampshire 03857 (603) 659-5615



TYPICAL OUTDOOR PLAY AREA SECTION

NOT TO SCALE

EXISTING PAVEMENT TO REMAIN

EXISTING PAVEMENT TO REMAIN

EXISTING SHAW'S GROCERY STORE

EXISTING SIDEWALK TO REMAIN

APPROXIMATE LIMITS OF SALTY DOG ADVENTURES LEASED SPACE

EXISTING BUILDING RETAIL TENANTS 62,977± SF

EXISTING DOOR

8'

5'-08"

8'

24.67'

40.18'

LANDSCAPING TREES TYP. OF 5 (EASTERN RED CEDAR OR APPROVED EQUIV.)

PROPOSED OUTDOOR PLAY YARD AREA = 1,023 SF (SEE DETAIL FOR SURFACE)

PROPOSED EXISTING PAVEMENT SAWCUT LIMIT & PAVEMENT TO BE REMOVED

PROPOSED SOLID CEDAR FENCING

EXISTING PAVEMENT TO REMAIN

EXISTING PAVEMENT TO REMAIN

N

GRID

0 10 20 40

GRAPHIC SCALE
1" = 20'

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER PROPERTY LINE
- SETBACK
- EASEMENT LINE
- GRANITE MONUMENT
- IRON PIN/DRILL HOLE
- CENTERLINE
- BUILDING
- EDGE OF PAVEMENT/CURB

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS B33 WINDHAM II, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 38370 PAGE 320.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 15.8 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 70, LOT 1A.
4. PLAN REFERENCES:
   A) OVERALL SITE PLAN "SHAW'S PLAZA, NORTH WINDHAM MAINE", PREPARED BY APPLEDORE ENGINEERING INC.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. ALL EXISTING SITE FEATURES SHOWN HEREON ARE BASED ON PLAN REF #4A.
8. THE PROPERTY IS LOCATED IN THE C-1 DISTRICT.
10. SPACE AND BULK REQUIREMENTS: C-1 DISTRICT

	C-1 DISTRICT
MIN LOT SIZE:	NONE
MIN STREET FRONTAGE:	100 FT
FRONT YARD SETBACK:	10 TO 20 FT (RT. 302) 0 TO 20 FT (ALL OTHER STREETS)
MIN SIDE/REAR YARD:	6 FT
MAX BUILDING HEIGHT:	75 FT

STATE OF MAINE
DUSTIN M. ROMA
REG. No. 12131
REGISTERED PROFESSIONAL ENGINEER

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 593-5055

REV	DATE	BY	DESCRIPTION

SITE PLAN

SALTY DOG ADVENTURES
770 ROOSEVELT TRAIL, SUITE 6
WINDHAM, MAINE

FOR:
SALTY DOG ADVENTURES, LLC
27 FAWN WOODS WAY
WESTBROOK, MAINE 04092

26030
JOB NUMBER:

1" = 20'
SCALE:

7-8-2026
DATE:

SHEET 1 OF 1

S-1

716

Toilet 1
Shower
Tub
Fountain
Washer/ Dryer Stacked
Tub
Existing Door to Remain
Remove Door Keep Frame
Demo if Possible
Existing Wall to Remain
Exit
Kennels
7x6 1
4x6 2
4x6 3
4x6 4
4x6 5
4x6 6
4x6 7
4x6 8
4x6 9
4x6 10
4x6 11
4x6 12
4x6 13
4x6 14
4x6 15
4x6 24
4x6 23
4x6 22
4x6 21
4x6 20
4x6 19
4x6 18
4x6 17
4x6 16
Wall to be built so sprinklers are on kennel side – 18'-4" +/- VIF
New Door
Grooming
Table
4x4 Kennel
Kennel Vestibule
Existing Door to Remain
Existing Wall to Remain
Kitchenette
Breakroom
Outdoor Play Yard 1
1023 Sq Ft
Indoor Play Yard 3
745 Sq Ft
Indoor Play Yard 4
684 Sq Ft
Hall
New Wall
Build Wall to Capture Ceiling Vent in breakroom 14'-10" dimension is +/- VIF
Overflow
Reception
Entry
Play Yard Vestibule
Wall to not interfere with curved ceiling detail – wall to be built to avoid as many sprinklers/lights/hvac as possible – VIF
To Play Yard Hall
Waiting
Indoor Play Yard 2
795 Sq Ft
Indoor Play Yard 1
639 Sq Ft
Exit to Outdoor Play Yard
Demo Drywall To Expose Existing Door
Demo if Possible
Closet
Office
Electrical Panel
Utlities

7'-2 1/4" 7'-1 3/4" 7'-6" 3'-0" 5'-0" 4'-0" 5'-6" 7'-2" 14'-9" 14'-5 1/2" 3'-0" 5'-2" 65'-3 1/8" 18'-4" 8'-0" 4'-4 5/8" 5'-9" 3'-0" 3'-0" 5'-0" 2'-6" 4'-11 1/2" 20'-4" 3'-0" 3'-0" 5'-0" 4'-3" 10'-9" 4'-0" 5'-0" 29'-0 1/4" 24'-6 3/4" 7'-0" 6'-1 5/8" 5'-1 1/2" 8'-0" 5'-6 1/2" 25'-8 3/8" 24'-8" 40'-2 1/8" 14'-10" 14'-9" 7'-0" 8'-6" 5'-0" 8'-0" 16'-4 1/2" 3'-6 7/8" 5'-0" 3'-10" 74'-0 1/4" 13'-7 1/2" 13'-10" 4'-4 1/4" 8'-0" 4'-5" 5'-1" 12'-2 3/8" 8'-0" 5'-3 1/2" 9'-5 1/2" 22'-10 3/8" 8'-1 1/2" 34'-11" 29'-11 1/4" 10'-9" 9'-7 1/2" 2'-6"

2x6 Wall With Sound Proofing Full Ht
2x4 Wall With Sound Proofing Wall btwn Kennels and Play yards – Full HT

Full Ht Wall
Partial Ht Wall HT TBD
Fencing

*Sound Deadening Panels to be added on ceiling as needed

Rev. No.	Date	Description	Drawn by: LAC

Floor Plan 3-9-26

770 Roosevelt Tr Suite 6

A1
sheet number

issued: –

Scale N/A

Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-048

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 7.

#26-13 Chapter 120 Land Use Ordinance Amendments Articles 4 and 9 to update Conservation Subdivision and Zoning Standards
The LUO amendment updates Conservation Subdivision standards in §120-911K by removing single-family-only limitations, clarifying conservation area integration and buffer requirements, revising open space calculations, and allowing limited resource alteration where conservation intent is maintained. Related Article 4 changes correct prior density omissions in the Farm (F) and Farm Residential (FR) districts and require conservation subdivisions for parcels greater than 8 acres and 5 acres, respectively.

TOWN OF WINDHAM MAINE

PLANNING DEPARTMENT
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916
www.windhammaine.us

PLANNING BOARD MEMO

DATE: July 22, 2025

TO: Windham Planning Board
FROM: Steve Puleo, Director of Planning
CC: Natalie Thomsen, Town Planner
Amanda Lessard, Assistant Town Manager

RE: 26-16– LUO Amendment to Article 8 and 9 Creating a Blasting Ordinance and Clarifying Solid Waste Management and Disposal to Align with MeDEP Site Law

Planning Board Meeting of July 27, 2026

Overview

The Planning Department is proposing amendments to Chapter 120 of the Land Use Ordinance (LUO) to support the Town's Site Law Delegated Review Authority application and address DEP's request for clearer local review standards. The revised amendment package adds blasting review requirements to Article 8, Site Plan Review, and Article 9, Subdivision Review; adds solid waste compliance references to Chapter 192, Solid Waste, of the Windham Code of Ordinances; and updates the subdivision submission language to reflect the revised clean ordinance draft.

Summary of Proposed Amendment

- **§120-801, Purpose — Site Plan Review**
  - Amends the purpose section to include blasting information within site plan review, confirming that blasting-related information may be considered as part of the Town's review of public health, safety, environmental protection, adjacent property impacts, and overall site design.
- **§120-811B(2)(i), Blasting Information — Major Final Site Plan Submission (New Section)**
  - Adds blasting information as a required application item when blasting is proposed or reasonably anticipated, including blasting locations and limits, purpose and extent, schedule and duration, contractor and State of Maine license number if known, applicable state permits or approvals, and measures for flyrock, vibration, air-blast overpressure, dust, noise, pre-blast inspections, well testing, monitoring, and complaint response.
- **§120-812O, Solid Waste Management — Site Plan Performance Standard**
  - Updates the solid waste management standard to require adequate solid waste disposal in accordance with Chapter 192, Solid Waste, including disposal at a licensed facility with adequate capacity.
- **§120-812U, Blasting Activities — Site Plan Performance Standard (New Section)**
  - Adds blasting activities as a site plan performance standard requiring blasting to be conducted by properly licensed individuals, comply with applicable federal, state, and local requirements, and be supported by required state permits, approvals, licenses, and authorizations before blasting begins.
  - Requires appropriate blasting safeguards to minimize flyrock, dust, noise, vibration, air-blast effects, and other off-site impacts; avoid unreasonable risks to public health and

safety, neighboring properties, infrastructure, utilities, and municipal facilities; and protect groundwater, private wells, stormwater facilities, wetlands, waterbodies, and other protected natural resources.
    - Allows the Planning Board to impose reasonable conditions for monitoring, reporting, inspections, mitigation, financial guarantees, and other safeguards.
- **§120-901, Purpose — Subdivision Review**
    - Revises the purpose section to include blasting ordinance review within subdivision review, mirroring the Article 8 approach and confirming that blasting-related impacts may be reviewed under the Town's subdivision approval criteria.
- **§120-910B(1)(n) and §120-910B(1)(o) — Minor Subdivision Final Plan Submission (New Section)**
    - Updates the minor subdivision final plan requirements to require solid waste management information consistent with Chapter 192 and blasting information as required by §120-911P.
- **§120-910D — Major Subdivision Final Plan Submission (New Sections)**
    - Updates the required number of full-size plan sets from five copies to three copies.
    - Adds §120-910D(1)(n) and §120-910D(1)(j) for Chapter 192 solid waste management and §120-911P blasting information.
- **§120-911P, Blasting Activities — Subdivision Performance and Design Standard (New Section)**
    - Adds a subdivision standard giving the Planning Board a clear basis to evaluate safe subdivision-related blasting, licensing, required state approvals, impact controls, protection of infrastructure, neighboring properties, groundwater, and natural resources, and related conditions.

Delegated Review Authority Connection

These amendments strengthen the Town's Site Law Delegated Review Authority materials by identifying specific LUO sections that correspond to DEP review concerns. The blasting amendments add both application-submission standards and performance standards in Articles 8 and 9. The solid waste amendments cross-reference Chapter 192 so project applicants and reviewers can identify the local solid waste compliance standard during site plan and subdivision review.

Zoning Amendment Process

The Town's ordinance does not establish specific review standards for this type of text amendment. However, state statute requires zoning ordinance amendments to be consistent with the goals and policies of the Comprehensive Plan.

The amendment process is governed by §120-107 of the Land Use Ordinance. Under that process, the Planning Board will hold a public hearing on August 10, 2026. Following the public hearing and deliberation, the Planning Board may vote to forward a recommendation to the Town Council. The Town Council may then consider action on the proposed amendments at its September 8, 2026 meeting.

~~**MOTION:** To [recommend / recommend with comments / not recommend] approval of the proposed amendments to Chapter 120, Articles 8 and 9, adding blasting submission requirements and performance standards, incorporating Chapter 192 solid waste compliance references .~~

ORGINAL

ARTICLE 8
Site Plan Review

§ 120-801. Purpose.

The site plan review provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that nonresidential and multifamily construction is designed and developed in a manner which assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of the groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

•••

§ 120-811. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

B. Final site plan review application submission requirements. Applications for final site plan review shall be submitted on application forms provided by the Town. The complete application form, evidence of payment of the required fees, and the required plans and related information shall be submitted to the Planning Department. Applications for major developments will not be received until the review of the sketch plan is completed. The submission shall contain at least the following exhibits and information, unless specifically waived in writing:

(2) Major final site plans, additional information. In addition to the information required for all minor and major site plan applications, an application for a major final site plan shall contain the following information:

•••

§ 120-812. Performance standards and approval criteria. [Amended 4-27-2010 by Order 10-075; 3-8-2011 by Order 11-03; 8-25-2015 by Order 15-122; 5-22-2018 by Order 18-905; 6-12-2018 by Order 18-099; 3-26-2019 by Order 19-020; 4-9-2019 by Order 19-053; 6-16-2022 by Order No.22-108; 5-23-2023 by Order No. 23-092; 12-12-2024 by Order No. 24-173; 4-29-2025 by Order No. 25-043]

The following criteria shall be used by the Planning Board or Staff Review Committee in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board or Staff Review Committee determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who shall produce evidence sufficient to warrant a finding that all applicable criteria have been met.

I. Solid waste management. The proposed development shall provide for adequate disposal of solid wastes. All solid waste shall be disposed of at a licensed disposal facility having adequate capacity to accept the project's wastes.

•••

ARTICLE 9
Subdivision Review[43]

§ 120-901. Purpose. [Amended 5-23-2023 by Order No. 23-092]

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people; to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Windham, Maine, the Planning Board shall evaluate the proposed subdivision, using the following criteria. The subdivision provisions set forth in these regulations are

intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that residential and nonresidential construction is designed and developed in a manner that assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

●●●

§ 120-910. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

●●●

B. Minor subdivision final plan. The final plan submission shall include three copies of the following information, including full-size plan sets, along with one electronic version of the entire submission. The Board may waive the submission information that is listed in § 120-910B(1)(c). With regard to applications for which the Board is performing delegated review authority for applicable permits (i.e., Site Law or Stormwater Law), the waiver shall not result in noncompliance with any provision of the Site Law, Stormwater Law, or DEP regulations adopted pursuant to those laws.

(1) Mandatory written information.

D. Major subdivision final plan. The final plan submission shall include five copies of the following information, including full-size plan sets, along with one electronic version of the entire submission.

(1) Mandatory written information.

●●●

§ 120-911. Performance and design standards. [Amended 4-27-2010 by Order 10-075; 5-10-2011 by Order 11-070; 7-24-2012 by Order 12-091; 12-16-2014 by Order 14-491; 2-28-2017 by Order 17-038; 10-10-2017 by Order 17-161; 5-22-2018 by Order 18-905; 1-15-2019 by Order 18-257; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 7-12-2022 by Order No. 22-127; 3-28-2023 by Order No. 23-041; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

The performance and design standards in this section are intended to clarify and expand upon the statutory review criteria found in § 120-902. In reviewing a proposed subdivision, the Board shall review the application for conformance with the following performance and design standards. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate all performance and design standards and statutory criteria for approval have been or will be met.

REDLINE

WINDHAM CODE
BLASTING ORDINANCE & SOLID
WASTE MANAGEMENT AND DISPOSAL

ARTICLE 8
Site Plan Review

•••

§ 120-801. Purpose.

The site plan review provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that nonresidential and multifamily construction is designed and developed in a manner which assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of the groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; blasting information; and fitting the project harmoniously into the fabric of the community.

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§ 120-811. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

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(2) Major final site plans, additional information. In addition to the information required for all minor and major site plan applications, an application for a major final site plan shall contain the following information:

•••

(i) Blasting Information. Where blasting is proposed or reasonably anticipated as part of a development, the applicant shall provide a description of the proposed blasting activity, including the location and limits of blasting areas shown on the site plan, the extent and purpose of the activity, the anticipated schedule and duration, and the name, address, and State of Maine license number of the blasting contractor, if known. The submission shall also describe measures to control flyrock, vibration, air-blast overpressure, dust, noise, and other off-site impacts; identify any applicable State of Maine permits, approvals, licenses, or authorizations required for blasting activities; and describe proposed pre-blast inspections, well testing, monitoring, and complaint response procedures, where applicable.

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§ 120-812. Performance standards and approval criteria. [Amended 4-27-2010 by Order 10-075; 3-8-2011 by Order 11-03; 8-25-2015 by Order 15-122; 5-22-2018 by Order 18-905; 6-12-2018 by Order 18-099; 3-26-2019 by Order 19-020; 4-9-2019 by Order 19-053; 6-16-2022 by Order No.22-108; 5-23-2023 by Order No. 23-092; 12-12-2024 by Order No. 24-173; 4-29-2025 by Order No. 25-043]

The following criteria shall be used by the Planning Board or Staff Review Committee in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board or Staff Review Committee determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who shall produce evidence sufficient to warrant a finding that all applicable criteria have been met.

•••

I. Solid waste management. The proposed development shall provide for adequate disposal of solid wastes per the requirements in Chapter 192 Solid Waste. All solid waste shall be

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disposed of at a licensed disposal facility having adequate capacity to accept the project's wastes.

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U. Blasting Activities. Where blasting is proposed, the Planning Board shall find that:

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(1) Blasting activities will be conducted by individuals properly licensed by the State of Maine and in compliance with all applicable federal, state, and local requirements.
(2) All required State of Maine permits, approvals, licenses, and authorizations have been obtained or will be obtained prior to commencement of blasting activities.
(3) Appropriate measures have been incorporated to minimize flyrock, dust, noise, vibration, air-blast effects, and other off-site impacts.
(4) Blasting activities will not create an unreasonable risk to public health, safety, neighboring properties, public infrastructure, utilities, or municipal facilities.
(5) Groundwater resources, private wells, stormwater facilities, wetlands, waterbodies, and other protected natural resources will be protected from unreasonable adverse impacts resulting from blasting activities.
(6) The applicant has provided sufficient information to demonstrate that blasting can be conducted in a safe manner and in accordance with accepted engineering and construction practices.
(7) The Planning Board may impose reasonable conditions related to monitoring, reporting, inspections, mitigation measures, financial guarantees, and other safeguards necessary to ensure compliance with this section.

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ARTICLE 9
Subdivision Review[43]

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§ 120-901. Purpose. [Amended 5-23-2023 by Order No. 23-092]

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The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people; to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Windham, Maine, the Planning Board shall evaluate the proposed subdivision, using the following criteria. The subdivision provisions set forth in these regulations are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that residential and nonresidential construction is designed and developed in a manner that assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; blasting ordinance; and fitting the project harmoniously into the fabric of the community.

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§ 120-910. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

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B. Minor subdivision final plan. The final plan submission shall include three copies of the following information, including full-size plan sets, along with one electronic version of the entire submission. The Board may waive the submission information that is listed in § 120-910B(1)(c). With regard to applications for which the Board is performing delegated review authority for applicable permits (i.e., Site Law or Stormwater Law), the waiver shall not result in noncompliance with any provision of the Site Law, Stormwater Law, or DEP regulations adopted pursuant to those laws.

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(1) Mandatory written information.

...

(n) Solid waste management as per requirements of Chapter 192 Solid waste.

...

(o) Blasting Information as per requirements of § 120-911P.

...

D. Major subdivision final plan. The final plan submission shall include ~~five~~ three copies of the following information, including full-size plan sets, along with one electronic version of the entire submission.

(1) Mandatory written information.

...

(n) Solid waste management as per requirements of Chapter 192 Solid waste.

...

(j) Blasting Information as per requirements of § 120-911P.

...

§ 120-911. Performance and design standards. [Amended 4-27-2010 by Order 10-075; 5-10-2011 by Order 11-070; 7-24-2012 by Order 12-091; 12-16-2014 by Order 14-491; 2-28-2017 by Order 17-038; 10-10-2017 by Order 17-161; 5-22-2018 by Order 18-905; 1-15-2019 by Order 18-257; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 7-12-2022 by Order No. 22-127; 3-28-2023 by Order No. 23-041; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

The performance and design standards in this section are intended to clarify and expand upon the statutory review criteria found in § 120-902. In reviewing a proposed subdivision, the Board shall review the application for conformance with the following performance and design standards. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate all performance and design standards and statutory criteria for approval have been or will be met.

...

P. Blasting Activities. Where blasting is proposed, the Planning Board shall find that:

(1) Blasting activities will be conducted by individuals properly licensed by the State of Maine and in compliance with all applicable federal, state, and local requirements.
(2) All required State of Maine permits, approvals, licenses, and authorizations have been obtained or will be obtained prior to commencement of blasting activities.
(3) Appropriate measures have been incorporated to minimize flyrock, dust, noise, vibration, air-blast effects, and other off-site impacts.
(4) Blasting activities will not create an unreasonable risk to public health, safety, neighboring properties, public infrastructure, utilities, or municipal facilities.
(5) Groundwater resources, private wells, stormwater facilities, wetlands, waterbodies, and other protected natural resources will be protected from unreasonable adverse impacts resulting from blasting activities.
(6) The applicant has provided sufficient information to demonstrate that blasting can be conducted in a safe manner and in accordance with accepted engineering and construction practices.
(7) The Planning Board may impose reasonable conditions related to monitoring, reporting, inspections, mitigation measures, financial guarantees, and other safeguards necessary to ensure compliance with this section.

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CLEAN

ARTICLE 8
Site Plan Review

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§ 120-801. Purpose.

The site plan review provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that nonresidential and multifamily construction is designed and developed in a manner which assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of the groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; blasting information; and fitting the project harmoniously into the fabric of the community.

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§ 120-811. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

B. Final site plan review application submission requirements. Applications for final site plan review shall be submitted on application forms provided by the Town. The complete application form, evidence of payment of the required fees, and the required plans and related information shall be submitted to the Planning Department. Applications for major developments will not be received until the review of the sketch plan is completed. The submission shall contain at least the following exhibits and information, unless specifically waived in writing:

(2) Major final site plans, additional information. In addition to the information required for all minor and major site plan applications, an application for a major final site plan shall contain the following information:

•••

(i) Blasting Information. Where blasting is proposed or reasonably anticipated as part of a development, the applicant shall provide a description of the proposed blasting activity, including the location and limits of blasting areas shown on the site plan, the extent and purpose of the activity, the anticipated schedule and duration, and the name, address, and State of Maine license number of the blasting contractor, if known. The submission shall also describe measures to control flyrock, vibration, air-blast overpressure, dust, noise, and other off-site impacts; identify any applicable State of Maine permits, approvals, licenses, or authorizations required for blasting activities; and describe proposed pre-blast inspections, well testing, monitoring, and complaint response procedures, where applicable.

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§ 120-812. Performance standards and approval criteria. [Amended 4-27-2010 by Order 10-075; 3-8-2011 by Order 11-03; 8-25-2015 by Order 15-122; 5-22-2018 by Order 18-905; 6-12-2018 by Order 18-099; 3-26-2019 by Order 19-020; 4-9-2019 by Order 19-053; 6-16-2022 by Order No.22-108; 5-23-2023 by Order No. 23-092; 12-12-2024 by Order No. 24-173; 4-29-2025 by Order No. 25-043]

The following criteria shall be used by the Planning Board or Staff Review Committee in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board or Staff Review Committee determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who shall produce evidence sufficient to warrant a finding that all applicable criteria have been met.

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I. Solid waste management. The proposed development shall provide for adequate disposal of solid wastes per the requirements in Chapter 192 Solid Waste. All solid waste shall be

disposed of at a licensed disposal facility having adequate capacity to accept the project's wastes.

•••

U. Blasting Activities**.** Where blasting is proposed, the Planning Board shall find that:

(1) Blasting activities will be conducted by individuals properly licensed by the State of Maine and in compliance with all applicable federal, state, and local requirements.

(2) All required State of Maine permits, approvals, licenses, and authorizations have been obtained or will be obtained prior to commencement of blasting activities.

(3) Appropriate measures have been incorporated to minimize flyrock, dust, noise, vibration, air-blast effects, and other off-site impacts.

(4) Blasting activities will not create an unreasonable risk to public health, safety, neighboring properties, public infrastructure, utilities, or municipal facilities.

(5) Groundwater resources, private wells, stormwater facilities, wetlands, waterbodies, and other protected natural resources will be protected from unreasonable adverse impacts resulting from blasting activities.

(6) The applicant has provided sufficient information to demonstrate that blasting can be conducted in a safe manner and in accordance with accepted engineering and construction practices.

(7) The Planning Board may impose reasonable conditions related to monitoring, reporting, inspections, mitigation measures, financial guarantees, and other safeguards necessary to ensure compliance with this section.

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ARTICLE 9
Subdivision Review[43]

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§ 120-901. Purpose. [Amended 5-23-2023 by Order No. 23-092]

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people; to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Windham, Maine, the Planning Board shall evaluate the proposed subdivision, using the following criteria. The subdivision provisions set forth in these regulations are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that residential and nonresidential construction is designed and developed in a manner that assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; blasting ordinance; and fitting the project harmoniously into the fabric of the community.

•••

§ 120-910. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

•••

B. Minor subdivision final plan. The final plan submission shall include three copies of the following information, including full-size plan sets, along with one electronic version of the entire submission. The Board may waive the submission information that is listed in § 120-910B(1)(c). With regard to applications for which the Board is performing delegated review authority for applicable permits (i.e., Site Law or Stormwater Law), the waiver shall not result in noncompliance with any provision of the Site Law, Stormwater Law, or DEP regulations adopted pursuant to those laws.

(1) Mandatory written information.

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(n) Solid waste management as per requirements of Chapter 192 Solid waste.•••

(o) Blasting Information as per requirements of § 120-911P.

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D. Major subdivision final plan. The final plan submission shall include three copies of the following information, including full-size plan sets, along with one electronic version of the entire submission.

(1) Mandatory written information.

•••

(n) Solid waste management as per requirements of Chapter 192 Solid waste.

•••

(j) Blasting Information as per requirements of § 120-911P.

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§ 120-911. Performance and design standards. [Amended 4-27-2010 by Order 10-075; 5-10-2011 by Order 11-070; 7-24-2012 by Order 12-091; 12-16-2014 by Order 14-491; 2-28-2017 by Order 17-038; 10-10-2017 by Order 17-161; 5-22-2018 by Order 18-905; 1-15-2019 by Order 18-257; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 7-12-2022 by Order No. 22-127; 3-28-2023 by Order No. 23-041; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

The performance and design standards in this section are intended to clarify and expand upon the statutory review criteria found in § 120-902. In reviewing a proposed subdivision, the Board shall review the application for conformance with the following performance and design standards. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate all performance and design standards and statutory criteria for approval have been or will be met.

•••

P. Blasting Activities**.** Where blasting is proposed, the Planning Board shall find that:

(1) Blasting activities will be conducted by individuals properly licensed by the State of Maine and in compliance with all applicable federal, state, and local requirements.

(2) All required State of Maine permits, approvals, licenses, and authorizations have been obtained or will be obtained prior to commencement of blasting activities.

(3) Appropriate measures have been incorporated to minimize flyrock, dust, noise, vibration, air-blast effects, and other off-site impacts.

(4) Blasting activities will not create an unreasonable risk to public health, safety, neighboring properties, public infrastructure, utilities, or municipal facilities.

(5) Groundwater resources, private wells, stormwater facilities, wetlands, waterbodies, and other protected natural resources will be protected from unreasonable adverse impacts resulting from blasting activities.

(6) The applicant has provided sufficient information to demonstrate that blasting can be conducted in a safe manner and in accordance with accepted engineering and construction practices.

(7) The Planning Board may impose reasonable conditions related to monitoring, reporting, inspections, mitigation measures, financial guarantees, and other safeguards necessary to ensure compliance with this section.

Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-049

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 8.

#26-11 - Amended Subdivision - Twin Meadows Subdivision - Lilac Drive / Land of Nod Road - Riding to the Top
The proposed amendment to the Twin Meadows Subdivision adds a 50-foot right-of-way ("Lilac Drive," 27,251 SF±) with a hammerhead turnaround to provide conforming street frontage for the Riding to the Top parcel at 14 Lilac Drive. The amendment creates no new lots or dwelling units and changes no lot boundary lines. Subject property is identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) zoning district, in the Upper Presumpscot River and Inkhorn Brook watersheds.

TOWN OF WINDHAM MAINE

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

PLANNING BOARD MEMO • AMENDED SUBDIVISION • FINAL PLAN REVIEW

DATE: July 27, 2026

TO: Windham Planning Board
FROM: Natalie Thomsen, Town Planner
Cc: Steve Puleo, Planning Director
Andrew Johnston, PE, Cragmor Consulting, LLC; Agent
Sarah Bronson, Riding to the Top Therapeutic Riding Center; Applicant/Owner

RE: #26-11 – Amended Subdivision – Twin Meadows Subdivision – Lilac Drive / Land of Nod Road – Riding to the Top
Planning Board Meeting: July 27, 2026

Overview

The proposed amendment to the Twin Meadows Subdivision adds a 50-foot right-of-way ("Lilac Drive," 27,251 SF±) with a hammerhead turnaround to provide conforming street frontage for the Riding to the Top parcel at 14 Lilac Drive. The amendment creates no new lots or dwelling units and changes no lot boundary lines. Subject property is identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) zoning district, in the Upper Presumpscot River watershed. This application is a companion to the #26-04 Riding to the Top major site plan final plan application and is scheduled ahead of it on the same agenda.

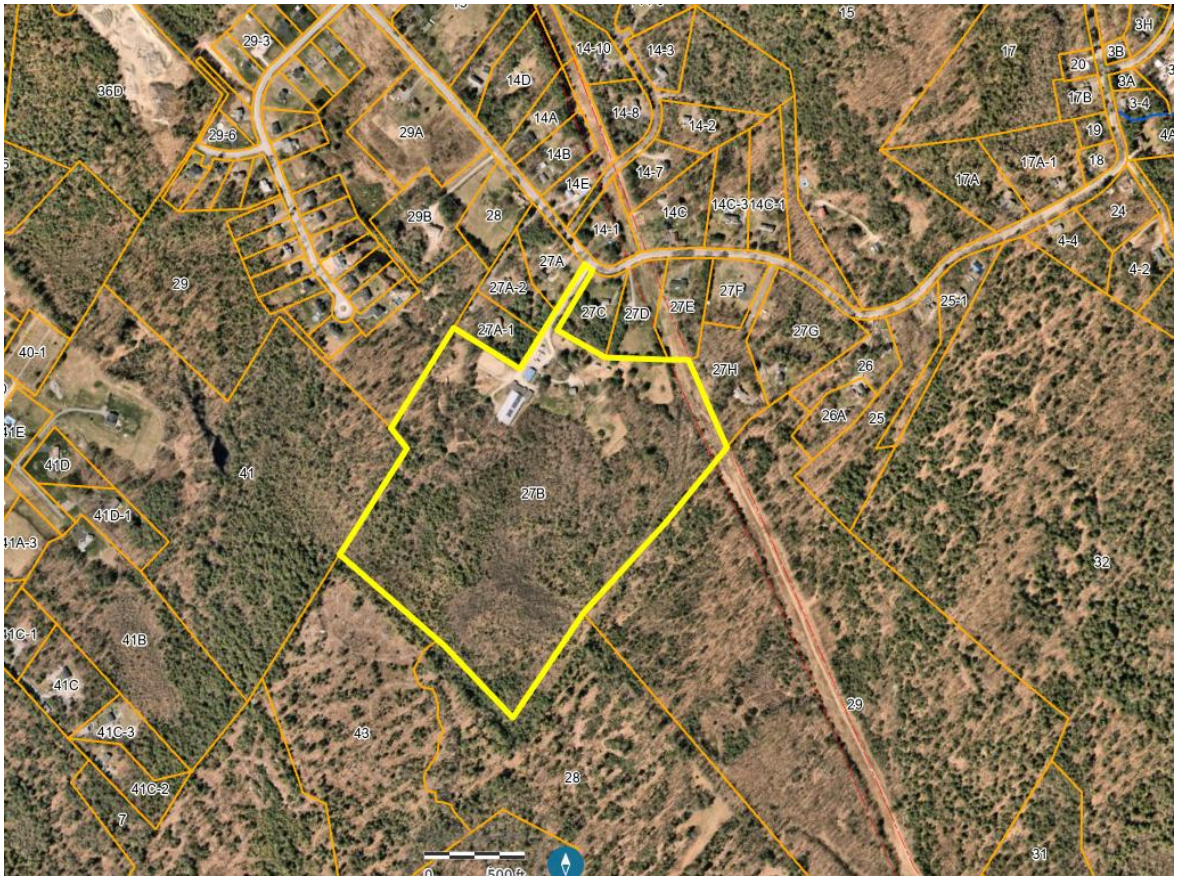


Figure 1: Aerial View of the subject parcel(s) relative to surrounding properties and street network

A Development Review Team meeting is not required for an amended subdivision. The application was received on June 16, 2026, and staff comments were discussed with the applicant team on June 30, 2026.

BACKGROUND:

The Twin Meadows Subdivision is a six-lot residential subdivision on Land of Nod Road, originally approved by the Windham Planning Board in 1992 ("Final Plan Twin Meadows Subdivision," June 1992) and recorded at the Cumberland County Registry of Deeds in Plan Book 192, Page 255. The Amended Final Plan (BH2M, land of Ronald Beaulieu) superseded the 1992 plan and was recorded on March 17, 1994 in Plan Book 194, Page 79; the 2nd Amended Final Plan was approved by the Town on September 9, 2019 (BH2M, for Troy T. Holston) and recorded at the Registry in Plan Book 219, Page 96.

The Riding to the Top parcel is the approximately 52.4-acre remaining land of the original subdivision, conveyed to Riding to the Top by warranty deed in 1998. The parcel is served by Lilac Drive, an existing 22-foot gravel drive, but the drive is not a right-of-way described in the deed, and the parcel has only 30 feet of frontage on Land of Nod Road, making it nonconforming as to the 200-foot minimum frontage of the Farm District. The proposed 3rd Amended Final Plan (Survey, Inc., June 2026) establishes the 50-foot Lilac Drive right-of-way and hammerhead, providing 289.0 feet of frontage and bringing the parcel into conformance. No construction or site improvements are proposed under this amendment; improvements to the Riding to the Top facility are reviewed under companion application #26-04.

AMENDED SUBDIVISION REVIEW

PLEASE NOTE: The staff memo is a reference guidance document, and suggested topics for board discussion are listed; ~~the strikethrough text is items for the final review;~~ ***bold and italic text represent unaddressed existing and/or new staff comments***; or plain underlined text are items that have been addressed by the applicant; and *italic text is for information or previously reviewed and/or approved items*.

Staff Comments:

1. Complete Application: *Per §120-913B(2), because the revision creates no additional lots or dwelling units, the procedures for final plan approval are followed, and per §120-913B(4) the Board's scope of review is limited to those portions of the plan proposed to be changed.*

   MOTION: [I move] the Amended Subdivision application for project #26-11 Twin Meadows Subdivision (3rd Amended Final Plan) is found complete in regard to the submission requirements based on the application checklist, but the Planning Board retains the right to request more information where review criteria are not fully addressed.

2. Waivers:

   Limitation of Waivers. The granting of a submission requirement waiver or site waiver may not conflict with, nor negate, any State Statutory requirements for the subdivision of land.

Per §120-908B(2). The Board is not required to use any criteria in making its determination on the granting of a waiver of the submission requirements. Per §120-908C. The Planning Board may waive the requirements of §120-911 Performance and Design Standards when the applicant demonstrates that the performance standards of these regulations and the criteria of the subdivision statute have been or will be met, and the public health, safety, and welfare are protected and provided the waivers do not have the effect of nullifying the intent and purpose of the land use ordinance. In granting site waivers, the Planning Board shall utilize the criteria in §120-908C(2).
No waiver requests. Waivers related to the private road construction standards for Lilac Drive are requested under the companion site plan application #26-04.

3. Public Hearing: No public hearing has been scheduled for this project. The Planning Board shall determine whether to hold a public hearing on the application.
4. Site Walk: The Planning Board shall determine if a site walk is necessary. *Staff does not recommend a site walk; the amendment involves no construction, and the Board previously walked the property under #26-04.*

Windham Planning Board,

MOTION: [I move] the Amended Subdivision application for the #26-11 Twin Meadows Subdivision (3rd Amended Final Plan), identified on Tax Map: 7; Lot: 27B; Zone: Farm (F), is to be (**approved with conditions/denied)** with the following Findings of Fact, Conclusions, and Conditions of Approval.

FINDINGS OF FACT
Jurisdiction: The Twin Meadows Subdivision (3th Amended Final Plan) project is classified as an Amended Subdivision, which the Planning Board is authorized to review and act on by §120-913A of the Town of Windham Land Use Ordinance. In reviewing the application, the Planning Board shall make findings of fact establishing that the proposed revisions do or do not meet the criteria of 30-A M.R.S.A. §4404. Per §120-913B(4), the Board's scope of review is limited to those portions of the plan proposed to be changed — the addition of the Lilac Drive right-of-way and hammerhead.

Title, Right, or Interest: The applicant has submitted a copy of a Warranty Deed from Jerry W. Toomey to Riding to the Top, dated April 28, 1998, and recorded on April 28, 1998 at the Cumberland County Registry of Deeds in Book 13771 and Page 208. The property is subject to a pipeline easement to the Portland Pipe Line Corporation.

ARTICLE 4 ZONING DISTRICTS

- As shown on the Town of Windham Land Use Map approved by the Town Council, dated January 27, 2026, Tax Map 7; Lot: 27B is located in the Farm (F) District.
- Per §120-406E, the amendment provides 289.0 feet of street frontage along the Lilac Drive right-of-way, exceeding the 200-foot minimum and bringing the existing nonconforming lot into conformance. No other dimensional standards are affected by the amendment.

§120-911 – SUBDIVISION PERFORMANCE STANDARDS

§120-911A – Basic Subdivision Layout

- The amendment creates no new lots or dwelling units and changes no lot boundary lines; it adds a 50-foot right-of-way ("Lilac Drive," 27,251 SF±) with a hammerhead turnaround within the existing 52.4-acre parcel, which exceeds the 80,000 SF minimum lot size of the Farm (F) District.

§120-911E – Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas, or Public Access to the Shoreline

- No construction or site disturbance is proposed under the amendment. The Maine Historic Preservation Commission determined (letter dated March 9, 2026, MHPC #0232-26) that the associated Riding to the Top project will have no effect upon historic properties; MDIFW and Maine Natural Areas Program review letters are included with companion application #26-04.

§120-911F – Conformance with Land Use Ordinances

- The amendment brings the parcel's street frontage into conformance with the Farm District standards and is consistent with the Land Use Ordinance and the Comprehensive Plan. The revised plan indicates it is a revision of a previously approved and recorded plan, per §120-913B(3)(d).

§120-911G – Financial and Technical Capacity

- The plan was prepared by Survey, Inc., a Maine licensed professional land surveyor. Because the amendment proposes no public or private improvements and changes no boundary lines, no performance guarantee is required prior to the release of the plan for recording.

§120-911M – Traffic Conditions and Streets

- No new building lots or trips are created by the amendment. Lilac Drive remains a private way serving the Riding to the Top facility at its existing 22-foot width; the hammerhead provides an emergency turnaround. Waivers from the private road construction standards are requested and reviewed under companion site plan application #26-04.

§120-912- Recording Plan

- The submitted plan has the signed stamp of the licensed professional land surveyor; a general note identifying the plan as a partial (fragmented) plan of the Twin Meadows Subdivision depicting the easement approved to create frontage along Lilac Drive; and the Town's standard subdivision conditions of approval on the plan.

CONCLUSIONS *(Final Plan Review)*

1. The development plan **reflects** the natural capacities of the site to support development.
2. Buildings, lots, and support facilities **will** be clustered in those portions of the site that have the most suitable conditions for development.
3. Environmentally sensitive areas, including but not limited to wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and

endangered plants and animals; unique natural communities and natural areas; and sand and gravel aquifers **will** be maintained and protected to the maximum extent.

4. The proposed subdivision **has** sufficient water available for the reasonably foreseeable needs of the subdivision.
5. The proposed subdivision **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
6. The proposed use and layout **will not** be of such a nature that it will make vehicular or pedestrian traffic no more hazardous than is normal for the area involved.
7. The proposed subdivision **will** provide adequate sewage waste disposal.
8. The proposed subdivision **conforms** to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan.
9. The developer **has** the adequate financial capacity to meet the standards of this section.
10. The proposed subdivision **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
11. The proposed subdivision **will** provide for adequate stormwater management.
12. The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it **will not** interfere with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.
13. On-site landscaping **does** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.
14. All freshwater wetlands within the proposed subdivision **have** been identified on the plan.
15. Any river, stream, or brook within or abutting the subdivision **has** been identified on any maps submitted as part of the application.
16. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision **has** a lot-depth to shore frontage ratio greater than 5 to 1.
17. The long-term cumulative effects of the proposed subdivision **will not** unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.
18. For any proposed subdivision that crosses municipal boundaries, the proposed subdivision **will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.
19. The timber on the parcel being subdivided **has not** been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14.

CONDITIONS OF APPROVAL (REQUIRED)

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated June 16, 2026, as amended July 27, 2026, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-913 of the Land Use Ordinance.

2. In accordance with §120-912, the signed plan shall be recorded at the Cumberland County Registry of Deeds; if the approved plan is not recorded within three years of approval, it shall become null and void. Within seven days of recording, the applicant shall provide the Town with a copy of the recorded plan.

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

AMENDED SUBDIVISION APPLICATION

FEES FOR AMENDED SUBDIVISION	**APPLICATION FEE:** ☐ $350.00 (Each lot/Revision) **REVIEW ESCROW:** ☐ $250.00			**AMOUNT PAID:** $_____ **DATE:** _____ *Office Use:*		*Office Stamp:*	
NAME OF ORIGINAL SUBDIVISION BEING REVISED OR AMENDED:	TWIN MEADOWS SUBDIVISION						
PROPERTY DESCRIPTION	**Parcel ID**	**Map #** 7	**Lot(s) #** 27B	**Zoning District(s)**	FARM	**Total Land Area SF**	52 ACRES+/-
	Physical Address	14 LILAC DRIVE		**Watershed**	UPPER PRESUMPSCOT RIVER		
PROPERTY OWNER'S INFORMATION	**Name**	SARAH BRONSON		**Name of Business**	RIDING TO THE TOP		
	Phone	207-892-2813		**Mailing Address**	14 LILAC DRIVE WINDHAM, MAINE 04062		
	Fax or Cell						
	Email	SBRONSON@RIDINGTOTHETOP.ORG					
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name**			**Name of Business**			
	Phone			**Mailing Address**			
	Fax or Cell						
	Email						
APPLICANT'S AGENT INFORMATION	**Name**	ANDREW JOHNSTON		**Name of Business**	CRAGMOR CONSULTING, LLS		
	Phone	207-449-6616		**Mailing Address**	PO BOX 313 SOUTH FREEPORT, ME 04078-0313		
	Fax or Cell						
	Email	AJ@CRAGMOR.COM					

PROJECT INFORMATION

Existing Land Use *(Use extra paper, if necessary)*:

RIDING STABLES

Provide a narrative description of the proposed changes to the approved plan *(Use extra paper, if necessary)*:

ADD A RIGHT OF WAY AND HAMMERHEAD TO PROVIDE FRONTAGE FOR THE PARCEL

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary):

THIS IS AN EXISTING NON-CONFORMIN GLOT. THE R.O.W ADDITION WILL BRING THE PARCEL INTO CONFROMANCE

AMENDED SUBDIVISION REVIEW APPLICATION REQUIREMENTS

Section 120-913 of the Land Use Ordinance

The submission shall contain, three (3) copies of following information, including full plan sets. Along with one (1) electronic version of the entire submission.

The Subdivision 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.
  - 3 copies of application and plans
  - Application Payment and Review Escrow
- Contact information:
  Windham Planning Department (207) 894-5960, ext. 2
  Steve Puleo, Planning Director sjpuleo@windhammaine.us
  Amanda Lessard, Senior Planner allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR AMENDED SUBDIVISIONS

The following checklist only includes items required by Windham's LAND USE ORDINANCE, Section 120-913 for revisions to approved plans.

Please refer to Section 120-910 for submission requirements for new developments, and Section 120-911 for subdivision performance and design standards to determine additional information that may be required to support the application.

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

Per SECTION 120-913B(4), the Board's scope of review shall be limited to those portion of the plan which are proposed to be changed.

Submission Requirements:	Applicant	Staff
Completed Application form	☐	☐
Evidence of right, title, or interest in the property	☐	☐
Evidence of payment of fees	☐	☐
Original Subdivision Plan	☐	☐
Proposed Amended Subdivision Plan. The revised plan shall indicate that it is a revision of a previously approved and recorded plan and shall show the title of subdivision and the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds	☐	☐
Any additional supporting information to allow the Planning Board to make a determination that the proposed revisions meet the standards of Article 9 Section 120-911 of the Land Use Ordinance and the criteria of the state statute	☐	☐

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.

APPLICANT OR AGENT'S SIGNATURE DATE

PLEASE TYPE OR PRINT THE NAME

024307

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **I, Jerry W. Toomey f/k/a Jerry W. Pasenen,** of Windham, County of Cumberland and State of Maine, for consideration paid, grant to **Riding To The Top, a nonprofit Corporation organized and existing under the laws of the State of Maine with a place of business,** in Windham, County of Cumberland and State of Maine, whose mailing address is P.O. Box 1928, Windham, Maine 04062, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **Riding To The Top,** its successors and assigns forever, with **WARRANTY COVENANTS,** a certain lot or parcel of land, with any buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of land of Nod Road, so called, in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" diameter iron rod found with a cap marked "BH2M PLS 2002" on the assumed southerly sideline of land of Nod Road, so called, at the easterly corner of land now or formerly of Green One Development Corporation (Book 9718, Page 234);

Thence S 26° 16' 41" E along the assumed southerly sideline of said Land of Nod Road 30.00 feet to a point;

Thence in a general southeasterly direction along the assumed southerly sideline of said land of Nod Road and along a circular curve to the left tangent to the last described line being circumscribed by a radius of 130.00 feet an arc distance of 21.94 feet to a point and remaining land now or formerly of Ronald P. Beaulieu, et al;

Thence S 46° 14' 39" W by remaining land now or formerly of Ronald P. Beaulieu, et al. 350.00 feet to a point;

Thence S 46° 39' 47" E by remaining land now or formerly of Ronald P. Beaulieu, et al. 275.00 feet to a point;

Thence S 74° 55' 55" E by remaining land now or formerly of Ronald P. Beaulieu 417.43 feet to a point and the approximate centerline of a 24 inch diameter underground pipeline belonging to Portland Pipeline Corporation;

Thence S 08° 34' 34" E by remaining land now or formerly of Ronald P. Beaulieu and along the approximate centerline of a 24 inch diameter pipeline;

Thence S 13° 32' 50" E by remaining land now or formerly of Ronald P. Beaulieu, et al. and along the approximate centerline of said 24 inch diameter pipeline 106.17 feet to a point in a stonewall and land now or formerly of Janet L. David (Book 6509 Page 38 Cumberland County Registry of Deeds);

Thence S 53° 10' 31" E along said stonewall and land of said David 46.99 feet to a 5/8 diameter iron rod found and the remains of a stonewall;

Thence S 52° 22' 56" W along said stonewall and land of said David 503.96 feet to a point at or near the end of said stonewall;

Thence S 46° 58' 00" W along land of said David and land now or formerly of Greta Orbeton (Book 4147, Page 16 Cumberland County Registry of Deeds) and partially by the remains of a barbed wire fence 1251.92 feet to a point and land now or formerly of Harry Winship (Book 1815 Page 326 Cumberland County Registry of Deeds);

Thence N 30° 37' 28" W along land of said Winship 1296.81 feet to a point and land now or formerly of Francis L. Riley (Book 4672, Page 90 Cumberland County Registry of Deeds);

Thence N 46° 35' 19" E along remains of a barbed wire fence and along land of said Riley 659.23 feet to a point;

Thence N 25° 34' 01" W along remains of a barbed wire fence and along land of said Riley 133.95 feet to a point and land now or formerly of Charles W. Sanborn (Book 4617, Page 205 Cumberland County Registry of Deeds);

Thence N 45° 29' 45" E partially along remains of a barbed wire fence and along land of said Sanborn 516.01 feet to a point;

Thence N 46° 14' 39" E along said remains of a wire fence and land of said Sanborn 76.17 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002" and land now or formerly of Green One Development Corporation;

Thence S 43° 45' 21" E along land of said Green One Development Corporation 388.39 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002";

Thence N 46° 14' 39" E along land of said Green One Development Corporation 615.00 feet to the point of beginning.

The above described premises contains 52.07 acres.

The above mentioned bearings refer to magnetic north as observed in 1985.

The above described premises subject to a pipeline easement granted to Portland Pipeline Corporation by Viola D. Dyer, dated May 22, 1984 recorded at Cumberland County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Grantor Jerry W. Toomey, formerly Jerry W. Pasenen, by Deed of Wayne S. Pasenen dated December 18, 1992 recorded in the Cumberland County Registry of Deeds at Book 10505, Page 8, as corrected by Corrective Deed of Ronald P. Beaulieu, et al. to Jerry W. Pasenen, et al. dated February 17, 1993 recorded in the Cumberland County Registry of Deeds at Book 10595, Page 198.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereof, to the said **Riding To The Top**, its successors and assigns forever.

AND I do **covenant** with the said Grantee, its successors and assigns, that I will **warrant and forever defend** the premises to it, the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said **Jerry W. Toomey, f/k/a Jerry W. Pasenen** have hereunto set my hand and seal this 25th day of April, 1998.

Witness

Jerry W. Toomey

STATE OF MAINE
CUMBERLAND, ss.

DATE: 4/28, 1998

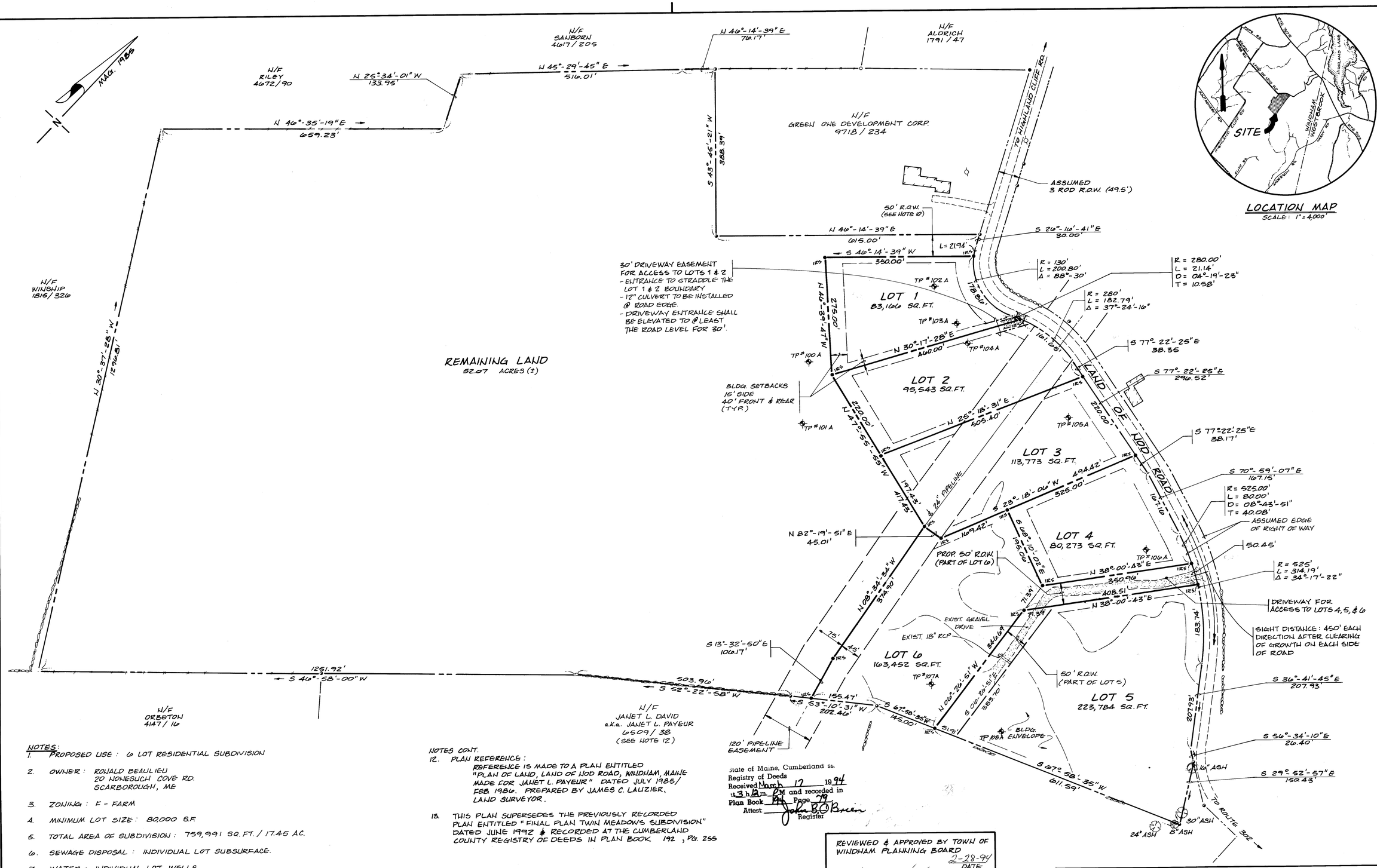
Then personally appeared the above named **Jerry W. Toomey** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ / Attorney-at-Law

Printed Name / Seal: E. ANNE CARTON

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 APR 28 PM 12:03
CUMBERLAND COUNTY
John B O'Brien



NOTES:

1. PROPOSED USE : 6 LOT RESIDENTIAL SUBDIVISION
2. OWNER : RONALD BEAULIEU
   20 NONESUCH COVE RD.
   SCARBOROUGH, ME
3. ZONING : F - FARM
4. MINIMUM LOT SIZE : 80,000 S.F.
5. TOTAL AREA OF SUBDIVISION : 759,991 SQ. FT. / 17.45 AC.
6. SEWAGE DISPOSAL : INDIVIDUAL LOT SUBSURFACE.
7. WATER : INDIVIDUAL LOT WELLS
8. UTILITIES : UNDERGROUND (ON LOTS, OVERHEAD ON LAND OF NOD ROAD)
9. ENGINEER / SURVEYOR : BH2M
   28 STATE ST.
   GORHAM, ME
10. ACCESS TO LOT 1 & LOT 2 SHALL BE FROM A COMMON DRIVEWAY TO BE CONSTRUCTED AS SHOWN ON PLANS.
11. ACCESS TO LOTS 4,5 & 6 SHALL BE FROM A COMMON DRIVEWAY TO BE CONSTRUCTED WITHIN THE 50 FOOT RIGHT OF WAY AS SHOWN HEREON. THE PROPOSED DRIVEWAY SHALL BE CLEARED ON BOTH SIDES & LANDSCAPED WITH BARK MULCH & JUNIPERS. A MAINTENANCE AGREEMENT SHALL BE ESTABLISHED FOR LOTS 4,5, & 6 REGARDING SHARED MAINTENANCE OF THE PROPOSED DRIVEWAY & ADJACENT LANDSCAPING.

NOTES CONT.

12. PLAN REFERENCE :
    REFERENCE IS MADE TO A PLAN ENTITLED "PLAN OF LAND, LAND OF NOD ROAD, WINDHAM, MAINE MADE FOR JANET L. PAYEUR" DATED JULY 1985/ FEB. 1986. PREPARED BY JAMES C. LAUZIER, LAND SURVEYOR.
13. THIS PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN ENTITLED "FINAL PLAN TWIN MEADOWS SUBDIVISION" DATED JUNE 1992 & RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PG. 255

State of Maine, Cumberland ss.
Registry of Deeds
Received March 17 1994
at 3 h 0 m. PM and recorded in
Plan Book 194 Page 79
Attest: John B. O'Brien
Register

REVIEWED & APPROVED BY TOWN OF WINDHAM PLANNING BOARD
2-28-94 DATE

William Winter CHAIRMAN
Robert J. Enslow
Joan A. Perry
Alden Hall
Keith K. Williams

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD BOUNDARY SURVEY CATEGORY 1, CONDITION II (WITH THE FOLLOWING EXCEPTIONS)
1) NO WRITTEN REPORT

PATRICK R. CAYER R.L.S. # 2002

STATE OF MAINE PATRICK R. CAYER No. 2002 REGISTERED LAND SURVEYOR

LEGEND

- PROPERTY LINE
- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- STONE WALL
- WIRE FENCE

DATE	REVISION
9-3-92	REVISED FOR FINAL PLAN
11-18-93	REVISED PLAN: ADDED DRIVEWAY EASEMENTS, LOT 1&2
12-1-93	REV. DRIVEWAY EASEMENT
12-22-93	REV. DRIVEWAY EASEMENT
1-10-94	REV. PER CLIENT COMMENTS

SEAL

JOB NO.	DESIGNED BY	DRAWN BY	CHECKED BY
92-048	PRC	WJW	LSB
DATE	SCALE		
NOV. 1993	1" = 100'		

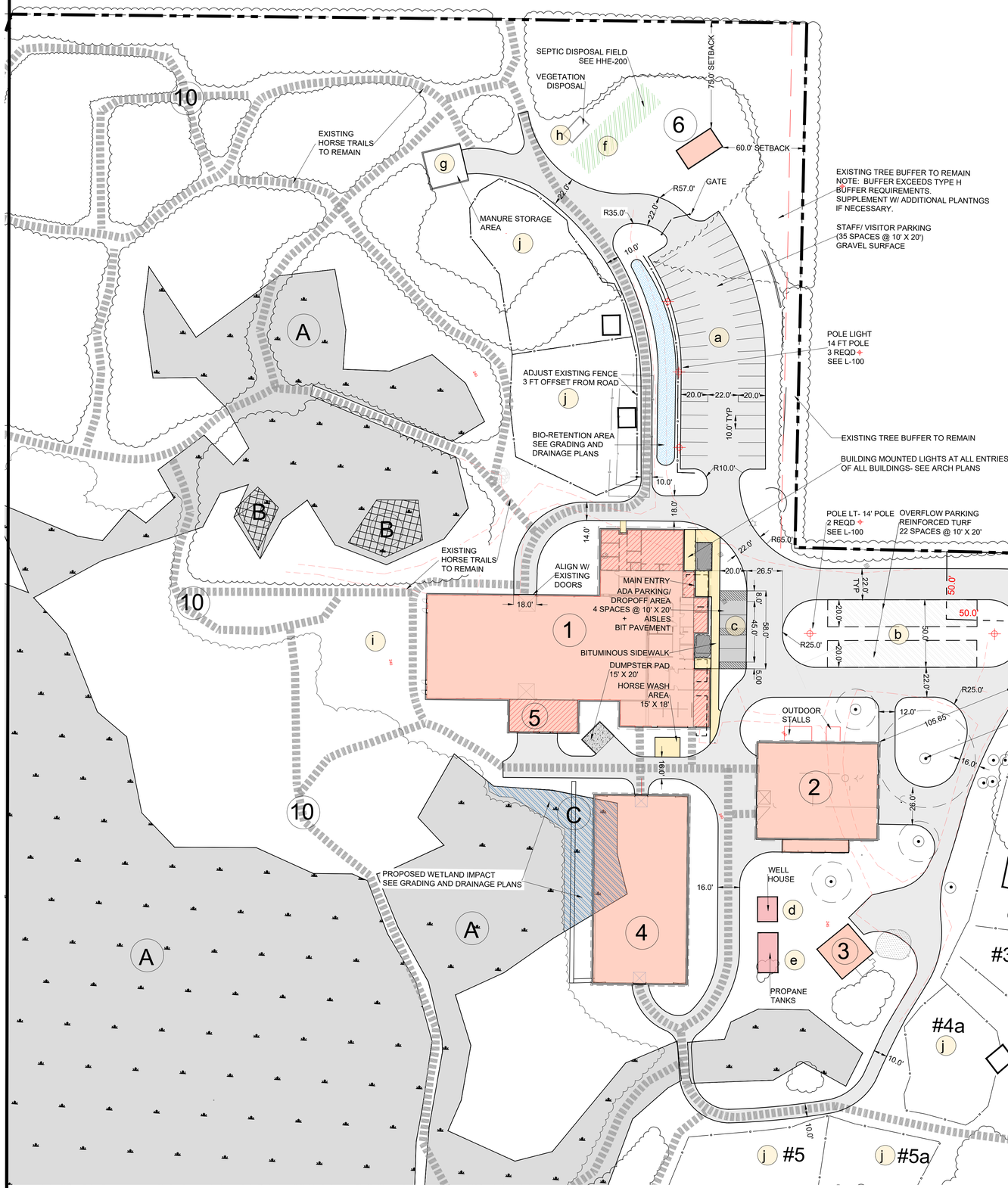
AMENDED FINAL PLAN
"TWIN MEADOWS SUBDIVISION"
LAND OF:
RONALD BEAULIEU
20 NONESUCH COVE RD., SCARBOROUGH, ME
SUBDIVISION PLAN

BH2M ENGINEERS
BERRY · HUFF · McDONALD · MILLIGAN INC. PLANNERS SURVEYORS
28 State Street
Gorham, Maine 04038

SHEET NO. 2 OF 3

165384

PROFESSIONAL GRAPHICS DPD-30



MAP LEGEND

CORE AREA USES

BUILDINGS

1. Indoor Arena/ Office
2. Barn
3. Caretaker Residence
4. New Covered Arena
5. Tractor/ Bedding Sheds
6. Intern/ Tiny House

SITE IMPROVEMENTS

a. Parking- Staff and Visitor (35 spaces)
b. Parking- event/ Overflow (22 Spaces)
c. Parking- Dropoff- ADA (4 spaces)
d. Well House
e. Propane Tank Storage
f. Septic Disposal Area
g. Manure Storage
h. Vegetation Refuse
i. Material Storage
j. Paddock Areas
k. Existing Trail System

RESOURCE PROTECTION

A. Wetlands, mapped 2025
B. Vernal Pools, mapped 2025
C. Wetland Impacts- Proposed

SYMBOL LEGEND

- RTT property
- Lot lines
- Existing trail
- Proposed trail
- Stream
- Wetland
- Parking Area
- Buildings
- Paddock Area/ #
- Wooded Areas
- Trees to be Preserved

N

SCALE

0' 20' 40' 80' 120' 200'

SCALE: 1" = 40'

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS RIDING TO THE TOP, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 13771 PAGE 208.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 52.4 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 7, LOT 27B.
4. PLAN REFERENCES:
   A) SECOND AMENDMENT FINAL PLAN, TWIN MEADOWS SUBDIVISION, AS APPROVED BY THE TOWN OF WINDHAM ON SEPTEMBER 9, 2019 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM:
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND FIELD SURVEY BY SURVEY INC 03/23/26.
8. THE PROPERTY IS LOCATED IN THE FARM DISTRICT.
9. SPACE AND BULK REQUIREMENTS: FARM DISTRICT

CRITERIA	REQUIRED/ EXISTING	PROPOSED
MIN LOT SIZE:	80,000 SF	2,282,544 SF/ 52.4 AC
NET RESIDENTIAL AREA*		1,039,043 SF
NET RESIDENTIAL DENSITY:	60,000 SF/DU	519,521 SF/DU
MIN STREET FRONTAGE:	200 FT	289.0 FT
MIN FRONT YARD:	40 FT	105.65 FT
MIN REAR YARD:	10 FT	10 FT
MIN SIDE YARD:	10 FT	60.0 FT
MAX BUILDING HEIGHT:	35 FT	30.0 FT
MAX BUILDING COVERAGE	25%	1.75 %

10. * NET RESIDENTIAL AREA CALCULATION

TOTAL LAND AREA	2,282,544 SF/ 52.4 AC
ROAD R.O.W.	- 27,251 SF/ 0.6 AC
WETLANDS	- 1,216,250 SF/ 27.9 AC
NET RESIDENTIAL AREA	1,039,043 SF/ 23.9 AC

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

_____ CHAIR _____ DATE

06.15.26 NOT FOR CONSTRUCTION

OWNER:
RIDING TO THE TOP

Project:
RIDING TO THE TOP

Revisions	Date	Description
1	03/15/26	SUBMIT FOR SKETCH PLAN
2	06/15/26	SUBMIT FOR SITE PLAN

Scale:
Approved By: PC
Drawn By: MAP

SITE LAYOUT AND MATERIALS PLAN

Phase:
PERMITTING

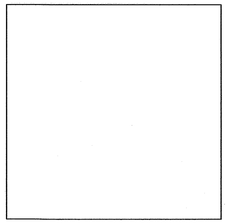
CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 204
PORTLAND, MAINE 04101
207.772.1552 V. C. 207.329.8976

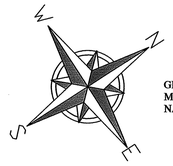
Date:
June, 2026

Sheet No:
C-101

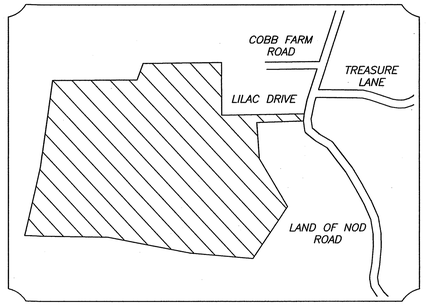
APPROVED BY THE TOWN OF WINDHAM
PLANNING BOARD

CHAIRPERSON _____ DATE _____

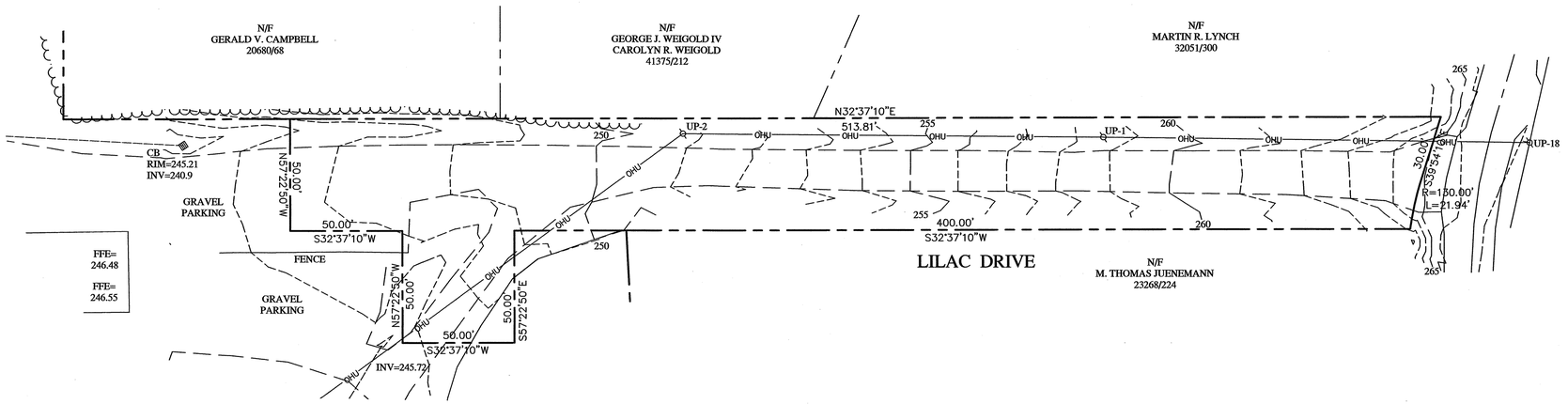




GRID NORTH
MAINE STATE PLANE
NAD 83, 1802 - MAINE WEST



LOCATION MAP
(NOT TO SCALE)



30 0 15 30 60
GRAPHIC SCALE
1"=30'

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 16, 2026, AS AMENDED JULY 27, 2026, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS,IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH§120-913 OF THE LAND USE ORDINANCE.

2. IN ACCORDANCE WITH§120-912, THE SIGNED PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS; IF THE APPROVED PLAN IS NOT RECORDED WITHIN THREE YEARS OF APPROVAL, IT SHALL BECOME NULL AND VOID. WITHIN SEVEN DAYS OF RECORDING, THE APPLICANT SHALL PROVIDE THE TOWN WITH A COPY OF THE RECORDED PLAN.

SURVEY NOTES:

(1) THE OWNER OF RECORD IS RIDING TO THE TOP AS DESCRIBED IN A DEED RECORDED IN BOOK 13771 PAGE 208 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

(2) THE PARCEL IS DEPICTED AS LOT 27-B ON THE TOWN OF WINDHAM ASSESSORS MAP 7.

(3) BEARINGS ARE GRID NORTH, MAINE STATE PLANE 1802 WEST ZONE.

(4) VERTICAL DATUM- NAVD 88

(5) BOUNDARIES HEREON REPRESENT A RETRACEMENT OF THE REFERENCED PLAN.

PLAN REFERENCE:

SECOND AMENDED FINAL PLAN TWIN MEADOWS SUBDIVISION LAND OF NOD ROAD WINDHAM, MAINE FOR TROY T. HOLSTON DATED AUGUST 2019 BY BH2M RECORDED IN PLAN BOOK 220 PAGE 56 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118



THIS PLAN AMENDS "SECOND AMENDED FINAL PLAN TWIN MEADOWS SUBDIVISION LAND OF NOD ROAD WINDHAM, MAINE FOR TROY T. HOLSTON" DATED AUGUST 2019 BY BH2M RECORDED IN PLAN BOOK 220 PAGE 56 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3RD AMENDED FINAL PLAN TWIN MEADOWS SUBDIVISION

LAND OF NOD ROAD - LILAC DRIVE
WINDHAM, MAINE

FOR: RIDING TO THE TOP
PO BOX 1928
WINDHAM, MAINE 04062
(OWNER OF RECORD)

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: WCS CHK:DRR
DATE: JUNE 2026 JOB NO. 25-198

Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-050

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 9.

#24-19 - Major Site Plan - Extension Request - Private Warehouse - 120 Tandberg Trail - Ultimate Property Management, LLC
The applicant is requesting a one-year extension of the Major Site Plan approval granted by the Planning Board on August 12, 2024, pursuant to §120-815(A)(2) of the Land Use Ordinance, prior to the lapse of the two-year approval window. No revisions to the approved plan are proposed. The approved project is a 5,050 sq ft Private Warehouse Building on a 2.1-acre property with three existing buildings and paved parking lots. Tax Map: 18; Lot: 39; Zone: Commercial I (C-1) zoning district, in the Mill Pond watershed.

TOWN OF WINDHAM MAINE

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

MEMO

DATE: July 20, 2026
TO: Planning Board
FROM: Natalie Thomsen, Town Planner
Cc: Steve Puleo, Planning Director
Dustin M. Roma, P.E., DM Roma Consulting Engineers
RE: #24-19 – Major Site Plan – Extension Request – Private Warehouse – 120 Tandberg Trail – Ultimate Property Management, LLC

Planning Board Meeting: **July 27, 2026**

Overview

The applicant, Ultimate Property Management, LLC, is requesting the Planning Board review and approve a first one-year extension of the Major Site Plan approval for Project #24-19 – Private Warehouse, pursuant to §120-815A(2) of the Land Use Ordinance. The Planning Board approved the Major Site Plan at its August 12, 2024 meeting by a vote of 5-0. The approved project is a 5,050 SF private warehouse building on a 2.1-acre property that contains three existing buildings and paved parking lots. The property is identified as Tax Map 18, Lot 39, in the Commercial I (C-1) zoning district and the Mill Pond watershed. No revisions to the approved plan are proposed.



Figure 1: Aerial View of the subject parcel(s) relative to surrounding properties and street network.

§120-815A of the Land Use Ordinance states that construction of the improvements covered by any site plan approval shall commence within two years of the date upon which the approval was granted, and that if construction has not commenced, as determined by the Code Enforcement Officer, within the specified period, the approval shall be null and void. Construction of the approved improvements has not commenced, and the two-year approval period lapses on August 12, 2026.

Per §120-815A(1), an applicant may request an extension of the approval deadline in writing, made to the Planning Board, prior to the expiration of the period. DM Roma Consulting Engineers, on behalf of the applicant, submitted a written extension request dated July 7, 2026, prior to the expiration of the approval period.

Per §120-815A(2), the Planning Board may grant up to two, one-year extensions if the approved plan conforms to the ordinances in effect at the time the extension is granted and any and all federal and state approvals and permits are current. No federal or state permits were required for the project; therefore, all permit approvals remain current. Staff find no amendments to the Land Use Ordinance since August 12, 2024 that affect the approved plan.

This is the applicant's first extension request. If the extension is granted and construction does not commence prior to August 12, 2027, the applicant may request one additional one-year extension in accordance with §120-815A(2).

The waivers and Conditions of Approval stated in the approval dated August 12, 2024, are as follows:

Waivers:

The approved waiver of §120-812B(1)(b) to reduce the required right-of-way from 50 feet to 25 feet.

The approved waiver of §120-812B(2)(h)[1] to allow more than one two-way driveway onto a single roadway (Sabbady Point Road) for a use generating less than 100 vehicle trips per day, and to allow the driveway width to exceed 40 feet.

The approved waiver of §120-812B(3)(b) to allow the private accessways (driveways) to be separated less than 75 feet.

Conditions of Approval:

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated May 20, 2024, as amended August 12, 2024, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-815 of the Land Use Ordinance.
2. In accordance with §120-815C(1)(b) of the Land Use Ordinance, the construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If

construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.

3. Approval is subject to the requirements of Chapter 201, Article II, Post-Construction Stormwater Ordinance. Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1st of each year.
4. The development is subject to the following Article 12 impact fees, to be paid with the issuance of new building permits for the fit-up of the new uses: Public Safety Impact Fee and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, in accordance with §120-1201C.

Motion: [I move] to approve the first one-year approval extension, in accordance with §120-815A(2), for Project #24-19 – Private Warehouse at 120 Tandberg Trail, including the Findings of Fact, Conclusions, waivers, and Conditions of Approval of August 12, 2024, valid until August 12, 2027.

DM ROMA
CONSULTING ENGINEERS

July 7, 2026

Natalie Thomsen, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

Re: Request for 1-year extension of Major Site Plan Approval
Private Warehouse Building at 120 Tandberg Trail
Ultimate Property Management, LLC – Applicant/Owner

Dear Natalie:

On behalf of Ultimate Property Management, LLC we are requesting a 1-year extension of the Major Site Plan approval that was granted to the above referenced project, pursuant to §120-815(A)(2). No federal or state permits were required for the project, so all permit approvals remain current. The Windham Planning Board approved Project #24-19 at its meeting that took place on August 12, 2024. We are not requesting any revisions to the approved plan.

Enclosed is a copy of the Major Site Plan Approval Letter and a copy of the Major Site Plan for reference. Please let us know if the Town requires any additional information to be submitted and we will provide the requested information.

We request to be placed on the July 27th Planning Board agenda for consideration to approve the 1-year extension prior to the lapse of the 2-year approval window.

Upon your review of this information, 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

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

AGENT AUTHORIZATION

APPLICANT/ OWNER	**Name**	Ultimate Property Management, LLC			
PROPERTY DESCRIPTION	**Physical Address**	120 Tandberg Trail		**Map**	18
				Lot	39
APPLICANT'S AGENT INFORMATION	**Name**	Dustin Roma, PE			
	Phone	(207) 591-5055	**Business Name & Mailing Address**	DM Roma Consulting Engineers PO Box 1116 Windham, ME 04062	
	Fax/Cell	(207) 310-0506			
	Email	dustin@dmroma.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 — DATE: 5-20-2024

John Mallia
PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE — DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE — DATE: 5-20-2024

Dustin Roma
PLEASE TYPE OR PRINT NAME HERE

Rev. 05/12/23



Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Tue Jul 07 2026 07:05:08. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
ULTIMATE PROPERTY MANAGEMENT, LLC	20073471DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
05/15/2007	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing
14 OUTLET COVE ROAD WINDHAM, ME 04062	14 OUTLET COVE ROAD WINDHAM, ME 04062

Clerk/Registered Agent

Physical	Mailing
DAVID MARK HIRSHON HIRSHON LAW GROUP, P.C. 40 REGATTA DR FREEPORT, ME 04032	DAVID MARK HIRSHON HIRSHON LAW GROUP, P.C. PO BOX 124 FREEPORT, ME 04032

New Search

Click on a link to obtain additional information.

List of Filings View list of filings

Obtain additional information:

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

August 24, 2024

Mr. John Mallia
Ultimate Property Management, LLC
14 Outlet Cove Road
Windham, ME 04062

Re: #24-19 – Approval Letter – Private Warehouse – 120 Tandberg Trail – Final Plan Review – Ultimate Property Management, LLC

Dear John,

I am writing to confirm that the Planning Board has approved the Major Site Plan for project #24-19 – Private Warehouse. The application is to build a 5,050 SF Private Warehouse Building on a 2.1 acre property. The site currently has three existing buildings and paved parking lots. The property is identified as Tax Map: 18; Lot: 39: Zone: Commercial I (C-1) zoning district in the Mill Pond watershed.

I am pleased to inform you that the Planning Board has given its approval to the Major Site Plan application. The approval was granted with a vote of 5 to 0 (C. Etheridge and Daigle absent) during the meeting that took place on August 12, 2024. The motion was proposed by E. Krikken and seconded by S. Moulton. Enclosed, please find the findings of fact and conclusions and conditions of approval.

Please revise the approval Board signing sheet for review, prior to the Board endorsement to include the following approved waivers:

- The approved wavier of §120-812B(1)(B) to reduce the required right-of-way from 50-feet to 25-feet.

- The approved waiver of §120-812B(2)(h)[1] to allow a use generating less than 100 vehicle trips per day more than on two-way driveway onto a Sabbady Point Road (a private road greater than 40-feet wide.

- The approved of §120-812B(3)(b) to allow the private accessways (driveways) to be separated less than 75-feet .

Per Section 120-815 of the Land Use Ordinance, construction of the improvements covered by any site plan approval shall be substantially commenced within two (2) years of the date upon which the approval was granted and completed within two (2) years of the date upon which the performance

guarantee is accepted. In accordance with Section 120-816B of the Land Use Ordinance, appeals of any actions taken by the Planning Board with respect to this Article 8 shall be made to the Superior Court in accordance with the Maine Rules of Civil Procedure, Rule 80B.

Sincerely,

Stephen J. Puleo
Planning Director

Enclosure: Findings of Fact, Conclusions, and Conditions of Approval
CC Via email: D. Roma, P.E., DM Roma, Consulting Engineer
R. Burns, Assistant Manager
J. Rioux, Director of Code Enforcement
M. Darby, Code Permit Manager
M. Arienti, Town Engineer
L. Fisher, Planning Assistant
E, O'Connor, Town Planner

FINDINGS OF FACT

Jurisdiction: The Private Warehouse project is classified as a Major Site Plan, which the Planning Board is authorized to review the proposed construction of 5,050 SF private warehouse building of and act on by §120–805A(2)(a) of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant has submitted a copy of a Quitclaim Deed with Covenant between Rampart Enterprises, LLC and Ultimate Property Management, LLC, dated September 27, 2018, and recorded on September 27, 2018, at the Cumberland County Registry of Deeds in Book 35183 and Page 36.

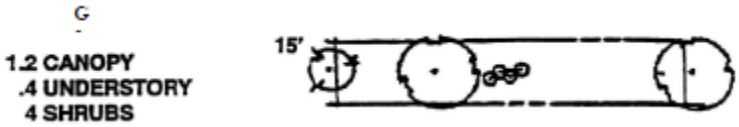
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For Final Plan Review the applicant has provided checklist compliance with the commercial district design standards.

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- Optional: §120–813B(1): Parking Location.
  The prepared parking location is on the side of the proposed building.

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  The light fixtures installed on the building are in scale with the site and building development. The illumination levels are appropriate for the site and use.

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  ~~**The proposed use is not expected to need any internal walkways.**~~

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  The project utilizes an existing driveway entrance to create a pedestrian and vehicle link between the adjacent properties.

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  Sidewalks are currently existing along Tandberg Trail.

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  ~~**There are no circumstances where a sidewalk crosses a roadway.**~~

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  The building is proposed to be utilized for personal warehouse storage, so bike storage can occur inside the building.

CONCLUSIONS (Require)

1. The plan for development **reflects** the natural capacities of the site to support development.

2. Buildings, lots, and support facilities **will** be clustered in those portions of the site that have the most suitable conditions for development.
3. Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and sand and gravel aquifers **will** be maintained and protected to the maximum extent.
4. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
5. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
6. The proposed use and layout **will** be of such a nature that it will make vehicular or pedestrian traffic no more hazardous than is normal for the area involved.
7. The proposed site plan **will** provide adequate sewage waste disposal.
8. The proposed site plan **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
9. The developer **has** the adequate financial capacity to meet the standards of this section.
10. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
11. The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it **will not** interfere with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.
12. On–site landscaping **does** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.
13. All freshwater wetlands within the proposed subdivision **have** been identified on the plan.
14. Any river, stream, or brook within or abutting the site **has** been identified on any maps submitted as part of the application.

CONDITIONS OF APPROVAL (REQUIRED)

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated May 20, 2024, as amended August 12, 2024 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-815 of the Land Use Ordinance.

2. In accordance with §120-815C(1)(b) of the Land Use Ordinance, the Construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.

3. Approval is subject to the requirements of Chapter 201 Article II Post-Construction Stormwater Ordinance. Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1st of each year.

4. The development is subject to the following Article 12 Impact Fees, to be paid with the issuance of new building permits for the fit up of the new uses: Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, Section 120-1201C.

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

August 24, 2024

Mr. John Mallia
Ultimate Property Management, LLC
14 Outlet Cove Road
Windham, ME 04062

Re: #24-19 – Approval Letter – Private Warehouse – 120 Tandberg Trail – Final Plan Review – Ultimate Property Management, LLC

Dear John,

I am writing to confirm that the Planning Board has approved the Major Site Plan for project #24-19 – Private Warehouse. The application is to build a 5,050 SF Private Warehouse Building on a 2.1 acre property. The site currently has three existing buildings and paved parking lots. The property is identified as Tax Map: 18; Lot: 39: Zone: Commercial I (C-1) zoning district in the Mill Pond watershed.

I am pleased to inform you that the Planning Board has given its approval to the Major Site Plan application. The approval was granted with a vote of 5 to 0 (C. Etheridge and Daigle absent) during the meeting that took place on August 12, 2024. The motion was proposed by E. Krikken and seconded by S. Moulton. Enclosed, please find the findings of fact and conclusions and conditions of approval.

Please revise the approval Board signing sheet for review, prior to the Board endorsement to include the following approved waivers:

- The approved wavier of §120-812B(1)(B) to reduce the required right-of-way from 50-feet to 25-feet.

- The approved waiver of §120-812B(2)(h)[1] to allow a use generating less than 100 vehicle trips per day more than on two-way driveway onto a Sabbady Point Road (a private road greater than 40-feet wide.

- The approved of §120-812B(3)(b) to allow the private accessways (driveways) to be separated less than 75-feet .

Per Section 120-815 of the Land Use Ordinance, construction of the improvements covered by any site plan approval shall be substantially commenced within two (2) years of the date upon which the approval was granted and completed within two (2) years of the date upon which the performance

guarantee is accepted. In accordance with Section 120-816B of the Land Use Ordinance, appeals of any actions taken by the Planning Board with respect to this Article 8 shall be made to the Superior Court in accordance with the Maine Rules of Civil Procedure, Rule 80B.

Sincerely,

Stephen J. Puleo
Planning Director

Enclosure: Findings of Fact, Conclusions, and Conditions of Approval
CC Via email: D. Roma, P.E., DM Roma, Consulting Engineer
R. Burns, Assistant Manager
J. Rioux, Director of Code Enforcement
M. Darby, Code Permit Manager
M. Arienti, Town Engineer
L. Fisher, Planning Assistant
E, O'Connor, Town Planner

FINDINGS OF FACT

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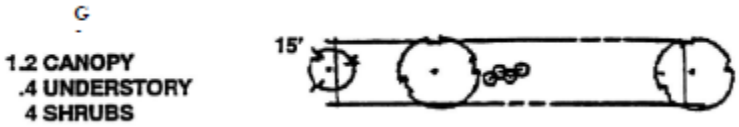
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13. All freshwater wetlands within the proposed subdivision **have** been identified on the plan.
14. Any river, stream, or brook within or abutting the site **has** been identified on any maps submitted as part of the application.

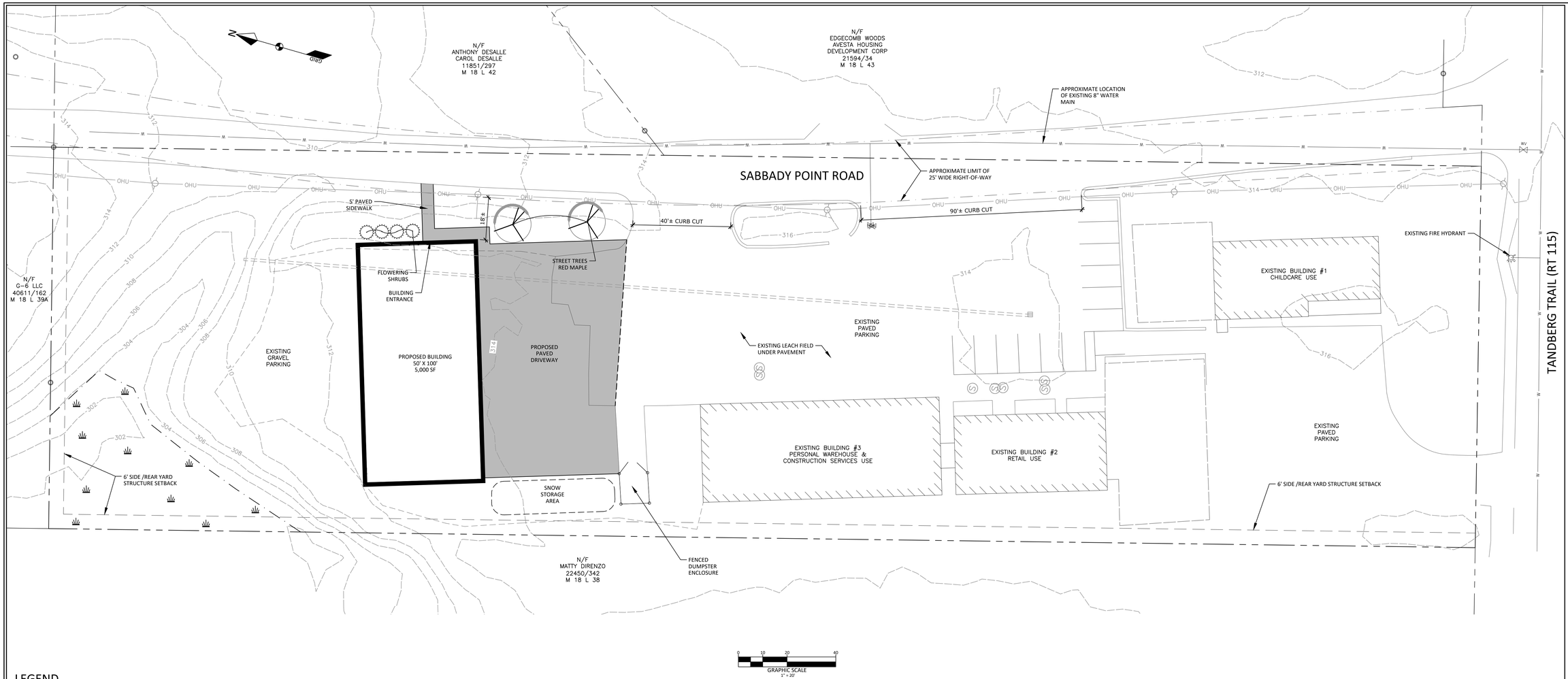
CONDITIONS OF APPROVAL (REQUIRED)

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated May 20, 2024, as amended August 12, 2024 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-815 of the Land Use Ordinance.

2. In accordance with §120-815C(1)(b) of the Land Use Ordinance, the Construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.

3. Approval is subject to the requirements of Chapter 201 Article II Post-Construction Stormwater Ordinance. Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1st of each year.

4. The development is subject to the following Article 12 Impact Fees, to be paid with the issuance of new building permits for the fit up of the new uses: Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, Section 120-1201C.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
	CENTERLINE OF STREAM	
-200- -201-	CONTOUR LINE	200 201
	TREELINE	
TP	TEST PIT	
	CATCHBASIN	
D	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	UNDERDRAIN	UD
S	SEWER MANHOLE	
S	SANITARY SEWER PIPE	S
FM	FORCE MAIN	FM
W	WATER MAIN	W
WV	WATER VALVE	
	HYDRANT	
	AIR RELEASE	
W	WELL	W
	UTILITY POLE	
	LIGHT POLE	
OHU	OVERHEAD UTILITIES	OHU
UGU	UNDERGROUND UTILITIES	UGU
	TRANSFORMER PAD	T
G	GAS MAIN	G
	GAS VALVE	
	RIPRAP	
SF	SILT FENCE	SF

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS ULTIMATE PROPERTY MANAGEMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35183 PAGE 36.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 2.1 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18, LOT 39.
4. PLAN REFERENCES:
   A) BOUNDARY AND TOPOGRAPHIC SURVEY OF 120 TANDBERG TRAIL PREPARED FOR ULTIMATE PROPERTY MANAGEMENT LLC, PREPARED BY SURVEY, INC.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON PLAN REFERENCE 4A.
9. THE PROPERTY IS LOCATED IN THE COMMERCIAL-1 (C-1) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MIN LOT SIZE:	NONE
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	NONE
MAX FRONT YARD (PRINCIPAL):	20 FT
MIN SIDE/REAR YARD:	6 FT

10. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS LLC IN JULY 2024

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MAY 20, 2024 AS AMENDED AUGUST 12, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 120-815 OF THE LAND USE ORDINANCE.
2. IN ACCORDANCE WITH SECTION 120-815(C)(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
3. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 201 ARTICLE II POST-CONSTRUCTION STORMWATER ORDINANCE. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
4. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE FIT UP OF THE NEW USES: PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT IN ACCORDANCE WITH SECTION 120-120(1)(C).

WAIVERS GRANTED:

1. SECTION 120-812B(1)(B) TO REDUCE THE REQUIRED RIGHT-OF-WAY FROM 50 FEET TO 25 FEET.
2. SECTION 120-812B(2)(H)(1) TO ALLOW MORE THAN ONE TWO-WAY DRIVEWAY ONTO A SINGLE ROADWAY FOR A USE GENERATING LESS THAN 100 VEHICLE TRIPS PER DAY, AND TO ALLOW THE DRIVEWAY WIDTH TO EXCEED 40 FEET.
3. SECTION 120-812B(3)(B) TO ALLOW THE PRIVATE ACCESS WAYS (DRIVEWAYS) TO BE SEPARATED LESS THAN 75 FEET.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

STATE OF MAINE
DUSTIN M. ROMA
REG. NO. 12131
REGISTERED PROFESSIONAL ENGINEER
9-11-24

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 593-5055

REV	DATE	BY	DESCRIPTION
A	7-22-24	DMR	SUBMITTED FOR REVIEW
B	9-11-24	DMR	ADDED COA AND WAIVERS GRANTED

SITE PLAN

PROPOSED PERSONAL WAREHOUSE BUILDING
120 TANDBERG TRAIL
WINDHAM, MAINE
FOR:
ULTIMATE PROPERTY MANAGEMENT LLC
14 DUTTET COVE ROAD
WINDHAM, ME 04062

21082
JOB NUMBER:

1" = 20'
SCALE:

9-11-2024
DATE:

SHEET 3 OF 6

S-1

Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-052

Agenda Date: 7/27/2026 **Version:** 2 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 10.

#26-10 - Major Subdivision - Revised Sketch Plan Review - Highland Cliff Estates Subdivision - 180 Highland Cliff Road - Highland Cliff Estates, LLC
The application is proposing a 27-lot conservation subdivision. The existing farmhouse and barn will be retained on a separate 4-acre parcel, while the remaining 46 acres will be developed with 27 single-family house lots and 23.93 acres of proposed open space. The applicant has submitted revised plans dated July 7, 2026 for a follow-up Sketch Plan review. Tax Map: 3; Lot: 49A; Zone: Farm (F) zoning district, in the Presumpscot River watershed.

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS HIGHLAND CLIFF ESTATES, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 42022 PAGE 130.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 50.03 ACRES. TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 45.96 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 3, LOT 49-A.
4. PLAN REFERENCES:
   - A) PLAN FOR CONSERVATION EASEMENT ON PROPERTY OF MAINE FARMLAND TRUST DATED 5-12-2016 BY SEBAGO TECHNICS AND RECORDED IN CCRD PLAN BOOK 216 PAGE 156.
   - B) BOUNDARY SURVEY, 180 HIGHLAND CLIFF ROAD, WINDHAM, MAINE FOR MCDONNELL BROTHERS CUSTOM HOMES, PREPARED BY SURVEY, INC. DATED FEBRUARY 25, 2026.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4B.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:

MIN LOT SIZE:	30,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT

10. WETLAND DELINEATION PERFORMED BY MAINELY SOILS LLC IN MARCH 2026.



WAIVERS REQUESTED:

1. SECTION 911.K.6.b - MINIMUM OPEN SPACE FOR CONSERVATION SUBDIVISION, PERFORMANCE STANDARD

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	2,179,488 S.F. (50.03 ACRES)
LOT A TO BE DIVIDED FROM SUBDIVISION PARCEL:	176,396 S.F. (4.05 ACRES)
LAND AREA OF SUBDIVISION PARCEL:	2,003,092 S.F. (45.98 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	145,691 S.F.
2. STEEP SLOPES (OVER 25%)	17,372 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	169,436 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,670,593 S.F. (38.35 ACRES)
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	27
NUMBER OF LOTS PROPOSED:	27

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM ZONE:

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	7.58 AC.
50% NET RESIDENTIAL AREA :	19.20 AC.
TOTAL OPEN SPACE REQUIRED:	26.78 AC. (58.2%)
OPEN SPACE PROVIDED: (SEE WAIVERS AND CONDITIONS OF APPROVAL)	23.93 AC. (52.0%)

0 50 100 200
GRAPHIC SCALE
1" = 100'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
TIE LINE	
SETBACK	
EASEMENT LINE	
GRANITE MONUMENT	
IRON PIN/DRILL HOLE	
CENTERLINE	
BUILDING	
EDGE OF PAVEMENT/CURB	
EDGE OF GRAVEL	
EDGE OF CONCRETE	
SIGN	
EDGE OF WETLANDS	
CENTERLINE OF STREAM	
FLOODPLAIN	
200 201 CONTOUR LINE	200 201
TREELINE	
STONE WALL	
RETAINING WALL	
TP-1 TEST PIT	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
UNDERDRAIN	UD
WELL	W
UTILITY POLE	
LIGHT POLE	
OHU OVERHEAD UTILITIES	OHU

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON _____ DATE _____

STATE OF MAINE
_____ COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT ____h ____m ____M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 593-5055

REV	DATE	BY	DESCRIPTION

AMENDED SUBDIVISION PLAN

HIGHLAND CLIFF ESTATES
HIGHLAND CLIFF ROAD
WINDHAM, MAINE

FOR:
HIGHLAND CLIFF ESTATES, LLC
391 ROOSEVELT TRAIL
WINDHAM, ME 04062

25073
JOB NUMBER:

1" = 100'
SCALE:

7-8-2026
DATE:

SHEET 3 OF _

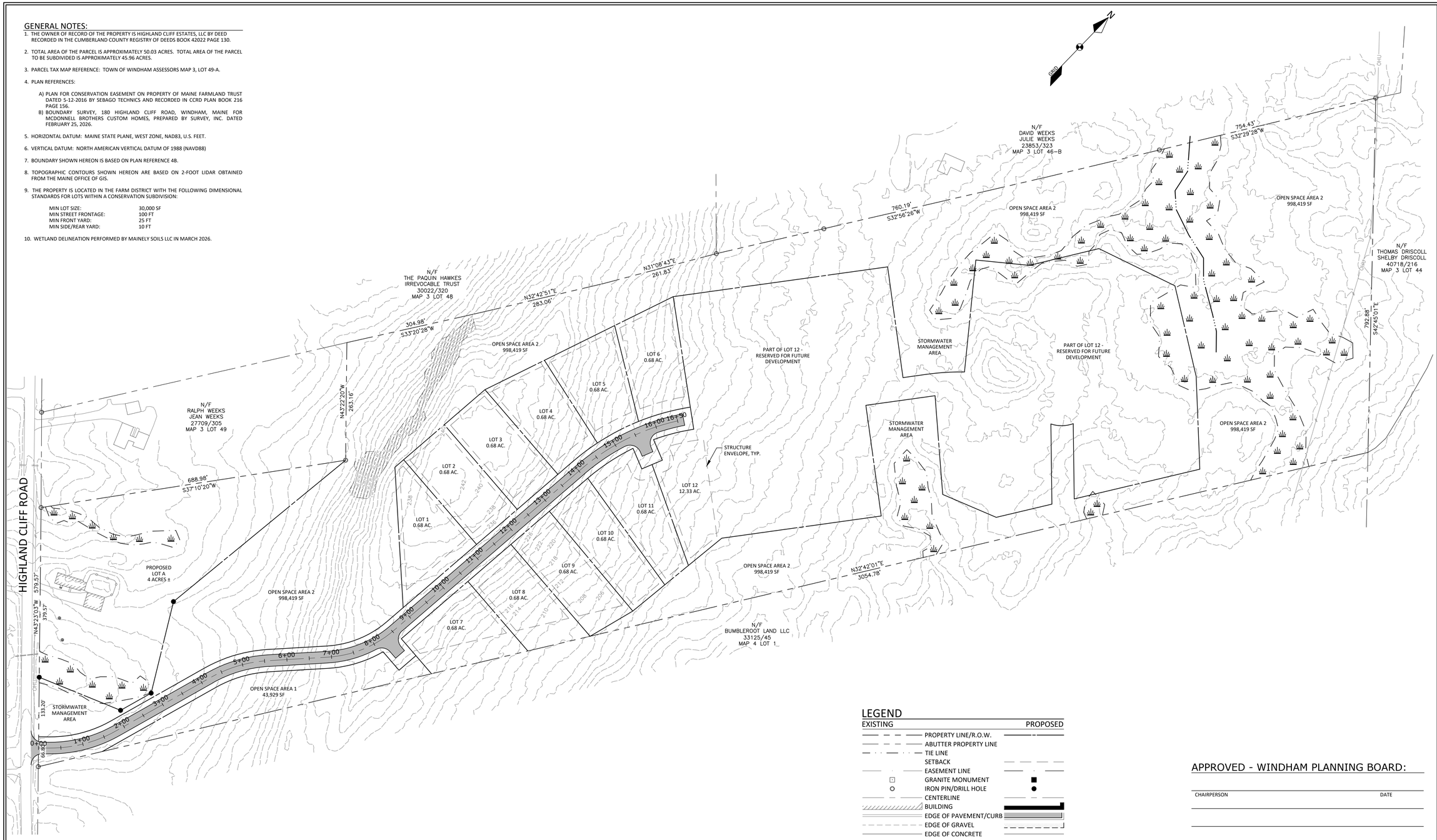
SB-1

GENERAL NOTES:

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   - B) BOUNDARY SURVEY, 180 HIGHLAND CLIFF ROAD, WINDHAM, MAINE FOR MCDONNELL BROTHERS CUSTOM HOMES, PREPARED BY SURVEY, INC. DATED FEBRUARY 25, 2026.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4B.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:

MIN LOT SIZE:	30,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT

10. WETLAND DELINEATION PERFORMED BY MAINELY SOILS LLC IN MARCH 2026.



WAIVERS REQUESTED:

1. SECTION 911.K.6.b - MINIMUM OPEN SPACE FOR CONSERVATION SUBDIVISION, PERFORMANCE STANDARD

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	2,179,488 S.F. (50.03 ACRES)
LOT A TO BE DIVIDED FROM SUBDIVISION PARCEL:	176,396 S.F. (4.05 ACRES)
LAND AREA OF SUBDIVISION PARCEL:	2,003,092 S.F. (45.98 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	143,569 S.F.
2. STEEP SLOPES (OVER 25%)	17,372 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	169,436 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,672,715 S.F. (38.40 ACRES)
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	27
NUMBER OF LOTS PROPOSED:	12

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM ZONE:

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	7.58 AC.
50% NET RESIDENTIAL AREA :	19.20 AC.
TOTAL OPEN SPACE REQUIRED:	26.78 AC. (58.2%)
OPEN SPACE PROVIDED:	23.96 AC. (52.1%)

(SEE WAIVERS AND CONDITIONS OF APPROVAL)

0 50 100 200
GRAPHIC SCALE
1" = 100'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
TIE LINE	
	SETBACK
EASEMENT LINE	
GRANITE MONUMENT	
IRON PIN/DRILL HOLE	
CENTERLINE	
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EDGE OF PAVEMENT/CURB	
EDGE OF GRAVEL	
EDGE OF CONCRETE	
SIGN	
EDGE OF WETLANDS	
CENTERLINE OF STREAM	
FLOODPLAIN	
-200- -201- CONTOUR LINE	200 201
TREELINE	
STONE WALL	
RETAINING WALL	
TP-1 TEST PIT	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
UNDERDRAIN	-UD-
WELL	W
UTILITY POLE	
LIGHT POLE	
OHU OVERHEAD UTILITIES	OHU

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

STATE OF MAINE
_____ COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT ____h ____m ____M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 593-5055

REV	DATE	BY	DESCRIPTION

SUBDIVISION PLAN

HIGHLAND CLIFF ESTATES
180 HIGHLAND CLIFF ROAD
WINDHAM, MAINE

FOR:
HIGHLAND CLIFF ESTATES, LLC
391 ROOSEVELT TRAIL
WINDHAM, ME 04062

25073
JOB NUMBER:

1" = 100'
SCALE:

7-8-2026
DATE:

SHEET 3 OF _

SB-1

DM ROMA
CONSULTING ENGINEERS

July 21, 2026

Natalie Thomsen, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

Re: Resubmission of Sketch Major Subdivision Application
Highland Cliff Estates Subdivision
Highland Cliff Estates, LLC – Applicant/Owner

Dear Natalie:

On behalf of Highland Cliff Estates, LLC we have prepared the enclosed revised sketch subdivision plans of the proposed Highland Cliff Estates Subdivision in response to review comments received from the Planning Board and Tow Staff. We have made the following revisions to the plans for the Town's consideration:

- Lots 1 and 2, which were previously proposed to be developed in the field area, have been relocated further back from Highland Cliff Road so that the resulting subdivision design will not include any new lots between Highland Cliff Road and the existing tree line. The homes on the first two lots in the Subdivision will be set back approximately 1,000 feet from Highland Cliff Road to maintain a rural character along the existing roadway and provide substantial buffering.

- The roadway terminus for the overall 27-lot layout has been revised to include a cul-de-sac in place of the previously proposed hammerhead. The plans for Phase 1 will include a hammerhead terminus so that the Phase 2 roadway extension will be appropriately integrated into the road design.

- A 50-foot wide open space area is proposed to be reserved off the southeast side of the cul-de-sac, which connects to a 50-foot wide perimeter buffer area extending north. This open space land could also potentially be utilized for roadway connectivity in the future, provided suitable replacement open space is provided by the applicant who whishes to utilize this area for a roadway extension to the satisfaction of the Planning Board.

Our intent is to design and submit the entire 27-lot subdivision for Preliminary Subdivision Approval, and once obtained we would submit the Phase 1 plan for Final Subdivision approval, which will also include MDEP Stormwater Permit approval through the Town's delegated review authority. The area reserved for Phase 2 development will remain part of Lot 12 until Phase 2 is approved by the Town, consistent with the approach outlined in §120-911K(4)(d).

We would like the opportunity to meet with the Planning Board to review these proposed changes and to discuss if we have made the appropriate revisions to the project design to gain support of our requested waiver of §120-911K(6)(b) for the minimum amount of open space required. The ordinance requires 26.80 acres of open space, representing 58.3% of the parcel, and we are proposing to dedicate 23.93 acres which represents 52.0% of the parcel. It is relevant to note that the 2.87 acres of open space deficiency is less than the 3.34 acres of land that will be dedicated for the roadway right-of-way.

Upon your review of this information, 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

TOWN OF WINDHAM MAINE

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

.

PLANNING BOARD MEMO • MAJOR SUBDIVISION • FOLLOW-UP SKETCH PLAN REVIEW

DATE: July 22, 2026

TO: Windham Planning Board
FROM: Natalie Thomsen, Town Planner
Cc: Steve Puleo, Planning Director
Dustin M. Roma, P.E. DM ROMA
Garrett McDonnell, Highland Cliff Estates, LLC.

RE: #26-10 - Major Subdivision Follow-Up Sketch Plan Review - Highland Cliff Estates Subdivision - 180 Highland Cliff Road -- Highland Cliff Estates, LLC.

Planning Board Meeting: July 27, 2026

Overview –

This application seeks approval for a 27-lot residential conservation subdivision located in the Farm (F) Zoning District on Tax Map 3, Lot 49-A, within the Colley Wright Brook watershed. The project involves separating the existing farmhouse and barn onto a 4-acre parcel, with the remaining approximately 46 acres proposed for development. The subdivision will include 27 single-family house lots and approximately 23.96 acres of designated open space. Development is proposed in two phases: Phase I will create 12 lots, and Phase II will include the remaining 15 lots. Construction will occur in two corresponding sequences, with Sequence 1 establishing the initial 12 lots and roadway infrastructure, followed by Sequence 2 completing the remaining 15 lots.

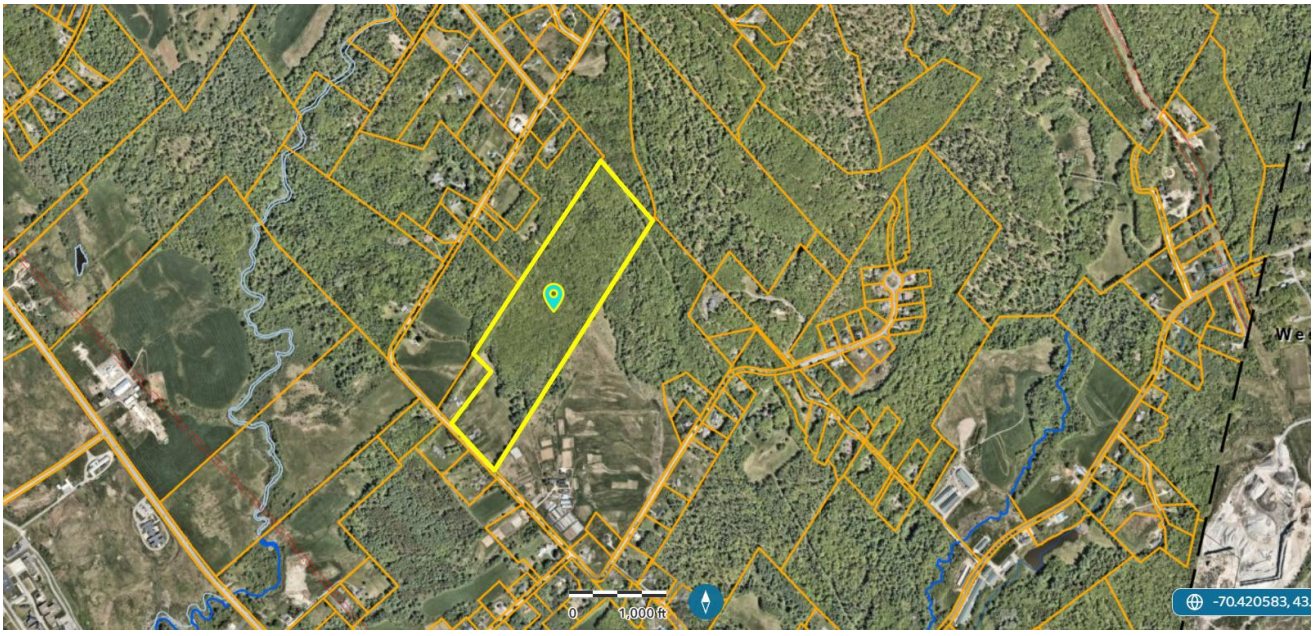


Figure 1: Aerial View of the subject parcel relative to surrounding properties and street network.

REVIEW HISTORY

A Development Review Team meeting was held on May 21, 2026. This memo reflects comments provided at the meeting from staff to the applicants. At the Development Review Team meeting, the applicant discussed a phasing of development vs. two construction sequences which serve different functions in the review process.

The Planning Board conducted the initial Sketch Plan review of the proposed 27-lot conservation subdivision at its June 8, 2026 meeting. At that meeting, the Board provided feedback on the proposed lot layout in the open field area along Highland Cliff Road, the roadway terminus design, the requested open space waiver, and the proposed approach to phasing. At its July 13, 2026 meeting, the Board voted to conduct a site walk of the property.

In response to the Board's feedback, the applicant submitted revised Phase 1 and Overall plans dated July 7, 2026, and requested the opportunity to return to the Planning Board for a follow-up Sketch Plan review of the revised design. On July 21, 2026, the applicant submitted a written narrative describing the revisions and the justification for the request, together with revised plans dated July 21, 2026. This follow-up review is at the applicant's request; it is not a new Sketch Plan review required by staff due to a substantial change under §120-907B(4)(b).

The applicant's July 21, 2026 narrative describes the following revisions:

- Lots 1 and 2, previously proposed in the field area, have been relocated so that no new lots are located between Highland Cliff Road and the existing tree line. The homes on these lots will be set back approximately 1,000 feet from Highland Cliff Road to maintain rural character and provide buffering along the existing roadway.
- The roadway terminus for the overall 27-lot layout has been revised to a cul-de-sac in place of the previously proposed hammerhead. The Phase 1 plans retain a hammerhead terminus so the Phase 2 roadway extension can be integrated into the road design.
- A 50-foot wide open space area is reserved off the southeast side of the cul-de-sac, connecting to a 50-foot wide perimeter buffer area extending north. The narrative notes this area could potentially serve future roadway connectivity, provided suitable replacement open space is provided to the satisfaction of the Planning Board.

The narrative also clarifies the intended approval structure: the applicant intends to submit the entire 27-lot subdivision for Preliminary Plan approval and, once obtained, to submit the Phase 1 plan for Final Plan approval, including the MDEP Stormwater Permit through the Town's delegated review authority. The area reserved for Phase 2 will remain part of Lot 12 until Phase 2 is approved by the Town, consistent with the reserved-development-rights approach under §120-911K(4)(d).

Sketch Plan review under §120-907A(3) is informational. The Board may discuss the revised layout and share its reactions to the open space request; however, it cannot take formal action at sketch on a waiver of the §120-911K(6)(b) performance standard. That decision would come with the Preliminary Plan, supported by written responses to each of the criteria in §120-908C(2). Any feedback provided at the July 27, 2026 meeting should be understood as advisory rather than an indication of how the Board will ultimately vote.

The Board shall consider phasing development under §120-914A(6) as formal approval tool that divides the project into distinct stages, with each phase subject to separate final approval and completion requirements before the next phase proceeds. In contrast, construction sequencing refers to the order and timing of construction activities within an approved phase and is primarily a project management approach to control site work and minimize impacts. **For this review, the distinction is important because the applicant's proposed "construction sequences" do not replace or modify the ordinance requirements for phasing, and the Board must ensure that any phased development complies with §120-914A(6), while sequencing remains an implementation detail within those approved phases.**

The Board's review will focus on whether the submission provides a clear understanding of the site and identifies the key opportunities and constraints that will guide its development. The ordinance requires the applicant to follow the design process outlined in §120-911K(3)(a), which includes the following elements:

- Subdivision plans must delineate open space areas, including all primary conservation areas and, where appropriate, secondary conservation areas with significant resource value.
- Open space design must account for required setbacks, high-value natural resources, adjoining properties, connectivity, overall size, and clearly defined boundaries.
- Proposed building sites must be tentatively located in compliance with required setbacks, including 100 feet from primary conservation areas, 50 feet from secondary conservation areas, 100 feet from existing streets, and 50 feet from external property boundaries.
- To enhance connectivity between open space areas and building sites, the street layout should be coordinated with a planned trail system. ***In accordance with 120-911K(3)(d), a trail system is required at the Preliminary Plan*** *review*.
- Lot lines shall be established only after building envelopes, open space areas, and circulation systems have been designed, and shall reflect the approved site layout.

SUBDIVISION REVIEW:

PLEASE NOTE: This staff memo is a guidance document for Board review. Suggested topics for discussion are identified as follows:

- ~~Strikethrough text~~ indicates items carried forward for final review.
- ***Bold italic underlined text*** indicates unaddressed existing and/or new staff comments.
- Plain underlined text indicates items addressed by the applicant.
- *Italic text* indicates information that is for reference or has been previously reviewed and/or approved.

Staff Comments:

1. Complete Application: *N/A with Sketch Plan*

~~**MOTION:** I move the Major Subdivision application for project #26-10 Highland Cliff Estates Subdivision project is found complete in regard to the submission requirements based on the application checklist, but the Planning Board retains the right to request more information where review criteria are not fully addressed.~~

2. Waivers:
Limitation of Waivers. The granting of a submission requirement waiver or site waiver may not conflict with, nor negate, any State Statutory requirements for the subdivision of land.

SUBMISSION REQUIREMENTS
The Planning Director, or designee, may waive any of the submission requirements of §120-910 based upon a written request by the applicant that includes the reasons for which a waiver is sought. A waiver of any submission requirement may be granted only if the Planning Director, or designee, finds that the information is not required to determine compliance with the standards and criteria of the Land Use Ordinance or that the information relates to a standard that is not applicable to the application. Per §120-908B(1) the Planning Director is not required to use any criteria in used in determination on the granting of a waiver of the submission requirements.

No waiver requested

PERFORMANCE STANDARDS
Waiver of the Site Plan Performance Standards. The Planning Board may waive the requirements of §120-911 if it finds that extraordinary and unnecessary hardships, not self-imposed, may result from strict compliance with the site plan review standards. In all cases, waivers shall not be deemed a right of the applicants, but rather shall be granted at the discretion of the Planning Board. The applicants shall submit a list of the requested waiver(s) in writing. For each waiver requested, the applicants shall submit with the Preliminary Plan submittal answers to each criterion in §120-908C (2).

Performance Standard Waivers Requests: ONE

a) §120-911K(6)(b)[1]&[2]: Minimum open space required
This is a request to waive the Land Use Ordinance (LUO) requirement for open space calculation. Under the LUO, required open space is calculated as the net residential area plus 50% of the remaining land not deducted from that area. The applicant asserts that strict application of this standard would reduce the achievable lot yield based on the net residential density calculation (27 lots). The proposed subdivision design minimizes impacts by avoiding nearly all on-site wetlands.

Based on the ordinance formula, the required open space is 26.78 acres. The applicant proposes 23.96 acres, resulting in a deficiency of 2.82 acres. If the waiver is granted, open space would comprise approximately 52.1% of the gross land area, compared to the required 58.2%. ***The applicant's July 21, 2026 narrative references 23.93 acres provided (52.0%) and 26.80 acres required (58.3%); these figures shall be reconciled for Preliminary Plan review.*** Approximately 3.3 acres of the site are allocated to road rights-of-way.

~~**MOTION:** I move to approve the waiver requests pursuant to §120-911K(6)(b)[1] and [2], waiving the minimum open space requirement and allowing a 10.5% reduction from the required open space standard.~~

3. Public Hearing: The Planning Board shall determine whether to hold a public hearing on the preliminary plan.

4. Site Walk: At its July 13, 2026 meeting, the Planning Board voted to conduct a site walk of the property. Staff will coordinate scheduling of the site walk with the applicant.

Findings of Fact, Conclusions, and Conditions of Approval for the Windham Planning Board:

~~**MOTION:** [I move] the Final Major Subdivision application for the #26-10 Highland Cliff Estates Subdivision development identified on Tax Map: 3; Lot: 49-A; Zone: F zoning district and located in the Colley Wright Brook watershed is to be (**approved with conditions/denied)** with the following Findings of Fact, Conclusions, and Conditions of Approval.~~

FINDINGS OF FACT

Jurisdiction: The Highland Cliffs Estates Subdivision project is classified as a Major Subdivision, which the Planning Board is authorized to review and act on by §120-903 of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant submitted a copy of a Deed of Sale recorded on January 29, 2026, at the Cumberland County Registry of Deeds in Book 42022 and Page 130.

ARTICLE 3 DEFINITIONS

Dwelling, Single-Family Detached: "freestanding building containing one dwelling unit."

Subdivision: A division of a tract or parcel of land as defined in 30-A M.R.S.A. § 4401, as amended from time to time; provided, however, that the Town of Windham does hereby elect to count lots of 40 or more acres as lots for purposes of subdivision review.

Conservation Subdivision: A form of development that permits a reduction in lot area and bulk requirements, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, or agriculture. (See Article **4**, Zoning Districts, and Article **9**, Subdivision Review.)

ARTICLE 4 ZONING DISTRICTS

As shown on the Town of Windham Land Use Map approved by the Town Council, date February 18, 2026, Tax Map: 3, Lot: 49-A; Zone The property is located in Farm (F) zoning district.

ARTICLE 5 PERFORMANCE STANDARDS

§120-511 – Buffer yards

B(1)(a) At perimeter property lines of conservation and country subdivisions a 50 foot naturally vegetated setback is required .

B(4)(f)[1] Trails can be created within the buffer yards provided the required effect of the buffer yard is not compromised

C(3)(f)[1][b] Private way or private road frontage: use Buffer Yard D, E, or F.

§120-541B – Net residential area of acreage

The net residential area or acreage of a lot proposed for subdivision, as defined, shall be calculated by subtracting the eight (8) items listed in the subsection from the gross acreage of a lot and dividing the resulting net residential area of the parcel by the net residential density standard of the appropriate zoning district (see Article 4, Zoning Districts). The eight (8) deductions shall be subtracted from the gross acreage of the lot.

§120-911 - SUBDIVISION PERFORMANCE STANDARDS

§120-911A – Basic Subdivision layout

(1) The subject parcel is approximately 45.98 acres (2,003,092 SF) in the Farm (F) District, exceeding the minimum lot size in that zone, per §120-406E(1).

(a) The applicant has provided a net residential area calculation by deducting road right-of-way (143,559 SF), wetlands (169,436 SF), and steep slopes over 25% (17,372 SF) from the total parcel area, yielding a net residential area of 1,672,715 SF . At the required 60,000 SF per dwelling unit (Farm District), this net area supports 27 dwelling units . The proposal includes 27 single-family residential lots, which conforms to the net density standard.

(b) The subdivision is designed as a conservation subdivision with reduced individual lot sizes (~30,000 SF) and a total of 23.96 acres of open space to be preserved (52.1% of the parcel). A private roadway of approximately 2,700 feet in length (built in two phases) will provide access from Highland Cliff Road to all lots.

(2) **For Preliminary Plan review,** the applicant shall show the proposed locations of all new utilities, which are required to be installed underground per §120-911A(2).

(3) The Sketch Plan indicates proposed monumentation locations; final monumentation shall meet the standards of §120-911A(3) at the time of plan recording.

§120-911B – Sufficient water; water supply.

(3) For the **Preliminary Plan review,** The subdivision will be served by individual private wells and on-site subsurface wastewater disposal systems for each lot, consistent with §120-911B and State law

(a) **For Preliminary Plan review,** per §120-911B(3)(a)[3], "Wells shall not be constructed within 100 feet of the traveled way of any street if located downhill from the street, or within 50 feet of the traveled way of any street if located uphill of the street. This restriction shall be included as a deed restriction to the affected lots."

- **For Preliminary Plan review, the applicant shall delineate the locations of private wells and septic system disposal fields on each lot, in compliance with Maine Subsurface Wastewater Disposal Rules.**

(b) **For Preliminary Plan review,** the residential subdivision shall provide adequate water storage facilities either in the form of residential sprinkler systems or a cistern per size and location of cistern.

§120-911C - Erosion Control and sedimentation control

(1) **For Preliminary Plan review,** the applicant shall submit an erosion and sedimentation control plan consistent with Maine DEP Chapter 500 standards (Appendix A, B & C), illustrating erosion control measures during construction.

(2) For the **Preliminary Plan review,** the applicant shall provide a written erosion control certification by a Maine-licensed Professional Engineer, addressing measures to prevent sedimentation of waterbodies, wetlands, and adjacent properties.

(3) For the **Preliminary Plan review,** the applicant shall confirm that topsoil will not be removed from the site and will be retained or restored on each lot.

(4) Except for normal thinning and landscaping, existing vegetation shall be retained to the maximum extent possible to prevent undue soil erosion. The Planning Board may require additional measures to address or prevent erosion in the proposed subdivision as design progresses.

§120-911D – Sewage disposal

(2) The applicant proposes individual subsurface wastewater disposal systems (septic systems) for each lot, to be installed in compliance with State of Maine Subsurface Wastewater Disposal Rules.

- **For Preliminary Plan review, the applicant shall provide test pit logs and system base design information for each lot, demonstrating site suitability for subsurface wastewater disposal.**
- **For Preliminary Plan review, the applicant shall submit a hydrogeologic assessment of nitrate-nitrogen concentrations to verify septic systems will meet Maine Drinking Water standards at property lines.**

§120-911E – Impact Natural Beauty, Aesthetics, Historic Sites, Wildlife Habit, Rare Natural Areas, or Public Access to the Shoreline

(1) The proposed development layout clusters new house lots and roadways on the most suitable portions of the site, preserving significant open space areas and avoiding impacts to primary environmental resources (wetlands and steep slopes). No direct wetland filling is proposed, and no significant vernal pools are present on the property.

(a) **For Preliminary Plan review,** the applicant shall add a note to the plan prohibiting removal of vegetation within identified tree save areas and where tree cover is depicted on the plan for at least five years, except for normal maintenance. Mandatory buffers for stormwater or other reasons shown on the plan shall not be cleared of vegetation unless the Planning Board grants an amendment to the subdivision or maintenance that does not alter the purpose for which the buffer was required.

(b) **For Preliminary Plan review,** the applicant shall submit a landscaping plan identifying proposed street trees (species and planting size) and any new buffer plantings, including the street tree plantings no more than 50 feet apart.

(2) **For Final Plan review**, the applicant shall provide reservation or dedication and maintenance of open space, common land, facilities such as the stormwater management system, among others, and service in the form of homeowner's association documentation, under §120-911N.

§120-911F – Conformance with Land Use Ordinances

Comprehensive Plan:

- The proposed subdivision, with approval of the requested waiver and resolution of the conditions noted herein, will be in conformance with the standards of Chapter 120 (Land Use Ordinance) and is generally consistent with the 2017 Comprehensive Plan..

Land Use Ordinance Chapter 120:

- The net residential density in the Farm zoning district is 60,000 SF.

Subdivision Ordinance, Chapter 120 Article 9:

- **For Preliminary Plan review,** the applicant shall incorporate all standard notes, any waiver approvals, and any conditions of approval as notes on the plan, as required.
- **For Final Plan review**, the applicant shall submit a digital copy of the approved plan in a format acceptable to the Town for inclusion in the Town's Geographic Information System (GIS), in accordance §120-912F.

Growth Management, Chapter 101:

- Growth permits are required for the creation of each new single-family dwelling. Growth permits for dwelling units to be located in a proposed subdivision, may be applied for after the project receives preliminary plan approval from the Planning Board pursuant to Article 9 of Chapter 120, Land Use.

§120-911G – Financial and Technical Capacity

(1) **For Preliminary Plan review,** the applicant shall submit documentation of financial capacity, including an itemized cost estimate and evidence of funding (e.g., bank statements, financing commitments, or other proof).

(2) **For Preliminary Plan review,** the applicant shall submit documentation of technical capacity, including the qualifications and relevant experience of the project consultants and any construction contractors who will build and inspect required subdivision improvements.

§120-911H – Impact on Ground Water Quality or Quantity

The applicant will perform a hydrogeologic evaluation, per §120-910C(3)(c)[3], to assess nitrate impacts from septic systems on groundwater quality (as noted in the Sketch Plan application).

(1) **For Preliminary Plan review,** , the applicant shall provide the results of the groundwater impact (nitrate) analysis to demonstrate the subdivision will not increase contaminant concentrations in groundwater above applicable standards.

(2) **For Preliminary Plan review,** , the applicant shall demonstrate that the subdivision will not cause undue groundwater level drop beyond the property boundaries.

§120-911I – Floodplain Management

The parcel is not located within a 100-year FEMA floodplain, and no flood hazards are anticipated from this subdivision development.

§120-911J – Stormwater

(1) **For Preliminary Plan review,** the applicant shall submit a stormwater management plan (in accordance with Maine DEP Chapter 500) for both construction and post-construction phases of development. This plan shall include stormwater runoff calculations and demonstrate appropriate stormwater quality treatment and quantity control measures for new impervious areas. The plan shall also propose maximum impervious area and developed area limits for each lot in compliance with Chapter 500, per the Town's Delegated Review Authority (DRA) to issue a Stormwater permit.

- **For Final Plan review**, the applicant shall provide a final DRA Stormwater permit and draft Homeowners' Association (HOA) documents assigning long-term responsibility for operation and maintenance of the stormwater management system (see §120-911N).

§120-911K – Conservation Subdivision

(1) The applicant proposes a Conservation Subdivision in accordance with § 120-911K, reducing individual lot sizes to approximately 30,000 SF and preserving roughly 23.96 acres as open space (52.1% of the parcel). The applicant is proposing a waiver request §120-911K(6)(b)[1]&[2]: Minimum open space required, (see page 4 for details).

- Per §120-911K(3)(a)[2], The subdivision plan identifies primary conservation areas on the site (including wetlands and areas of >25% slope) and preserves them within the designated open space. Secondary conservation areas (e.g. wooded buffers) are also incorporated to maintain rural character.
- The plan does not currently demonstrate compliance with the required 100-foot setbacks from primary conservation areas (and 50-foot from secondary areas) per §120-911K(3)(c). **For Preliminary Plan review,** the plan shall clearly show building envelopes or other notations to ensure these setback areas are protected during single-family house construction.
- **For Preliminary Plan review,** the applicant shall include a pedestrian trail system plan within the open space, per §120-911K(3)(d)&(e).
- The applicant's open space area (23.96 acres) is 2.82 acres less than required by §120-911K(6)(b) (see Waiver request, above)
- **For Final Plan review**, the applicant shall add a condition of approval requiring that required open space buffers (e.g. the 50' external perimeter buffer) be permanently marked in the field prior to construction and protected via deed restriction.
- The use of the open space shall not be for commercial or private clubs, but to be used by the homeowner's association.

§120-911L – Compliance with Timber Harvesting Rules

- **For Preliminary Plan review,** the applicant shall describe measures taken to ensure the subdivision complies with State timber harvesting standards, given that minor timber harvesting was conducted on the site in 2025.

§120-911M – Traffic Conditions and Street

(1) Traffic generation: At full buildout (27 homes), the subdivision is projected to generate approximately 255 vehicle trips per day, including about 25 peak-hour trips . The project will be built in two phases (12 lots in Phase 1; 15 lots in Phase 2)

(2) A street opening permit from the Windham Public Works Department will be required for the new road entrance on Highland Cliff Road.

(3) The applicant proposes to construct a 2,700 ± foot road built to the Minor Local Street standard, within a 50' right-of-way, ending in a hammerhead turnaround (with additional turnaround areas in each phase). The road is intended to remain private unless accepted by the Town Council as a public street in the future.

- **For Preliminary Plan review,** the applicant shall demonstrate that the proposed road design complies with the Town's Appendix B – Street Design and Construction Standards, including provision of a 20' paved travel way with 2' shoulders (or 3' if no sidewalk), per §120-911M(5)(b)[6][b][iii].
  - A streetlight at the intersection of the subdivision street may be required by the Planning Board per §120-911M(3)(d).
  - The subdivision road will remain private unless accepted by the Windham Town Council as a public road. *If the applicant intends the road to be public, planning staff will initiate the process with Public Works and the Town Council. The process for Town acceptance of streets can be found at § 120-911M(6).*
  - At the **Development Review Team meeting**, Fire/Rescue staff indicated that the hammerhead turning geometry must accommodate emergency vehicles. **The School Department will use the road only if school buses can turn without requiring backing maneuvers. For Preliminary Plan review,** the applicant shall include turning templates or other evidence that the turnaround design meets this requirement.

(4) The subdivision's access shall meet the requirements of Appendix B.

§120-911N – Maintenance of common elements.

- **For Final Plan review**, the applicant shall submit draft Homeowners' Association (HOA) covenants and bylaws (or similar legal documents) for the Town's legal review, assigning maintenance responsibility for all common elements, including private roads, open space areas, and the stormwater management system.

CONCLUSIONS (*Final Plan Review*)

1. ~~The development plan **reflects/does not reflect** the natural capacities of the site to support a residential subdivision.~~
2. ~~Buildings, lots, and infrastructure **will/will not** be clustered in the most suitable areas of the site.~~
3. ~~Environmentally sensitive areas, including wetlands, steep slopes, floodplains, significant wildlife habitat, fisheries, scenic areas, habitat for rare and endangered plant and animal species, unique natural communities, natural areas, and sand and gravel aquifers, **will/will not** be maintained and protected to the maximum extent practicable.~~
4. ~~Sufficient water **is/is not** available to serve the reasonably foreseeable needs of the proposed subdivision.~~
5. ~~The proposed subdivision **will/will** not cause unreasonable soil erosion or reduce the land's capacity to retain water in a manner that creates a dangerous or unhealthy condition.~~
6. ~~The proposed use and layout **will/will not** create vehicular or pedestrian traffic hazards beyond those normally associated with the area.~~

~~7. The proposed subdivision **will/will not** provide for adequate sewage waste disposal.~~
~~8. The proposed subdivision **conforms/does not conform** to applicable subdivision regulations, ordinances, the comprehensive plan, and any other duly adopted development or land use plan.~~
~~9. The developer **has/does not have** adequate financial capacity to meet the standards of this section.~~
~~10. The proposed subdivision **will/will not**, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.~~
~~11. The proposed subdivision **will/will not** provide for adequate stormwater management.~~
~~12. The proposed location and height of buildings, structure walls and fences, parking, loading, and landscaping **will/will not** interfere with or discourage the appropriate development and use of adjacent land, or unreasonably affect its value.~~
~~13. On-site landscaping **does/does not** provide adequate protection to neighboring properties from adverse features of the development that could otherwise be mitigated through landscaping.~~
~~14. All freshwater wetlands within the proposed subdivision **have/have not** been identified on the plan.~~
~~15. Any river, stream, or brook within or abutting the subdivision **has/has not** been identified on the maps submitted as part of the application.~~
~~16. The proposed subdivision **will/will not** provide for adequate stormwater management.~~
~~17. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as defined in Title 38, §480-B, none of the lots created within the subdivision **has/does not have** a lot-depth-to-shore-frontage ratio greater than 5 to 1.~~
~~18. The long-term cumulative effects of the proposed subdivision **will/will not** unreasonably increase a great pond's phosphorus concentration during construction or over the life of the subdivision.~~
~~19. For any proposed subdivision that crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions on existing public ways in the adjoining municipality where part of the subdivision is located.~~
~~20. The timber on the parcel being subdivided **has/has not** been harvested in violation of rules adopted pursuant to Title 12, §8869, Sub-§14.~~

DRAFT CONDITIONS OF APPROVAL ***(For Final Plan review)***

1. Approval is limited to the plans, materials, and representations submitted with the application dated May 18, 2026, as amended through [***the date of final plan approval***], together with any conditions imposed by the Planning Board. Any change to those plans, materials, representations, or conditions shall be subject to review and approval by the Planning Board or the Town Planner in accordance with §120-912 of the Land Use Ordinance.

2. In accordance with §120-911N(5) of the Land Use Ordinance, the homeowners' association documents shall be approved as to form by the Town Attorney and recorded in the Cumberland County Registry of Deeds within 90 days after the subdivision plan is recorded. Evidence of recording shall be provided to the Planning Department. No lots may be sold

prior to recording of the homeowners' association documents, and all deeds shall reference the recorded declaration establishing the homeowners' association.

3. The development is subject to the following Article 12 Impact Fees, which shall be paid at the time building permits are issued: Recreation Impact Fee, Open Space Impact Fee, Public Safety Impact Fee, and Municipal Office Impact Fee. All fees shall be determined and collected for any building permit or other permit necessary for the development, in accordance with §120-1201C.

4. In accordance with §120-914B(5) of the Land Use Ordinance, all improvements covered by the subdivision approval shall be completed within two years after the performance guarantee is accepted by the Town Manager. The developer may request a one-year extension before that deadline expires, provided the request is submitted in writing to the Planner. When considering an extension, the Town Manager may require an updated schedule of values and a revised performance guarantee amount. If construction is not completed within the required period, the Town may, at the Town Manager's discretion, use the performance guarantee to reclaim and stabilize the site or to complete the improvements shown on the approved plan.

5. Before any building permit is issued, the applicant or builder shall have the Town Engineer verify that the 50-foot exterior boundary buffer required for the conservation subdivision has been pinned, staked, or fenced in the field.

To Planning Board - Re: Highland Cliff Estates 7-20-2026

RECEIVED #2-6-10

I believe that town ordnances should be followed when any development is proposed. The developers should ensure that their plans comply with the ordnances and not expect the planning board to accept those that don't. If any developer states that their projects would not be financially feasible unless it was accepted as presented, then the project should be denied unless the ~~ordanse~~ ordnances are met.

Regarding Higland Cliff Estates revision plans - I am thrilled that the 2 houses in the field have been removed, however they were added to a later stage development. I understand that the open space requirement is short by 2.8 acres = 121,968 sq ft. which = 4 house lots (120,000 sq feet). So if they take 2 out of the back and not replace the 2 from the field they would only be short by 1,968 sq. feet. I am encouraging the planning board to make this a requirement.

Lot #20 has quite a bit of wetland on it.

I am in full support of the developers who are proposing this project and as long as the ordnances are met and all required studies by the State of Maine and Town of Windham are completed and in compliance then these nice, honest, hard-working men who have long roots in Windham who also build nice houses should be approved.

Thank you for your consideration of these opinions and thank you for the hard work you do on the planning board.

Sincerely

Elizabeth Wiseman, Windham, Me.

P.S. I wish this land was not being developed - It is beautiful as it is.

Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-053

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 11.

#26-16 LUO Amendment to Article 8 and 9 Creating a Blasting Ordinance and Clarifying Solid Waste Management and Disposal to Align with MeDEP Site Law
The proposed amendments to Chapter 120 of the Land Use Ordinance (LUO) support the Town's Site Law Delegated Review Authority application and address DEP's request for clearer local review standards. The revised amendment package adds blasting review requirements to Article 8, Site Plan Review, and Article 9, Subdivision Review; adds solid waste compliance references to Chapter 192, Solid Waste.

TOWN OF WINDHAM MAINE

PLANNING DEPARTMENT
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916
www.windhammaine.us

PLANNING BOARD MEMO

DATE: July 22, 2025

TO: Windham Planning Board
FROM: Steve Puleo, Director of Planning
CC: Natalie Thomsen, Town Planner
Amanda Lessard, Assistant Town Manager

RE: 26-16– LUO Amendment to Article 8 and 9 Creating a Blasting Ordinance and Clarifying Solid Waste Management and Disposal to Align with MeDEP Site Law

Planning Board Meeting of July 27, 2026

Overview

The Planning Department is proposing amendments to Chapter 120 of the Land Use Ordinance (LUO) to support the Town's Site Law Delegated Review Authority application and address DEP's request for clearer local review standards. The revised amendment package adds blasting review requirements to Article 8, Site Plan Review, and Article 9, Subdivision Review; adds solid waste compliance references to Chapter 192, Solid Waste, of the Windham Code of Ordinances; and updates the subdivision submission language to reflect the revised clean ordinance draft.

Summary of Proposed Amendment

- **§120-801, Purpose — Site Plan Review**
  - Amends the purpose section to include blasting information within site plan review, confirming that blasting-related information may be considered as part of the Town's review of public health, safety, environmental protection, adjacent property impacts, and overall site design.
- **§120-811B(2)(i), Blasting Information — Major Final Site Plan Submission (New Section)**
  - Adds blasting information as a required application item when blasting is proposed or reasonably anticipated, including blasting locations and limits, purpose and extent, schedule and duration, contractor and State of Maine license number if known, applicable state permits or approvals, and measures for flyrock, vibration, air-blast overpressure, dust, noise, pre-blast inspections, well testing, monitoring, and complaint response.
- **§120-812O, Solid Waste Management — Site Plan Performance Standard**
  - Updates the solid waste management standard to require adequate solid waste disposal in accordance with Chapter 192, Solid Waste, including disposal at a licensed facility with adequate capacity.
- **§120-812U, Blasting Activities — Site Plan Performance Standard (New Section)**
  - Adds blasting activities as a site plan performance standard requiring blasting to be conducted by properly licensed individuals, comply with applicable federal, state, and local requirements, and be supported by required state permits, approvals, licenses, and authorizations before blasting begins.
  - Requires appropriate blasting safeguards to minimize flyrock, dust, noise, vibration, air-blast effects, and other off-site impacts; avoid unreasonable risks to public health and

safety, neighboring properties, infrastructure, utilities, and municipal facilities; and protect groundwater, private wells, stormwater facilities, wetlands, waterbodies, and other protected natural resources.
    - Allows the Planning Board to impose reasonable conditions for monitoring, reporting, inspections, mitigation, financial guarantees, and other safeguards.
- **§120-901, Purpose — Subdivision Review**
    - Revises the purpose section to include blasting ordinance review within subdivision review, mirroring the Article 8 approach and confirming that blasting-related impacts may be reviewed under the Town's subdivision approval criteria.
- **§120-910B(1)(n) and §120-910B(1)(o) — Minor Subdivision Final Plan Submission (New Section)**
    - Updates the minor subdivision final plan requirements to require solid waste management information consistent with Chapter 192 and blasting information as required by §120-911P.
- **§120-910D — Major Subdivision Final Plan Submission (New Sections)**
    - Updates the required number of full-size plan sets from five copies to three copies.
    - Adds §120-910D(1)(n) and §120-910D(1)(j) for Chapter 192 solid waste management and §120-911P blasting information.
- **§120-911P, Blasting Activities — Subdivision Performance and Design Standard (New Section)**
    - Adds a subdivision standard giving the Planning Board a clear basis to evaluate safe subdivision-related blasting, licensing, required state approvals, impact controls, protection of infrastructure, neighboring properties, groundwater, and natural resources, and related conditions.

Delegated Review Authority Connection

These amendments strengthen the Town's Site Law Delegated Review Authority materials by identifying specific LUO sections that correspond to DEP review concerns. The blasting amendments add both application-submission standards and performance standards in Articles 8 and 9. The solid waste amendments cross-reference Chapter 192 so project applicants and reviewers can identify the local solid waste compliance standard during site plan and subdivision review.

Zoning Amendment Process

The Town's ordinance does not establish specific review standards for this type of text amendment. However, state statute requires zoning ordinance amendments to be consistent with the goals and policies of the Comprehensive Plan.

The amendment process is governed by §120-107 of the Land Use Ordinance. Under that process, the Planning Board will hold a public hearing on August 10, 2026. Following the public hearing and deliberation, the Planning Board may vote to forward a recommendation to the Town Council. The Town Council may then consider action on the proposed amendments at its September 8, 2026 meeting.

~~**MOTION:** To [recommend / recommend with comments / not recommend] approval of the proposed amendments to Chapter 120, Articles 8 and 9, adding blasting submission requirements and performance standards, incorporating Chapter 192 solid waste compliance references .~~

ORGINAL

ARTICLE 8
Site Plan Review

§ 120-801. Purpose.

The site plan review provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that nonresidential and multifamily construction is designed and developed in a manner which assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of the groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

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§ 120-811. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

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(2) Major final site plans, additional information. In addition to the information required for all minor and major site plan applications, an application for a major final site plan shall contain the following information:

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§ 120-812. Performance standards and approval criteria. [Amended 4-27-2010 by Order 10-075; 3-8-2011 by Order 11-03; 8-25-2015 by Order 15-122; 5-22-2018 by Order 18-905; 6-12-2018 by Order 18-099; 3-26-2019 by Order 19-020; 4-9-2019 by Order 19-053; 6-16-2022 by Order No.22-108; 5-23-2023 by Order No. 23-092; 12-12-2024 by Order No. 24-173; 4-29-2025 by Order No. 25-043]

The following criteria shall be used by the Planning Board or Staff Review Committee in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board or Staff Review Committee determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who shall produce evidence sufficient to warrant a finding that all applicable criteria have been met.

I. Solid waste management. The proposed development shall provide for adequate disposal of solid wastes. All solid waste shall be disposed of at a licensed disposal facility having adequate capacity to accept the project's wastes.

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ARTICLE 9
Subdivision Review[43]

§ 120-901. Purpose. [Amended 5-23-2023 by Order No. 23-092]

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people; to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Windham, Maine, the Planning Board shall evaluate the proposed subdivision, using the following criteria. The subdivision provisions set forth in these regulations are

intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that residential and nonresidential construction is designed and developed in a manner that assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

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§ 120-910. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

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B. Minor subdivision final plan. The final plan submission shall include three copies of the following information, including full-size plan sets, along with one electronic version of the entire submission. The Board may waive the submission information that is listed in § 120-910B(1)(c). With regard to applications for which the Board is performing delegated review authority for applicable permits (i.e., Site Law or Stormwater Law), the waiver shall not result in noncompliance with any provision of the Site Law, Stormwater Law, or DEP regulations adopted pursuant to those laws.

(1) Mandatory written information.

D. Major subdivision final plan. The final plan submission shall include five copies of the following information, including full-size plan sets, along with one electronic version of the entire submission.

(1) Mandatory written information.

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§ 120-911. Performance and design standards. [Amended 4-27-2010 by Order 10-075; 5-10-2011 by Order 11-070; 7-24-2012 by Order 12-091; 12-16-2014 by Order 14-491; 2-28-2017 by Order 17-038; 10-10-2017 by Order 17-161; 5-22-2018 by Order 18-905; 1-15-2019 by Order 18-257; 6-9-2020 by Order 20-140; 6-16-2022 by Order No. 22-108; 7-12-2022 by Order No. 22-127; 3-28-2023 by Order No. 23-041; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

The performance and design standards in this section are intended to clarify and expand upon the statutory review criteria found in § 120-902. In reviewing a proposed subdivision, the Board shall review the application for conformance with the following performance and design standards. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate all performance and design standards and statutory criteria for approval have been or will be met.

REDLINE

WINDHAM CODE
BLASTING ORDINANCE & SOLID
WASTE MANAGEMENT AND DISPOSAL

ARTICLE 8
Site Plan Review

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§ 120-801. Purpose.

The site plan review provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that nonresidential and multifamily construction is designed and developed in a manner which assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of the groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; blasting information; and fitting the project harmoniously into the fabric of the community.

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§ 120-811. Submission requirements. [Amended 11-28-2017 by Order 17-347; 6-16-2022 by Order No. 22-108; 5-23-2023 by Order No. 23-092; 4-29-2025 by Order No. 25-043]

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(2) Major final site plans, additional information. In addition to the information required for all minor and major site plan applications, an application for a major final site plan shall contain the following information:

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(i) Blasting Information. Where blasting is proposed or reasonably anticipated as part of a development, the applicant shall provide a description of the proposed blasting activity, including the location and limits of blasting areas shown on the site plan, the extent and purpose of the activity, the anticipated schedule and duration, and the name, address, and State of Maine license number of the blasting contractor, if known. The submission shall also describe measures to control flyrock, vibration, air-blast overpressure, dust, noise, and other off-site impacts; identify any applicable State of Maine permits, approvals, licenses, or authorizations required for blasting activities; and describe proposed pre-blast inspections, well testing, monitoring, and complaint response procedures, where applicable.

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The following criteria shall be used by the Planning Board or Staff Review Committee in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board or Staff Review Committee determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who shall produce evidence sufficient to warrant a finding that all applicable criteria have been met.

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I. Solid waste management. The proposed development shall provide for adequate disposal of solid wastes per the requirements in Chapter 192 Solid Waste. All solid waste shall be

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U. Blasting Activities. Where blasting is proposed, the Planning Board shall find that:

(1) Blasting activities will be conducted by individuals properly licensed by the State of Maine and in compliance with all applicable federal, state, and local requirements.

(2) All required State of Maine permits, approvals, licenses, and authorizations have been obtained or will be obtained prior to commencement of blasting activities.

(3) Appropriate measures have been incorporated to minimize flyrock, dust, noise, vibration, air-blast effects, and other off-site impacts.

(4) Blasting activities will not create an unreasonable risk to public health, safety, neighboring properties, public infrastructure, utilities, or municipal facilities.

(5) Groundwater resources, private wells, stormwater facilities, wetlands, waterbodies, and other protected natural resources will be protected from unreasonable adverse impacts resulting from blasting activities.

(6) The applicant has provided sufficient information to demonstrate that blasting can be conducted in a safe manner and in accordance with accepted engineering and construction practices.

(7) The Planning Board may impose reasonable conditions related to monitoring, reporting, inspections, mitigation measures, financial guarantees, and other safeguards necessary to ensure compliance with this section.

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ARTICLE 9
Subdivision Review[43]

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§ 120-901. Purpose. [Amended 5-23-2023 by Order No. 23-092]

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people; to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Windham, Maine, the Planning Board shall evaluate the proposed subdivision, using the following criteria. The subdivision provisions set forth in these regulations are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that residential and nonresidential construction is designed and developed in a manner that assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; blasting ordinance; and fitting the project harmoniously into the fabric of the community.

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The performance and design standards in this section are intended to clarify and expand upon the statutory review criteria found in § 120-902. In reviewing a proposed subdivision, the Board shall review the application for conformance with the following performance and design standards. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate all performance and design standards and statutory criteria for approval have been or will be met.

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ARTICLE 8
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ARTICLE 9
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Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-054

Agenda Date: 7/27/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Planning Board **File Type:** Planning Board Document

Agenda Number: 12.

#26-17 Amendment to Chapter 185 Shoreland Zoning
The Town is proposing an amendment to Chapter 185 Shoreland Zoning §185-12 Nonconformance, §185-14 Table of Land Uses, and §185-15Q Land Use Standards for Hazard trees, storm-damaged trees, and dead tree removal.

TOWN OF WINDHAM MAINE

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

PLANNING BOARD MEMO

DATE: July 21, 2026

TO: Windham Planning Board
FROM: Steve Puleo, Planning Director
Cc: Amanda Lessard, Assistant Town Manager
Natale Thomsen, Town Planner

RE: #26-03 Amendment to Chapter 185 Shoreland Zoning – Town of Windham

Planning Board Meeting – July 27, 2026

Overview

The Town is proposing an amendment to Chapter 185 Shoreland Zoning §185-12 Nonconformance, §185-14 Table of Land Uses, and §185-15Q Land Use Standards for Hazard trees, storm-damaged trees, and dead tree removal.

Summary of attached proposed ordinance amendments:

Chapter 185 Shoreland Zoning

- §185-12: Nonconforming structures with new, enlarged or replacement foundations or relocated structures must be placed to meet the shoreline setback to the greatest practical extent. Change determination of **greatest practical extent** from Code Enforcement Officer to Planning Board. This language change mirrors Maine DEP Chapter 1000.
- §185-14: Table of Land Uses:
  - Require permit issued by CEO for clearing or removal of vegetation for actives other than timber harvesting in the LR and GD Districts.
  - Change One and two family residential to permit issued by Planning Board from site plan approval by the Planning Board in SP and RP Districts.
  - Change Structures accessory to allowed uses to permit issued by Planning Board from CEO permit in SP and RP Districts.
- §185-15Q Land Use Standards for Hazard trees, storm-damaged trees, and dead tree removal: Clarify permit issued by CEO.

Zoning Amendment Process

There are no specific standards in the Town ordinance by which to judge the proposed zoning change, but State statute requires all proposed zoning to be consistent with the goals and objectives of the Comprehensive Plan. The Planning Board must hold a public hearing prior to making a recommendation on this item to the Town Council. The Town Council will need to hold a public hearing and vote on the proposed changes to the Shoreland Zoning Ordinance for the changes to be officially approved. The changes approved then will not be effective until approved by the DEP Commissioner.

A public hearing is scheduled for the August 10, 2026 Planning Board meeting.

the final authority as to location.

§ 185-11. Land use requirements.

Except as hereinafter specified, no building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, expanded, moved, or altered and no new lot shall be created except in conformity with all of the regulation herein specified for the district in which it is located, unless a variance is granted.

§ 185-12. Nonconformance.

A. Purpose. It is the intent of this chapter to promote land use conformities, except that nonconforming conditions that existed before the effective date of this chapter or amendments thereto shall be allowed to continue, subject to the requirements set forth in this section. Except as otherwise provided in this chapter, a nonconforming condition shall not be permitted to become more nonconforming.

B. General.

(1) Transfer of ownership. Nonconforming structures, lots, and uses may be transferred, and the new owner may continue the nonconforming use or continue to use the nonconforming structure or lot, subject to the provisions of this chapter. Any lawful use of buildings, structures, premises, land or parts thereof legally existing at the effective date of this chapter or amendments thereto and not in conformance with the provisions of this chapter shall be considered to be a nonconforming use.

(2) Repair and maintenance. This chapter allows, with a permit, the normal upkeep and maintenance of nonconforming uses and structures, including repairs or renovations that do not involve expansion of the nonconforming use or structure, and such other changes in a nonconforming use or structure as federal, state, or local building and safety codes may require.

C. Nonconforming structures.

(1) Expansions. All new principal and accessory structures, excluding functionally water-dependent uses, must meet the water body, tributary stream, or wetland setback requirements contained in § 185-15B(1). A nonconforming structure may be added to or expanded ~~after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the nonconformity of the structure and is~~ in accordance with Subsection C(1)(a) and (b) below.

(a) Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream, or wetland setback requirement.

(b) Notwithstanding Subsection C(1)(a), above, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by § 185-12C(1):

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[1] The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of the principal structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.

(c) All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards are met and the expansion is not prohibited by § 185-12C(1) or (1)(a), above:

[1] For structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.

[2] For structures located less than 100 feet from the normal high-water line of a great pond classified as GPA or a river flowing to a great pond classified as GPA, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater. Any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in § 185-12C(1)(b)[1] and (c)[1], above.

[3] In addition to the limitations in Subsection C(1)(c)[1] and [2], for structures that are legally nonconforming due to their location within the Resource Protection District when located at less than 250 feet from the normal high-water line of a water body or the upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed at the time the Resource Protection District was established on the lot, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in § 185-12C(1)(b)[1] and(c)[1], above.

(d) An approved plan for expansion of a nonconforming structure must be recorded by the applicant with the registry of deeds, within 90 days of approval. The recorded plan must show the existing and proposed footprint of the nonconforming structure, the existing and proposed structure height, the footprint of any other structures on the parcel, the shoreland zone boundary and evidence of approval by the municipal review authority.

(2) Foundations. Whenever a new, enlarged, or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the ~~Code Enforcement Department or its designee~~Planning Board, basing its decision on the criteria specified in § 185-12C(3),

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Relocation, below.

(3) Relocation.

(a) A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the ~~Code Enforcement Officer~~Planning Board, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of state law and the State of Maine Subsurface Waste Water Disposal Rules (Rules),[1] or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.

(b) In determining whether the building relocation meets the setback to the greatest practical extent, the ~~Code Enforcement Officer~~Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

(c) When it is necessary to remove vegetation within the water or wetland setback area in order to relocate a structure, the ~~Code Enforcement Officer~~Planning Board shall require replanting of native vegetation to compensate for the destroyed vegetation in accordance with § 185-15S. In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

[1] Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed. Other woody and herbaceous vegetation, and ground cover, that are removed or destroyed in order to relocate a structure must be reestablished. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be reestablished within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.

[2] Where feasible, when a structure is relocated on a parcel the original location of the structure shall be replanted with vegetation, which may consist of grasses, shrubs, trees, or a combination thereof.

(4) Reconstruction or replacement.

(a) Any nonconforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed, or damaged or destroyed, regardless of the cause, by more than 50% of the market value of the structure before such damage, destruction or removal may be reconstructed or replaced, provided that a permit is obtained within 18 months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as

1. **Editor's Note: See 10-144 CMR Ch. 241, Maine Subsurface Waste Water Disposal Rules.**

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determined by the ~~Code Enforcement Office~~Planning Board in accordance with the purposes of this chapter. In no case shall a structure be reconstructed or replaced so as to increase its nonconformity. If the reconstructed or replacement structure is less than the required setback, it shall not be any larger than the original structure, except as allowed pursuant to § 185-12C(1) above, as determined by the nonconforming footprint of the reconstructed or replaced structure at its new location. If the total footprint of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the setback requirement for a new structure. When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation shall be replanted in accordance with
§ 185-12C(3) above.

(b) Any nonconforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed by 50% or less of the market value, or damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place if a permit is obtained from the Code Enforcement Officer within one year of such damage, destruction, or removal.

(c) In determining whether the building reconstruction or replacement meets the setback to the greatest practical extent, the ~~Code Enforcement Officer~~ Planning Board shall consider, in addition to the criteria in § 185-12C(3) above, the physical condition and type of foundation present, if any.

(5) Change of use of a nonconforming structure.

(a) The use of a nonconforming structure may not be changed to another use, except for a conforming use, unless the ~~Code Enforcement Officer~~Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact on the water body or wetland or on the subject or adjacent properties and resources than the existing use.

(b) In determining that no greater adverse impact will occur, the ~~Code Enforcement Officer~~Planning Board shall require written documentation from the applicant, regarding the probable effects on public health and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, natural beauty, floodplain management, archaeological and historic resources, and functionally water-dependent uses.

D. Nonconforming uses.

(1) Expansions. Expansions of nonconforming uses are prohibited, except that nonconforming residential uses may, after obtaining a permit from the ~~Code Enforcement Officer~~Planning Board, be expanded within existing residential structures or within expansions of such structures as permitted in
§ 185-12C(1) above.

(2) Resumption prohibited. A lot, building or structure in or on which a nonconforming use is discontinued for a period exceeding one year or which is superseded by a conforming use may not again be devoted to a nonconforming use except that the ~~Code Enforcement Officer~~Planning Board may, for good cause shown by the applicant, grant up to a one-year extension to that time period. This provision shall not apply to the resumption of a use of a residential structure, provided that the structure has been used or maintained for residential purposes during the

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preceding five-year period.

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(3) Change of use. An existing nonconforming use may be changed to another nonconforming use, provided that the proposed use has no greater adverse impact on the subject and adjacent properties and resources than the former use, as determined by the ~~Code Enforcement Officer~~Planning Board. The determination of no greater adverse impact shall be made according to criteria listed in § 185-12C(5) above.

E. Nonconforming lots.

(1) Nonconforming lots. A nonconforming lot of record as of the effective date of this chapter or amendment thereto may be built upon without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership, and that all provisions of this chapter except lot area, lot width and shore frontage can be met. Variances relating to setback or other requirements not involving lot area, lot width or shore frontage shall be obtained by action of the Board of Appeals.

(2) Contiguous built lots.

(a) If two or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this chapter, if all or part of the lots do not meet the dimensional requirements of this chapter, and if a principal use or structure exists on each lot, the nonconforming lots may be conveyed separately or together, provided that the State Minimum Lot Size Law (12 M.R.S.A. §§ 4807-A through 4807-D) and the State of Maine Subsurface Waste Water Disposal Rules are complied with.

(b) If two or more principal uses or structures existed on a single lot of record on the effective date of this chapter, each may be sold as a separate lot, provided that the sale(s) complies with above-referenced law and rules. When such lots are divided, each lot thus created must be as conforming as possible to the dimensional requirements of this chapter.

(3) Contiguous lots, vacant or partially built. If two or more contiguous lots or parcels are in single or joint ownership of record at the time of or since adoption or amendment of this chapter, if any of these lots do not individually meet the dimensional requirements of this chapter or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure, the lots shall be combined to the extent necessary to meet the dimensional requirements. This provision shall not apply to two or more contiguous lots, at least one of which is nonconforming, owned by the same person or persons on the effective date of this chapter and recorded in the Registry of Deeds if the lot is served by a public sewer or can accommodate a subsurface sewage disposal system in conformance with the State of Maine Subsurface Waste Water Disposal Rules, and:

(a) Each lot contains at least 100 feet of shore frontage and at least 20,000 square feet of lot area; or

(b) Any lots that do not meet the frontage and lot size requirements of Subsection E(3)(a) are reconfigured or combined so that each new lot contains at least 100 feet of shore frontage and 20,000 square feet of lot area.

§ 185-13. Establishment of districts.

A. Resource Protection District. The Resource Protection District includes areas in which development could adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the

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shoreland zone, exclusive of the Stream Protection District, except that areas which are currently developed and areas which meet the criteria for the General Development District need not be included within the Resource Protection District:

(1) Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value waterfowl and wading bird habitat, including nesting and feeding areas, by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) that are depicted on a Geographic Information System (GIS) data layer maintained by either MDIF&W or the Maine Department of Environmental Protection as of May 1, 2006. For the purposes of this subsection, "wetlands associated with great ponds and rivers" shall mean areas characterized by nonforested wetland vegetation and hydric soils that are contiguous with a great pond or river, and have a surface elevation at or below the water level of the great pond or river during the period of normal high water. "Wetlands associated with great ponds or rivers" are considered to be part of that great pond or river. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**

(2) Floodplains along rivers and floodplains along artificially formed great ponds along rivers, defined by the 100-year floodplain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent floodplain soils.

(3) Areas of two or more contiguous acres with sustained slopes of 20% or greater.

(4) Areas of two or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater wetland as defined, and which are not surficially connected to a water body during the period of normal high water.

NOTE: These areas usually consist of forested wetlands abutting water bodies and nonforested wetlands.

(5) Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement, which are subject to severe erosion or mass movement.

(6) Other land areas designated as resource protection on the Windham Official Land Use Map. **[Added 10-12-2021]**

B. Limited Residential District. The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District, and areas which are used less intensively than those in General Development District.

C. General Development District. The General Development District includes the following types of areas:

(1) Areas of two or more contiguous acres devoted to commercial, industrial or intensive recreational activities, or a mix of such activities, including but not limited to the following:

(a) Areas devoted to manufacturing, fabrication, or other industrial activities;

(b) Areas devoted to wholesaling, warehousing, retail trade and service activities, or other commercial activities; and

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(c) Areas devoted to intensive recreational development and activities, such as, but not limited to, amusement parks, race tracks and fairgrounds.

(2) Areas otherwise discernible as having patterns of intensive commercial, industrial or recreational uses. Portions of the General Development District may also include residential development. However, no area shall be designated as a General Development District based solely on residential use.

(3) In areas adjacent to great ponds classified GPA and adjacent to rivers flowing to great ponds classified GPA, the designation of an area as a General Development District shall be based upon uses existing at the time of adoption of this chapter. There shall be no newly established General Development Districts or expansions in area of existing General Development Districts adjacent to great ponds classified GPA, and adjacent to rivers that flow to great ponds classified GPA.

D. Stream Protection District. The Stream Protection District includes all land areas within 100 feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond or river or within 250 feet, horizontal distance, of the upland edge of a freshwater wetland, or as shown on the Official Land Use Map. Where a stream and its associated shoreland area is located within 250 feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland. **[Amended 10-12-2021]**

§ 185-14. Table of Land Uses. [Amended 10-12-2021; 6-16-2022 by Order No. 22-108; 12-12-2024 by Order No. 24-173]

All land use activities, as indicated in Table 1, Land Uses in the shoreland zone, shall conform with all of the applicable land use standards in § 185-15. The district designation for a particular site shall be determined from the Official Land Use Map.

Key to Table 1:

YES: Allowed (no permit required but the use must comply with all applicable land use standards)

NO: Prohibited

CEO: Allowed with permit issued by the Code Enforcement Officer

LPI: Allowed with permit issued by the local Plumbing Inspector

PB: Allowed with permit issued by the Planning Board

PB-SP: Allowed with site plan approval issued by the Planning Board in accordance with Article 8 of Chapter 120, Land Use

Abbreviations:

RP: Resource Protection

LR: Limited Residential

GD: General Development

SP: Stream Protection

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Table 1. Land Uses in the Shoreland Zone				
Land Uses	Districts			
	SP	RP	LR	GD
Agriculture	YES	PB-SP	YES	YES
Aquaculture	PB-SP	PB-SP	PB-SP	YES
Campgrounds	NO	NO[6]	PB-SP	PB-SP
Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO[1]	~~YES~~CEO	~~YES~~CEO
Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI
Emergency operations	YES	YES	YES	YES
Essential services	PB-SP[5]	PB-SP[5]	PB-SP	PB-SP
A. Roadside distribution lines (34.5kV and lower)	CEO[5]	CEO[5]	YES[11]	YES[11]
B. Nonroadside or cross-country distribution lines involving 10 poles or fewer in the shoreland zone	CEO[5]	CEO[5]	CEO	CEO
C. Nonroadside or cross-country distribution lines involving 11 or more poles in the shoreland zone	PB[5]	PB[5]	PB	PB
Filling and earthmoving of less than 10 cubic yards	CEO	CEO	YES	YES
Filling and earthmoving of more than 10 cubic yards	CEO	PB	CEO	CEO
Fire prevention activities	YES	YES	YES	YES
Home occupations	CEO	CEO	CEO	CEO
Individual, private campsites	CEO	CEO	CEO	CEO
Marijuana businesses				
A. Medical marijuana registered caregiver/medical marijuana registered caregiver (home occupation)	NO	NO	NO	CEO
B. Other marijuana businesses	NO	NO	NO	NO
Marinas	PB-SP	NO	PB-SP	PB-SP
Mineral exploration	NO	YES[2]	YES[2]	YES[2]
Mineral extraction, including sand and gravel extraction	NO	PB-SP[13]	PB-SP[13]	PB-SP[13]
Motorized vehicular traffic on existing roads and trails	YES	YES	YES	YES
Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking	YES	YES	YES	YES
Parking facilities	NO	PB-SP	PB-SP	PB-SP

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Table 1. Land Uses in the Shoreland Zone				
Land Uses	Districts			
	SP	RP	LR	GD
Permanent piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland	PB-SP	PB-SP	PB-SP	PB-SP
Principal structures and uses				
A. One- and two-family residential, including driveways	PB-~~SP~~[4]	PB-~~SP~~[9]	CEO	CEO
B. Multifamily dwelling	NO	NO	PB-SP	PB-SP
C. Commercial	NO	NO[10]	NO[10]	PB-SP
D. Industrial	NO	NO	NO	PB-SP
E. Governmental and institutional	NO	NO	PB-SP	PB-SP[8]
F. Small nonresidential facilities for educational, scientific, or nature interpretation purposes	PB-~~SP~~[4]	PB-~~SP~~	CEO	CEO
Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI
Structures accessory to allowed uses	~~CEO~~PB[4]	~~CEO~~PB	CEO	CEO
Public and private recreational areas involving minimal structural development	PB-SP	PB-SP	PB-SP	PB-SP
Road and driveway construction	CEO	PB-SP[7]	CEO	CEO
Service drops, as defined, to allowed uses	YES	YES	YES	YES
Signs	CEO	CEO	CEO	CEO
Soil and water conservation practices	YES	YES	YES	YES
Structures accessory to allowed uses	CEO	CEO	CEO	CEO
Surveying and resource analyses	YES	YES	YES	YES
Uses similar to allowed uses	CEO	CEO	CEO	CEO
Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO
Uses similar to uses requiring a PB permit	PB	PB	PB	PB
Uses similar to permitted uses requiring PB site plan approval	PB-SP	PB-SP	PB-SP	PB-SP
Wildlife management practices	YES	YES	YES	YES
Wireless telecommunications facilities	NO	NO	NO	PB[14]

1 In RP not allowed within 75 feet, horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.

2 Requires permit from the CEO if more than 100 square feet of surface area, in total, is disturbed.

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3 In RP not permitted in areas so designated because of wildlife value.

4 Provided that a variance from the setback requirements is obtained from the Board of Appeals.

5 See further restrictions in § 185-15L.

6 Except when area is zoned for RP due to floodplain criteria, in which case a permit is required from the PB.

7 Except as provided in § 185-15H(43), and except when the total amount of disturbed area will be 25,000 square feet or less, in which case only a Planning Board permit is required.

8 Correction facilities are a special exception in the General Development (GD) District requiring both Planning Board and Board of Appeals approval. Correction facilities must meet the performance standards listed under Article 5, § 120-516, of Chapter 120, Land Use.

9 Single-family residential structures may be allowed by special exception only according to the provisions of § 185-16G, Special exceptions. Two-family residential structures prohibited.

10 Except for commercial uses otherwise listed in this table, such as marinas and campgrounds, that are allowed in the respective district.

11 Permit not required, but must file a written notice of intent to construct with CEO.

13 Mineral extraction must also receive site plan review and approval under Article 6 of Chapter 120, Land Use

14 Wireless telecommunications facilities also require Planning Board review and approval under Chapter 240.

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to 38 M.R.S.A. § 480-C, if the activity occurs in, on, over or adjacent to any freshwater wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

A. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;

B. Draining or otherwise dewatering;

C. Filling, including adding sand or other material to a sand dune; or

D. Any construction or alteration of any permanent structure.

§ 185-15. Land use standards. [Amended 10-12-2021; 6-16-2022 by Order No. 22-108; 12-12-2024 by Order No. 24-173]

All land use activities within the shoreland zone shall conform with the following provisions, if applicable. Site plan review may also be applicable to development in the shoreland zone. Please refer to Chapter 120, Land Use, Article 8, Site Plan Review, of the Town Code.

A. Minimum lot standards.

(1) Requirements. Lots shall meet or exceed the following minimum requirements:

(a) Minimum lot size.

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§ 185-15P(2). Section 185-15P(2) does not apply to those portions of public recreational facilities adjacent to public swimming areas as long as cleared areas are limited to the minimum area necessary.

(3) Distances greater than 100 feet.

(a) At distances greater than 100 feet, horizontal distance, from a great pond classified GPA or a river flowing to a great pond classified GPA, and 75 feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, there shall be allowed on any lot, in any ten-year period, selective cutting of not more than 40% of the volume of trees four inches or more in diameter, measured 4 1/2 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculation. For the purposes of these standards, volume may be considered to be equivalent to basal area.

(b) In no event shall cleared openings for any purpose, including, but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed, in the aggregate, 25% of the lot area within the shoreland zone or 10,000 square feet, whichever is greater, including land previously cleared. This provision applies to the portion of a lot within the shoreland zone, including the buffer area, but shall not apply to the General Development District.

(4) Existing openings. Legally existing nonconforming cleared openings may be maintained, but shall not be enlarged, except as allowed by this chapter.

(5) Reverted fields. Fields and other cleared openings which have reverted to primary shrubs, trees, or other woody vegetation shall be regulated under the provisions of § 185-15P.

Q. Hazard trees, storm-damaged trees, and dead tree removal.

(1) Hazard trees in the shoreland zone may be removed ~~without~~upon receipt of a permit ~~after consultation with~~from the Code Enforcement Officer, which may be issued if the following requirements are met:

(a) Within the shoreline buffer, if the removal of a hazard tree results in a cleared opening in the tree canopy greater than 250 square feet, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two inches in diameter, measured at 4.5 feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least four feet in height, and be no less than two inches in diameter. Stumps may not be removed.

(b) Outside of the shoreline buffer, when the removal of hazard trees exceeds 40% of the volume of trees four inches or more in diameter, measured at 4.5 feet above ground level in any ten-year period, and/or results in cleared openings exceeding 25% of the lot area within the shoreland zone, or 10,000 square feet, whichever is greater, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two inches in diameter, measured at 4.5 feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least two inches in diameter, measured at 4.5 feet above the ground level.

(c) The removal of standing dead trees, resulting from natural causes, is permissible without

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the need for replanting or a permit, as long as the removal does not result in the creation of new lawn areas, or other permanently cleared areas, and stumps are not removed. For the purposes of this provision, "dead trees" are those trees that contain no foliage during the growing season.

(d) The Code Enforcement Officer may require the property owner to submit an evaluation from a licensed forester or arborist before any hazard tree can be removed within the shoreland zone.

(e) The Code Enforcement Officer may require more than a one-for-one replacement for hazard trees removed that exceed eight inches in diameter measured at 4.5 feet above the ground level.

(2) Storm-damaged trees in the shoreland zone may be removed ~~without~~ upon receipt of a permit ~~after consultation with~~from the Code Enforcement Officer, which may be issued ~~if~~ the following requirements are met:

(a) Within the shoreline buffer, when the removal of storm-damaged trees results in a cleared opening in the tree canopy greater than 250 square feet, replanting is not required, but the area shall be required to naturally revegetate, and the following requirements must be met:

[1] The area from which a storm-damaged tree is removed does not result in new lawn areas, or other permanently cleared areas;

[2] Stumps from the storm-damaged trees may not be removed;

[3] Limbs damaged from a storm event may be pruned even if they extend beyond the bottom 1/3 of the tree; and

[4] If, after one growing season, no natural regeneration or regrowth is present, replanting of native tree seedlings or saplings is required at a density of one seedling per every 80 square feet of lost canopy.

(b) Outside of the shoreline buffer, if the removal of storm damaged trees exceeds 40% of the volume of trees four inches or more in diameter, measured at 4.5 feet above the ground level in any ten-year period, or results, in the aggregate, in cleared openings exceeding 25% of the lot area within the shoreland zone or 10,000 square feet, whichever is greater, and no natural regeneration occurs within one growing season, then native tree seedlings or saplings shall be replanted on a one-for-one basis.

R. Exemptions to clearing and vegetation removal requirements. The following activities are exempt from the clearing and vegetation removal standards set forth in § 185-15P, provided that all other applicable requirements of this chapter are complied with, and the removal of vegetation is limited to that which is necessary:

(1) The removal of vegetation that occurs at least once every two years for the maintenance of legally existing areas that do not comply with the vegetation standards in this chapter, such as but not limited to cleared openings in the canopy or fields. Such areas shall not be enlarged, except as allowed by this section. If any of these areas, due to lack of removal of vegetation every two years, reverts back to primarily woody vegetation, the requirements of § 185-15P apply;

(2) The removal of vegetation from the location of allowed structures or allowed uses, when the shoreline setback requirements of § 185-15B are not applicable;

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Permitting process for Land Use: Principal structures and uses; One and two family residential, including driveways

	Shoreland Zoning District							Nonconforming Structures
	SP	**RP**	**LR**	**LC**	**GD**	**CFMA**	**Other**	
DEP Chapter 1000	PB4	PB9	CEO	CEO	CEO	no		PB or its designee GPE
Windham	PB-SP4	PB-SP9	CEO		CEO			CEO
Gorham	No use table. 3002.5J CEO approval 1&2 family if permitted in underlying zone							ZBA GPE
Falmouth	BZA	PB2	CEO	CEO				BZA conditional use approval
Raymond	No	No	CEO					PB GPE
Casco	CEO 1	No	CEO	CEO			CEO: Coffee Pond Watershed	PB GPE
Naples	PB4,10	No10	CEO10	CEO10			CEO: Causeway Overlay	CEO
Westbrook	No	No	CEO	CEO	CEO	No		PB GPE
Standish	PB4	PB9	CEOPB				CEO: Water Oriented Commercial	PB GPE
Gray	PB4	PB5	CEO	CEO				CEO
Sebago	PB4	PB9	CEO					PB GPE

4Provided that a variance from the setback requirement is obtained from the Board of Appeals.
9Single family residential structures may be allowed by special exception only according to the provisions of Section 16(E), Special Exceptions. Two-family residential structures are prohibited.

2: Single family structures may be allowed by special exception only according to the provisions of Section 19-95 Special Exceptions. Two-family residential structures are prohibited.

1 Provided that a variance from the setback requirement is obtained from the Board of Appeals.

4. Provided that a variance from the setback requirement is obtained from the Board of Appeals 10. Accessory apartments are prohibited in the Shoreland Zone.

CEOPB: Requires permit issued by the Code Enforcement Officer or Planning Board, as determined by the Code Enforcement Officer

Permitting process for Land Use: Structures accessory to allowed uses

	Shoreland Zoning District							Nonconforming Structures
	SP	**RP**	**LR**	**LC**	**GD**	**CFMA**	**Other**	
DEP Chapter 1000	PB4	PB	CEO	CEO	yes	yes		PB or its designee GPE
Windham	CEO	CEO	CEO		CEO			CEO
Gorham	No use table. 3002.5J CEO approval 1&2 family if permitted in underlying zone							ZBA GPE
Falmouth	BZA	PB	CEO	CEO				BZA conditional use approval
Raymond	PB	PB	CEO					PB GPE
Casco	PB 6	PB	CEO	CEO			CEO: Coffee Pond Watershed	PB GPE
Naples	PB 4,10,11	PB 1,10,11	CEO 10,11	CEO 10,11			CEO: causeway Overlay	CEO
Westbrook	No	No	CEO	CEO	CEO	Yes		PB GPE
Standish	PB4	PB	yes				yes: Water Oriented Commercial	PB GPE
Gray	PB4	PB	CEO	CEO				CEO
Sebago	PB4	PB	CEO					PB GPE

4Provided that a variance from the setback requirement is obtained from the Board of Appeals.

6CEO may, at the expense of the applicant, require a soil erosion control plan approved by a recognized authority.

4Provided that a variance from the setback requirement is obtained from the Board of Appeals. 10. Accessory apartments are prohibited in the Shoreland Zone.
11. Bedrooms are prohibited in accessory structures.

4 Provided that a variance from the setback requirement is obtained from the Board of Appeals.

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