



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, June 1, 2026

5:30 PM

14 Lilac Lane

Site Walks are not televised

1. [PB 26-027](#) #26-04 Riding to the Top - Major Site Plan - Site Walk - 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 Inkhorn Brook watershed. Use: Riding Stable.

Attachments:

[26-04 PB MEMO MJR SP SKP RTT 042326.pdf](#)

[26-04 MJR SP SKP APPL RTT 3-24-26 redacted.pdf](#)

[26-04 MJR SP SKP PLANS RTT 3-24-26.pdf](#)

[26-04 MJR SP RTT WaiverRequest 4-2-2026.pdf](#)

Please be aware that public comments are not permitted during the site walk review unless requested by the Planning Board. Written comments can be sent to the Board at any time at PlanningBoard@windhammaine.us



Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: PB 26-027

Agenda Date: 6/1/2026

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Status: Agenda Ready

In Control: Planning Board

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Agenda Number: 1.

#26-04 Riding to the Top - Major Site Plan - Site Walk - 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 Inkhorn Brook watershed. Use: Riding Stable.

PLANNING BOARD MEMO • MAJOR SITE PLAN • SKETCH PLAN REVIEW

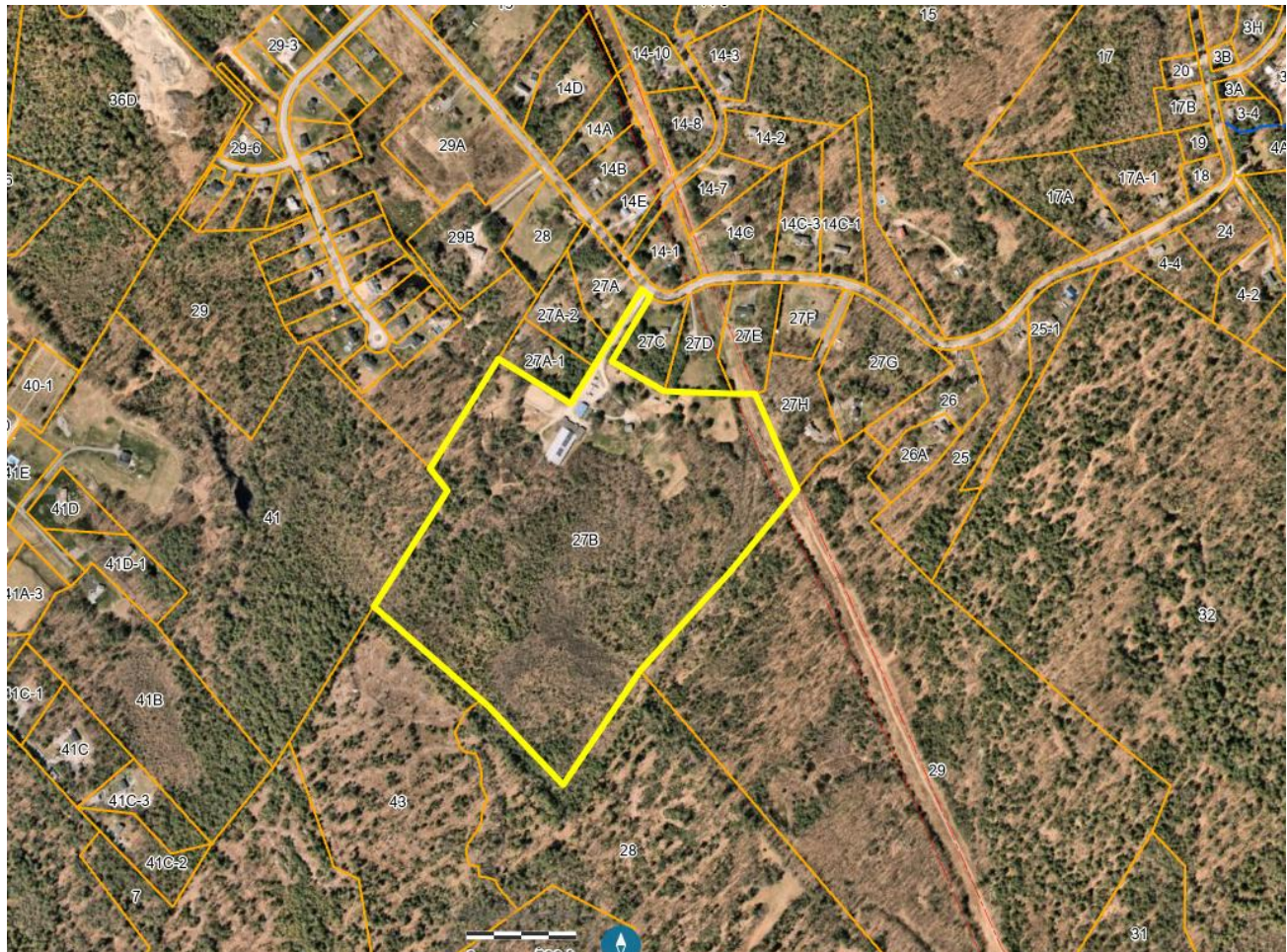
DATE: April 23, 2026

TO: Windham Planning Board
FROM: Amanda Lessard, Assistant Town Manager
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 - Sketch Plan Review – 14 Lilac Drive – Riding to the Top Therapeutic Riding Center
Planning Board Meeting: April 27, 2026

Overview

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, 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 Inkhorn Brook watershed. Use: Riding Stable.



A Development Review Team meeting was held on April 21, 2026. Comments received during the meeting 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: N/A

~~**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 an 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 existing utility poles and approximately 500' of overhead electric that extends from Land of Nod Road into the site to a pole-mounted transformer. All newly installed utilities will be underground from the point of the existing services.

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: A site walk has not been scheduled for this project. The Planning Board should determine if a site walk is necessary for this project.

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. The gross non-residential area of the proposed new buildings should be provided.

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.

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.”

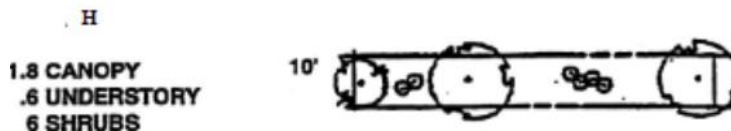
ARTICLE 4 ZONING DISTRICTS

- 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 52.07 lot exceeds the 80,000 minimum lot size. The lot does not appear to have the minimum required frontage of 200 feet. The parcel has 30 feet of frontage on Land of Nod Road. Lilac Drive is not a right-of-way described in the provided warranty deed. The applicant should provide evidence that the lot is a nonconforming lot of record or a backlot that complies with §120-533. The proposed buildings will comply with the 40 feet minimum front setback as well as the 10-foot rear and side yards setbacks.
- 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.



[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 sketch plan anticipates altering 4,000 square feet of wetland for the development. A US Army Corps wetland permit shall be provided for the final plan review or the required approval shall be included as a condition of approval in accordance with [§120-807F\(1\)](#).

§120-812B – Vehicular Traffic

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

 - [\(a\)](#) *For the final plan review*, the applicant shall demonstrate that intersections on arterial streets within a half mile of any entrance road which are functioning at a level of service D or better prior to the development shall function at a minimum at level of service D after development.
 - [\(b\)](#) For the final plan review, the applicant shall provide a traffic analysis provide evidence the existing streets and intersections are expected to carry traffic generated by the development. The applicant shall provide, for the *final plan review*, 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\(2\)\(h\)](#).
- [\(2\)](#) 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. Site distances shall be shown on the final plan.
- [\(3\)](#) The site is proposed to be accessed through Lilac Drive to Land of Nod Road. The site plan should show the full extent of Lilac Drive to the intersection of 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.

§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.

 - (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.
- (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.

§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.

§120–812E – Stormwater Management

- (1) The applicants shall provide for final review a stormwater management system design for the collection and disposal of all the stormwater that runs off of 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 DEP Chapter 500 Stormwater Management Law.

 - The applicant states that the amount of impervious and total disturbed area will require a Stormwater Permit from Maine DEP. The Town has delegated [DEP Stormwater Capacity](#). The Stormwater Permit will be reviewed concurrently with the site plan application.

§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.
- At the Development Review Team meeting the Deputy Fire Chief noted that sprinkler systems would not be required for the proposed new buildings per [Chapter 70](#). However, he requested that the applicant consider locating a fire cistern to provide a water source for firefighting purposes.

§120-812H – Sewage Disposal Provisions

- *For the final plan review*, the applicant shall provide the permit, design, or evidence from a Certified Site Evaluator that a subsurface wastewater disposal system meeting the requirements of the Subsurface Wastewater Disposal Rules will serve the proposed service development.

§120-812I – Utilities

- The proposed building shall be served by underground utility connection (electrical, telephone, and telecommunication services).
- A utility and grading plan shall be provided for the final plan review.

§120-812J – Groundwater Impacts

- The proposed wastewater disposal system is not anticipating being a disposal system with a capacity of 2,000 gallons per day (GPD) or more.

§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.
- (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 applicant shall provide an estimate of the project cost of development and evidence of financial capacity for the final plan review.

- (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

- The applicant shall identify the location of a solid waste container in dumpster pad on the site plan. To ensure proper disposal, the waste will be stored in until it can be transported by licensed private waste hauler.

§120-812P – Historical and Archaeological Resources

- The applicant shall provide evidence from the State showing that there are no historic or archaeological resources onsite.

§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 will provide an acceptable lighting plan with hooded or shielded fixtures, cut sheets, and locations for review for the final plan review.
- (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.

§120-812T – Storage of Materials

- For the final plan review the applicant shall address the standards for a concrete pad and screening for the dumpster enclosure.

CONCLUSIONS

- ~~1. The plan for development **reflects/does not reflect** the natural capacities of the site to support development.~~
- ~~2. Buildings, lots, and support facilities **will/will not** 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/will not** be maintained and protected to the maximum extent.~~
- ~~4. The proposed site plan **has/does not have** sufficient water available for the reasonably foreseeable needs of the site plan.~~

5. ~~The proposed site plan **will/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/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 site plan **will/will not** provide adequate sewage waste disposal.~~
8. ~~The proposed site plan **conforms/does not conform** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.~~
9. ~~The developer **has/does not have** the adequate financial capacity to meet the standards of this section.~~
10. ~~The proposed site plan **will/will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.~~
11. ~~The proposed site plan **will/will not** 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/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/does not** 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/have not** been identified on the plan.~~
15. ~~Any river, stream, or brook within or abutting the subdivision **has/has not** 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 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 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 new use: [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](#).

RIDING TO THE TOP

TOWN OF WINDHAM SKETCH PLAN REVIEW MAJOR SITE PLAN APPLICATION

March 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**

verdantas

March 24th, 2026

Town of Windham
Planning Board
8 School Road
Windham, ME 04062

RE: Riding to the Top Therapeutic Riding Center – Major Site Plan Application Review – Sketch Plan

Dear Board,

On behalf of Riding to the Top Therapeutic Riding Center, we are pleased to submit the attached Sketch Plan for a Major Site Plan Review Application for a proposed expansion. Riding to the Top is a non-profit dedicated to enhancing the health and well-being of children and adults with disabilities through equine assisted services. The existing facility consists of an indoor arena with attached offices and programming space, an outdoor riding ring, a 10-stall barn, and riding and sensory trails located at 14 Lilac Drive in the Town of Windham. The existing facility is considered a Riding Stable, which is an allowed use within the Farm District. There are no criteria or performance standards specific to riding stables; however, the proposed expansion will meet the performance standards and approval criteria under Site Plan Review and the dimensional standards within the Farm District.

At this time, the applicant and design team have created a master plan for the 52-acre farm, which proposes a new barn, an outdoor riding arena, a tractor shed, improvements and expansion of the existing indoor area/office building, a new residence, reconfigured paddocks, reconfigured parking areas and access circulation, updated utility infrastructure and stormwater management best management practices.

We look forward to continuing to work with you on this project and please let us know if you have any questions during your review of this submission. We would be happy to meet with you to go over the application and answer any other questions you might have.

Regards,



Verdantas LLC
Andrew Johnston, PE, LEED AP, CEng, CEnv, MCIWEM
Senior Consultant

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APPLICATION FORM

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Section 1.3 Site History

Section 1.4 Permitting

Section 1.5 Construction Schedule

Section 1.6 Drawings

2 TITLE, RIGHT OR INTEREST

3 TECHNICAL CAPACITY

4 ATTACHMENTS

ATTACHMENT 4.1 – Property Deed

ATTACHMENT 4.2 – Proof of Legal Name and Good Standing

ATTACHMENT 4.3 – USGS Topographic Map

ATTACHMENT 4.4 – Tax Map

ATTACHMENT 4.5 – Soil Map

ATTACHMENT 4.6 – Plan Set



SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION

| | | | | | | | | | | |
|--|--|--|---------------------------------------|----------------------------|-------------------|--|--|----------------------|-----------------|--|
| FEES FOR SKETCH PLAN REVIEW | | APPLICATION FEE: <input type="checkbox"/> \$200.00 | | AMOUNT PAID: \$ _____ | | DATE: _____ | | <i>Office Use:</i> | | |
| | | REVIEW ESCROW: <input type="checkbox"/> \$400.00 | | | | | | <i>Office Stamp:</i> | | |
| PROPERTY DESCRIPTION | Parcel ID | Map(s) # | 7 | Lot(s) # | 27B | Zoning District(s) | Farm | Total Land Area SF | 52 acres | |
| | Total Disturbance. >1Ac | | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N | Est. Building SF: | No Building; Est. SF of Total Development: | | 7.35 acres | | |
| | Physical Address: | 14 Lilac Drive | | | | Watershed: | Upper Presumpscot River watershed | | | |
| PROPERTY OWNER'S INFORMATION | Name: | Sarah Bronson, PT | | | | Name of Business: | Riding To The Top Therapeutic Riding Center | | | |
| | Phone: | 207-892-2813 | | | | Mailing Address: | 14 Lilac Drive Windham, ME 04062 | | | |
| | Fax or Cell: | | | | | | | | | |
| | Email: | [REDACTED] | | | | | | | | |
| APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER) | Name: | | | | | Name of Business: | | | | |
| | Phone: | | | | | Mailing Address: | | | | |
| | Fax or Cell: | | | | | | | | | |
| | Email: | | | | | | | | | |
| APPLICANT'S AGENT INFORMATION | Name: | Andy Johnston, PE | | | | Name of Business: | Verdantas LLC | | | |
| | Phone: | 207-869-9050 | | | | Mailing Address: | 541 US Route One, Suite 21 Freeport, ME 04032 | | | |
| | Fax or Cell: | | | | | | | | | |
| | Email: | [REDACTED] | | | | | | | | |
| PROJECT INFORMATION | Existing Land Use (Use extra paper, if necessary): <i>The property currently supports a range of fully accessible facilities designed to accommodate therapeutic riding, volunteer activity, and administrative functions. Existing site features include a heated indoor riding arena with an attached grooming area, connected office and program spaces (including a family viewing room, therapy room, and small kitchen), and a 10-stall barn. The indoor arena is equipped with rooftop solar panels that contribute to the facility's energy needs. Outdoor amenities include a riding ring, maintained riding trails, and sensory trails that support therapeutic programming. An on-site caretaker's residence provides year-round oversight of the property.</i> | | | | | | | | | |
| | Provide a narrative description of the Proposed Project (Use extra paper, if necessary): <i>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, reconfigured paddocks, reconfigured parking areas and access circulation, updated utility infrastructure and stormwater management.</i> | | | | | | | | | |
| | Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.): <i>There are wetland areas located south of the developed site. A minor amount of wetland fill is required to accomplish the project. No significant wildlife habitats or unique features will be impacted. The project does not take place within a special flood zone or shoreland zone.</i> | | | | | | | | | |



SKETCH PLAN REVIEW REQUIREMENTS FOR A MAJOR SITE PLAN APPLICATION

Section 120-811 of the Land Use Ordinance

The submission shall contain five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

The Sketch Plan document/map:

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available.
- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.

- Five copies of application and plans
- Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:
- Windham Planning Department (207) 894-5960, ext. 2
- Steve Puleo, Town Planner stpuleo@windhammaine.us
- Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

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

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

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

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS, PER SECTION 120-807D(2)).

| Submission Requirements: | Applicant | Staff | Submission Requirements (continued) | Applicant | Staff |
|---|-------------------------------------|--------------------------|---|-------------------------------------|--------------------------|
| a) Completed Sketch Plan Application form | <input checked="" type="checkbox"/> | <input type="checkbox"/> | -If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form. | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Proposed Project Conditions: | | | Plan Requirements | | |
| - Condition of the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site | | |
| - Proposed use | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1] The name of the development, North arrow, date, and scale. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| - Constraints/opportunities of site | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2] The boundaries of the parcel. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Outline any of the follow | | | 3] The relationship of the site to the surrounding area. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| - Traffic Study | <input type="checkbox"/> | <input type="checkbox"/> | 4] The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site (in many instances, submittal of the applicable USGS ten-foot contour map will be adequate). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| - Utility Study | <input type="checkbox"/> | <input type="checkbox"/> | 5] The approximate size and location of major natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| - Market Study | <input type="checkbox"/> | <input type="checkbox"/> | 6] Existing buildings, structure, or other improvements on the site (if none, so state). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Name, address, phone for record owner and applicant | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7] Existing restrictions or easements on the site (if none, so state). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Names and addresses of all consultants working on the project. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8] Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Evidence of right, title, or interest in the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9] A Class D medium-intensity soil survey (information from the most current soil survey for Cumberland County, Maine, is acceptable). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Evidence of payment of Sketch Plan fees and escrow deposit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10] The location and size of proposed buildings, structures, access drives, parking areas, and other development features (if applicable). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Any anticipated waiver requests (Section 120-808) | | | | | |
| Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"? | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| - If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form. | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Waivers from Subdivision Performance Standards in Section 120-812 of the Land Use Ordinance. | <input type="checkbox"/> | <input type="checkbox"/> | PDF Electronic Submission | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The undersigned hereby makes application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.

3-24-2026

Andrew Johnston

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME

1 INTRODUCTION

1.1 Project Description

Riding to the Top Therapeutic Riding Center in Windham, Maine is undertaking a significant expansion of its 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 the long-term growth of the facility. Verdantas LLC, serving as the site/civil engineering consultant to Stephen Blatt Architects, 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, 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 proposes approximately 7.35 acres of developed area. 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 two to three bioretention/infiltration basins and roof dripedge filters along portions of buildings to treat and manage runoff from new structures and site features.

These Best Management Practices (BMPs) will provide water-quality treatment and controlled discharge consistent with Maine Department of Environmental Protection (MDEP) Chapter 500 standards. The final plan submission will include a stormwater management analysis demonstrating that the proposed BMPs meet applicable Basic and General Standards and that the project will not increase peak runoff rates or adversely impact downstream receiving waters. Detailed BMP designations and supporting calculations will be provided.

1. Market Studies

No market study is proposed as part of the final plan application. This project is the direct result of a previously completed master planning process. The master plan provides the necessary foundation for demonstrating demand and feasibility, and no additional market analysis is required.

2. Traffic Studies

The proposed project will not generate more than 50 peak-hour trips; therefore, a full traffic impact study is not anticipated. Based on the scale and nature of equestrian operations (staggered arrivals, scheduled lessons, and generally low overall traffic volumes) the project is expected to fall comfortably below the threshold that typically triggers more detailed review. If the Board determines it necessary, the final plan submission can include a trip-generation estimate to confirm this. Because equestrian facilities do not align neatly with standard ITE land-use categories, a traffic engineer would need to be consulted to confirm the appropriate methodology and ensure any estimate is defensible. Importantly, this is an existing facility with no history of traffic, safety, or capacity issues, and the proposed improvements will not materially alter established patterns, making any additional study disproportionate to the project's actual impact.

3. Utilities Studies

The project will continue to use the existing onsite well, which will be registered with the State as a public water system as part of the final plan submission. No offsite utility extensions are required. The site currently includes an existing septic system installed around 2004–2005 to serve the riding arena employees and riders. This system will remain in service for the existing program. The master plan includes a new septic system to support the additional wastewater generation associated with the expanded facility. Verdantas will conduct a soil test pit to confirm the suitability of the proposed location and will prepare a conceptual septic system design for inclusion with the final plan application. A full, final septic design will be submitted to the Code Officer through an HHE-200 application prior to construction.

1.2 Existing Conditions

RTT operates on a 52-acre farm in Windham, Maine (Tax Map 7, Lot 27B), and has grown steadily over more than two decades to become a leading provider of equine-assisted services in the region. The site can be accessed from Lilac Drive, an existing gravel driveway off Land of Nod. The property is situated within the Farm District and part of the Upper Presumpscot River watershed. The project does not take place within a shoreland zone or a mapped significant sand and gravel aquifer. Through the implementation of best management practices (BMPs) for stormwater management, erosion control measures during construction, and sustainable design principles, this project will ensure that it does not degrade the water quality of the watershed.

The property currently supports a range of fully accessible facilities designed to accommodate therapeutic riding, volunteer activity, and administrative functions. Existing site features include a heated indoor riding arena with an attached grooming area, connected office and program spaces (including a family viewing room, therapy room, and small kitchen), and a 10-stall barn. The indoor arena is equipped with rooftop solar panels that contribute to the facility's energy needs. Outdoor amenities include a riding ring, maintained riding trails, and sensory trails that support therapeutic programming. An on-site caretaker's residence provides year-round oversight of the property.

Predominant surface soil types within the project area, as mapped by the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, consist primarily of Windsor loamy sand (3 to 8% slopes), which occupies most of the upland portions of the site. Additional upland soils present include Lamoine silt loam and Deerfield fine sand, both of which occur in smaller pockets across the developed and developable areas of the parcel. Soil maps can be found in Attachment 4.5 of this application.

Wetland areas on the property are mapped as Swanton fine sandy loam, Whately fine sandy loam, and Sebago mucky peat. These soil series are classified as hydric soils and are consistent with the observed wetland boundaries and site hydrology. 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.

1.3 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.

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.

In summary, the existing equestrian facility, 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.

1.4 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.

2 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 has been included in this application.

3 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 |
|---|--|
| Verdantas, LLC 541 US Route One Freeport, ME 04032 | Site Design and Engineering, Permitting |
| Stephen Blatt Architects PO Box 583 Portland, ME 04112 | Architecture |
| 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 |

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.

4. ATTACHMENTS

ATTACHMENT 4.1

Property Deed

024307

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);

MAINE REAL ESTATE TAX PAID

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 28th day of April, 1998.

[Signature]
Witness

[Signature]
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,

[Signature]
Notary Public / Attorney-at-Law

Printed Name / Seal: E. ANNE CARTON

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 APR 28 PM 12: 03

CUMBERLAND COUNTY

[Signature]

ATTACHMENT 4.2

Proof of Legal Name and Good Standing



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

RIDING TO THE TOP THERAPEUTIC RIDING CENTER
14 LILAC DR.
WINDHAM, ME 04062

Mailing

RIDING TO THE TOP THERAPEUTIC RIDING CENTER
14 LILAC DR.
WINDHAM, ME 04062

Clerk/Registered Agent

Physical

SARAH E. BRONSON
14 LILAC DR.
WINDHAM, ME 04062

Mailing

SARAH E. BRONSON
14 LILAC DR.
WINDHAM, ME 04062

[New Search](#)

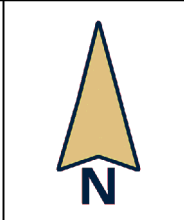
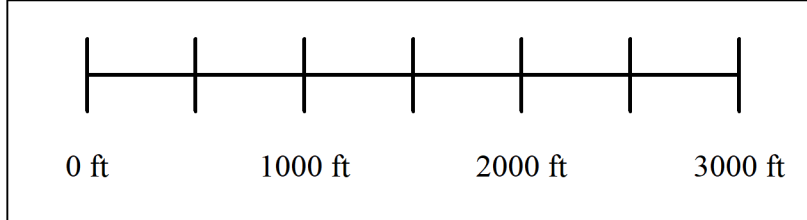
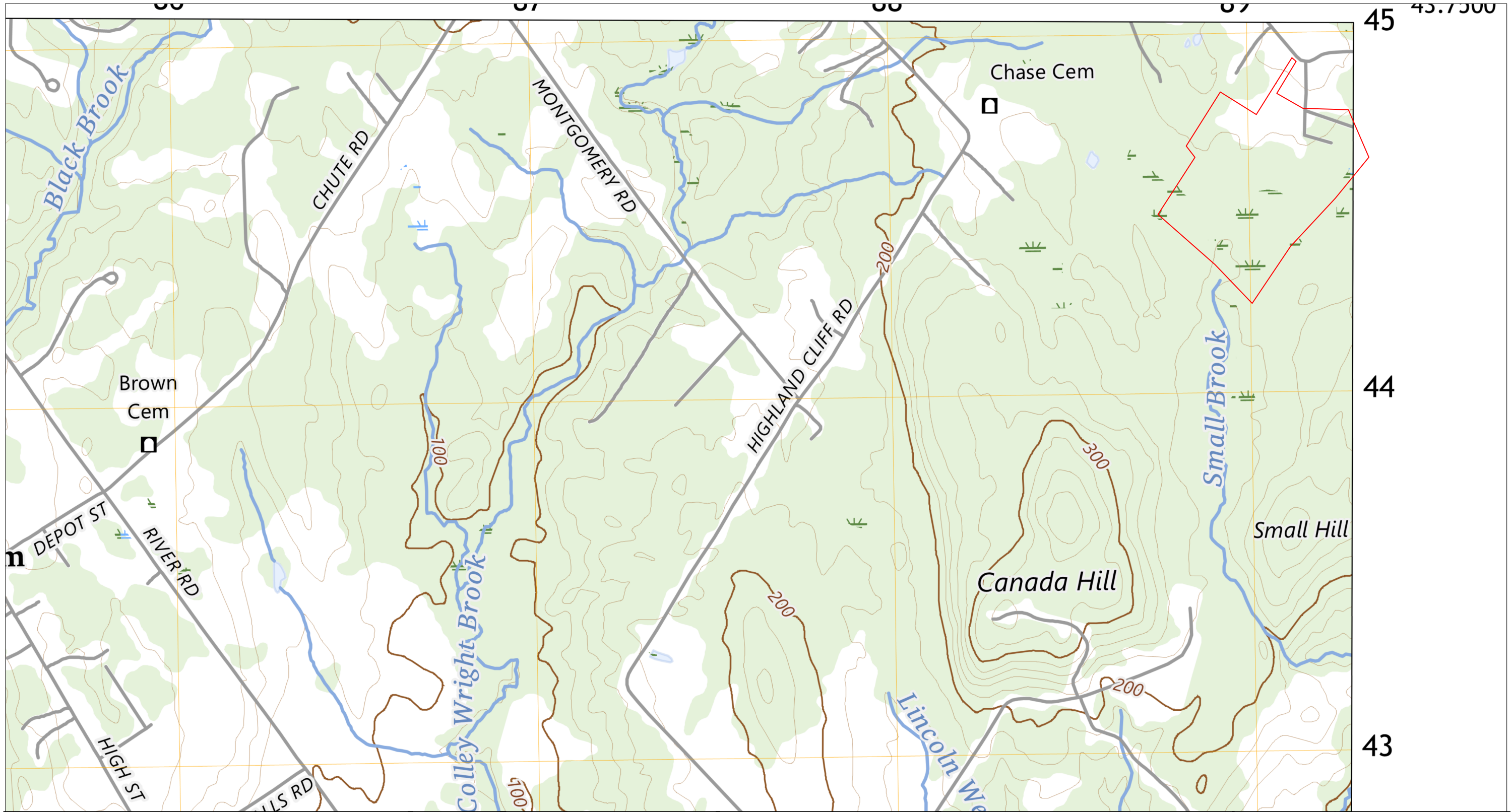
Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

ATTACHMENT 4.3
USGS Topographic Map



Legend
■ Project Area

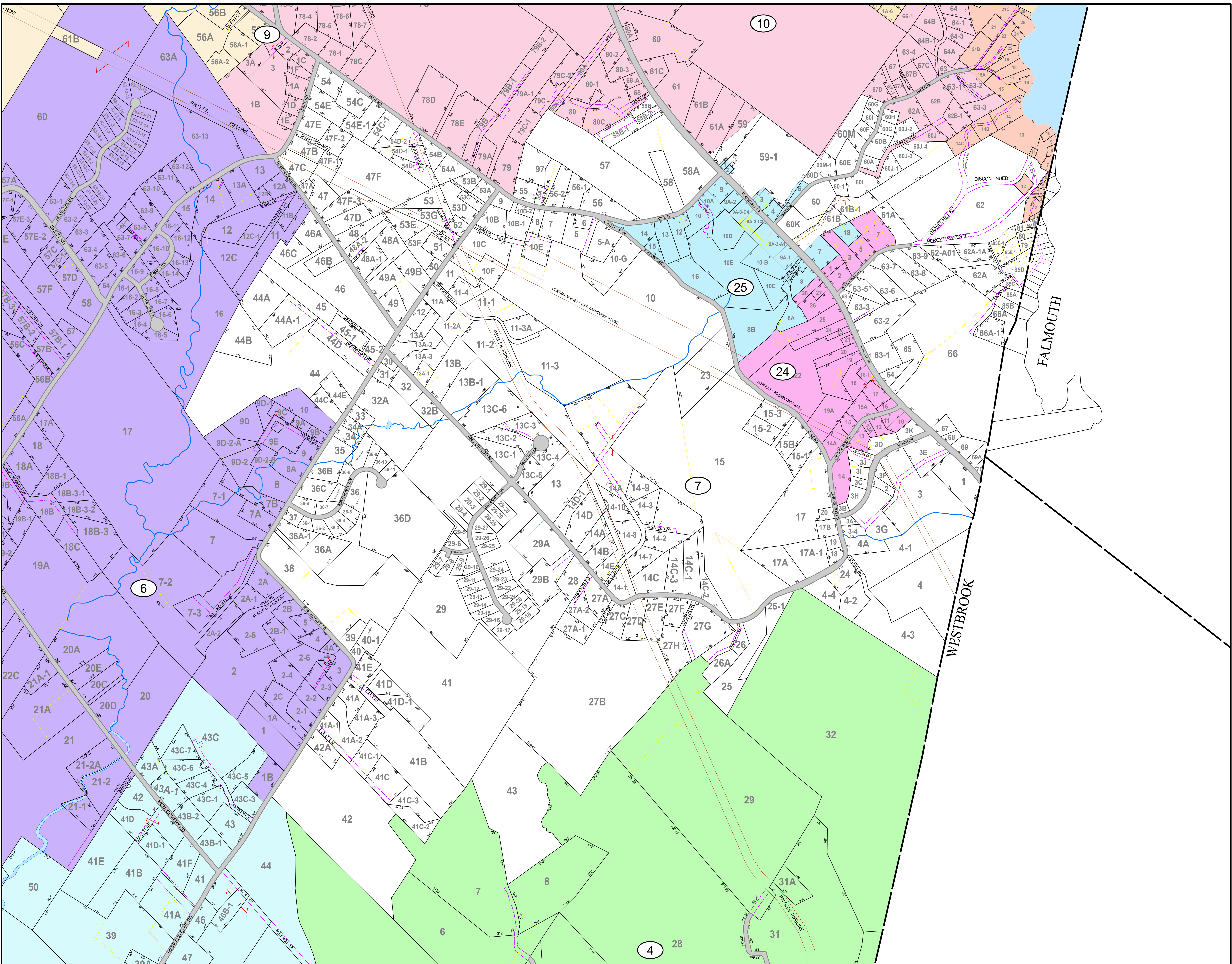
Created By: Kayla Gray
 Date Created: 2/9/2026
 Projection: SPCS (NAD83)
 Project # 25-36465

RIDING TO THE TOP
 THERAPEUTIC RIDING CENTER
 LOCATION MAP



ATTACHMENT 4.4

Tax Map



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

REVISED & REPRINTED BY

CAI Technologies
Precision Mapping. Geospatial Solutions.

21 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com

| LEGEND | |
|---------------------|------|
| PARCEL NUMBER | 12D |
| RECORD DIMENSION | 100' |
| SUBDIVISION LOT NO. | 2 |
| COMMON OWNERSHIP | |
| STREAMS | |
| CEMETERY | |
| CONDOMINIUM | |
| FARMSTEAD | |
| OLD PROPERTY LINES | |
| UTILITY LINES | |
| ROW EASEMENT | |
| ROW EASEMENT PWD | |

SCALE: 1" = 400'

FEET: 0 200 400 800 1,200

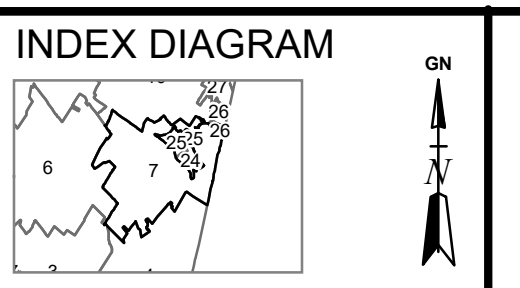
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REVISED TO: APRIL 1, 2024

PROPERTY MAPS

WINDHAM

MAINE

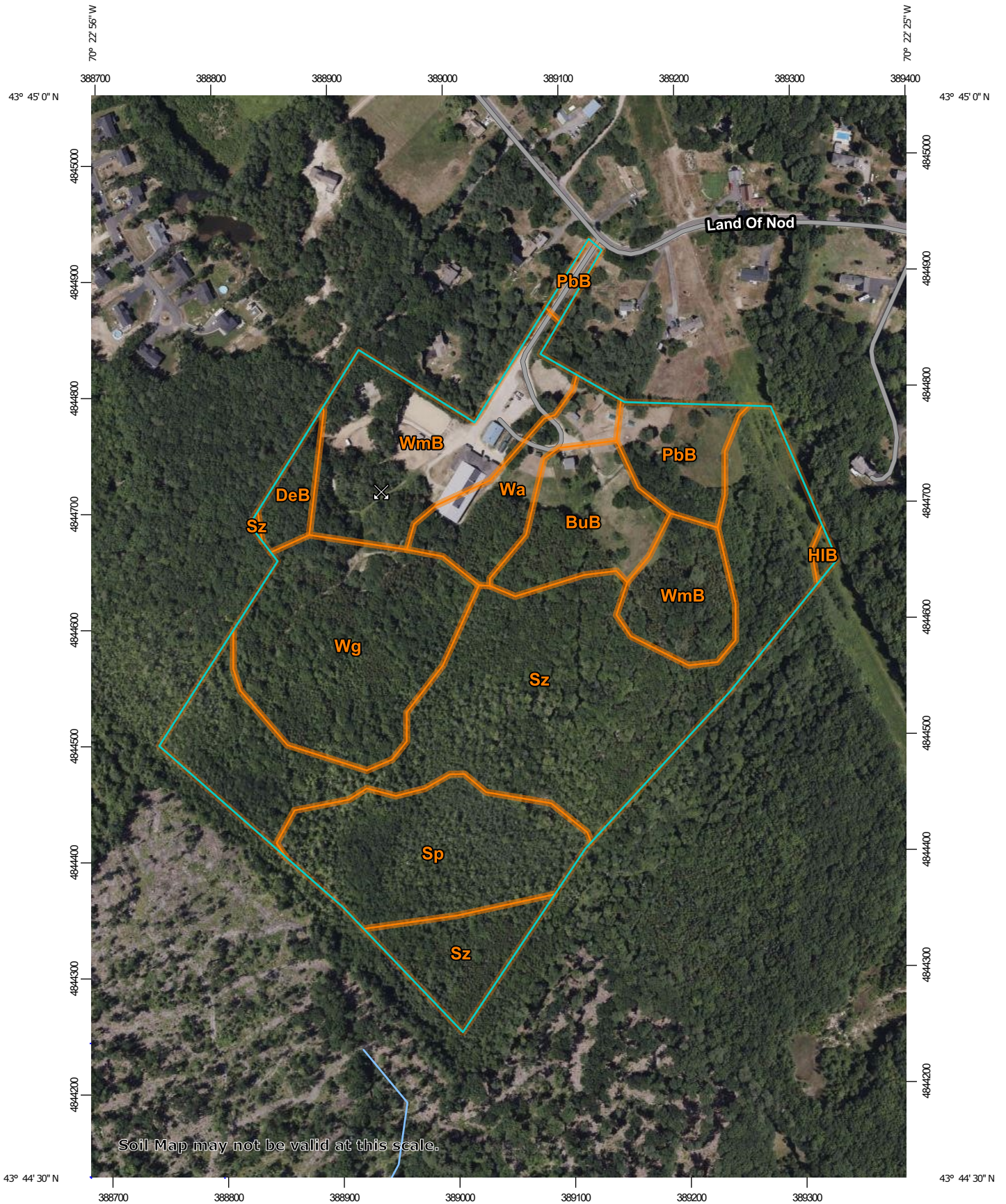


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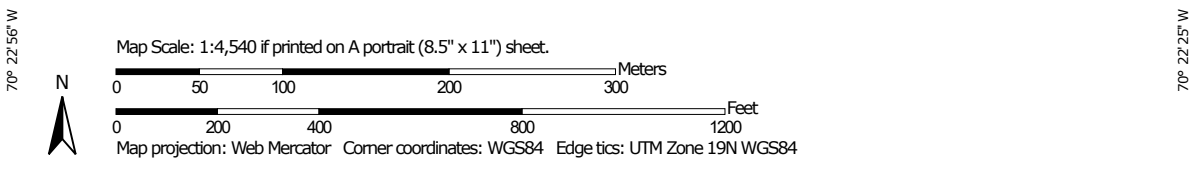
7

ATTACHMENT 4.5

Soil Map




Soil Map may not be valid at this scale.




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


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 22, Aug 29, 2025

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

Date(s) aerial images were photographed: Mar 1, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| BuB | Lamoine silt loam, 3 to 8 percent slopes | 3.0 | 6.2% |
| DeB | Deerfield loamy fine sand, 3 to 8 percent slopes | 0.8 | 1.7% |
| HIB | 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% |

Map Unit Description

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 in this report, 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, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components 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. Some minor components, however, have properties and behavior 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*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given 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.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Cumberland County and Part of Oxford County, Maine

BuB—Lamoine silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t0kc

Landscape: Plains

Elevation: 10 to 490 feet
Mean annual precipitation: 33 to 60 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

Lamoine and similar soils: 85 percent
Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lamoine

Setting

Landscape: Plains
Landform: River valleys, Marine terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam
Bw - 7 to 13 inches: silt loam
Bg - 13 to 24 inches: silty clay loam
Cg - 24 to 65 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 6 to 17 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: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F144BY401ME - Clay Flat
Hydric soil rating: No

Minor Components

Scantic

Percent of map unit: 10 percent
Landscape: Plains

Landform: River valleys, Marine terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Biddeford

Percent of map unit: 1 percent
Landscape: Plains
Landform: River valleys, Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F144BY002ME - Marine Terrace Depression
Hydric soil rating: Yes

DeB—Deerfield loamy fine sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2xfg9
Landscape: Lowlands, valleys
Elevation: 0 to 1,190 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Deerfield and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Deerfield

Setting

Landscape: Lowlands, valleys
Landform: Outwash deltas, Outwash terraces, Outwash plains, Kame terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy outwash derived from granite, gneiss, and/or quartzite

Typical profile

Ap - 0 to 9 inches: loamy fine sand
Bw - 9 to 25 inches: loamy fine sand
BC - 25 to 33 inches: fine sand
Cg - 33 to 60 inches: sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well 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: About 15 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Sodium adsorption ratio, maximum: 11.0

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: A

Ecological site: F144AY027MA - Moist Sandy Outwash

Hydric soil rating: No

Minor Components**Wareham**

Percent of map unit: 5 percent

Landscape: Lowlands, outwash plains

Landform: Drainageways, Depressions

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

HIB—Hinckley loamy sand, 3 to 8 percent slopes**Map Unit Setting**

National map unit symbol: 2svm8

Landscape: Uplands, valleys

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**

Landscape: Uplands, valleys

Landform: Outwash deltas, Outwash terraces, Kames, Kame terraces, Moraines, Eskers, Outwash plains
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

PbB—Paxton fine sandy loam, 3 to 8 percent slopes**Map Unit Setting**

National map unit symbol: bljf
Landscape: Uplands
Elevation: 0 to 2,500 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 87 percent

Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landscape: Uplands
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 8 inches: fine sandy loam
H2 - 8 to 20 inches: fine sandy loam
H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 18 to 40 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 30 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)
Hydric soil rating: No

Minor Components

Ridgebury

Percent of map unit: 2 percent
Landscape: Uplands
Landform: Drumlinoid ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Sp—Sebago mucky peat

Map Unit Setting

National map unit symbol: blk0
Elevation: 0 to 2,500 feet
Mean annual precipitation: 28 to 55 inches
Mean annual air temperature: 37 to 52 degrees F
Frost-free period: 80 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Sebago and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sebago

Setting

Landform: Bogs
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Organic material

Typical profile

Oe - 0 to 36 inches: mucky peat
Oi - 36 to 65 inches: mucky peat

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat):
 Moderately high to high (1.42 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 18.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydrologic Soil Group: A/D
Ecological site: F144BY230ME - Acidic Peat Wetland Complex
Hydric soil rating: Yes

Minor Components

Wonsqueak

Percent of map unit: 9 percent
Landform: Swamps
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Whitman

Percent of map unit: 3 percent
Landform: Swamps
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Saugatuck

Percent of map unit: 1 percent
Landform: Swamps
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: Yes

Walpole

Percent of map unit: 1 percent
Landform: Swamps
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: Yes

Ridgebury

Percent of map unit: 1 percent
Landform: Swamps
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: Yes

Sz—Swanton fine sandy loam

Map Unit Setting

National map unit symbol: blk4
Elevation: 10 to 900 feet

Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 39 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Swanton and similar soils: 85 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Swanton

Setting

Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: fine sandy loam
H2 - 9 to 32 inches: fine sandy loam
H3 - 32 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Scantic

Percent of map unit: 8 percent
Landform: Coastal plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Whately

Percent of map unit: 4 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Wa—Walpole fine sandy loam**Map Unit Setting**

National map unit symbol: blk7
Elevation: 0 to 2,800 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 80 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Walpole and similar soils: 85 percent
Minor components: 14 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Walpole**Setting**

Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: fine sandy loam
H2 - 8 to 20 inches: fine sandy loam
H3 - 20 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High
 (2.00 to 6.00 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Ecological site: F144BY303ME - Acidic Swamp

Hydric soil rating: Yes

Minor Components**Au gres**

Percent of map unit: 9 percent

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Scarboro

Percent of map unit: 5 percent

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Wg—Whately fine sandy loam**Map Unit Setting**

National map unit symbol: blk8

Elevation: 10 to 2,100 feet

Mean annual precipitation: 34 to 55 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 80 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Whately and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Whately**Setting**

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-loamy glaciolacustrine deposits

Typical profile

Oa - 0 to 2 inches: moderately decomposed plant material

H1 - 2 to 9 inches: fine sandy loam

H2 - 9 to 21 inches: fine sandy loam

H3 - 21 to 65 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: C/D

Ecological site: F144BY301ME - Loamy Till Swamp,

F144BY304ME - Wet Clay Flat

Hydric soil rating: Yes

Minor Components**Swanton**

Percent of map unit: 8 percent

Landform: Outwash plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Rise

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: Yes

Wonsqueak

Percent of map unit: 5 percent

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Sebago

Percent of map unit: 2 percent

Landform: Bogs

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w2x2

Landscape: Valleys

Elevation: 0 to 1,410 feet

Mean annual precipitation: 36 to 71 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

Windsor and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landscape: Valleys

Landform: Dunes, Outwash plains, Deltas, Outwash terraces

Landform position (three-dimensional): Tread, riser

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: loamy sand

Bw - 3 to 25 inches: loamy sand

C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: 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: Low (about 4.5 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

Data Source Information

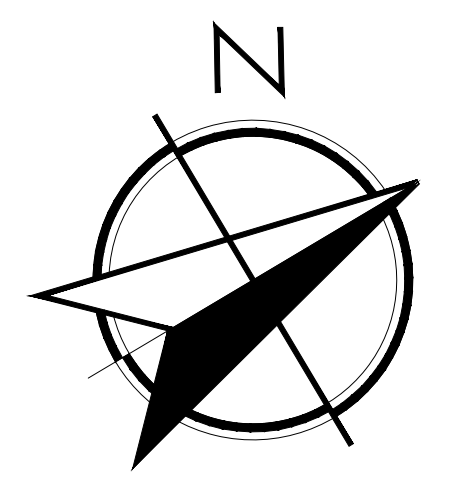
Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 22, Aug 29, 2025

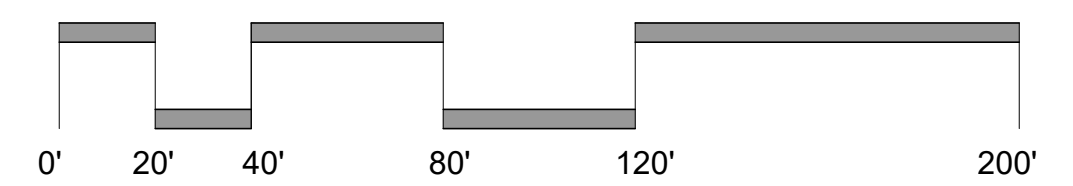
ATTACHMENT 4.6

Plan Set

OWNER:
NORTH RIVER
COMPANY



SCALE



SCALE: 1" = 40'

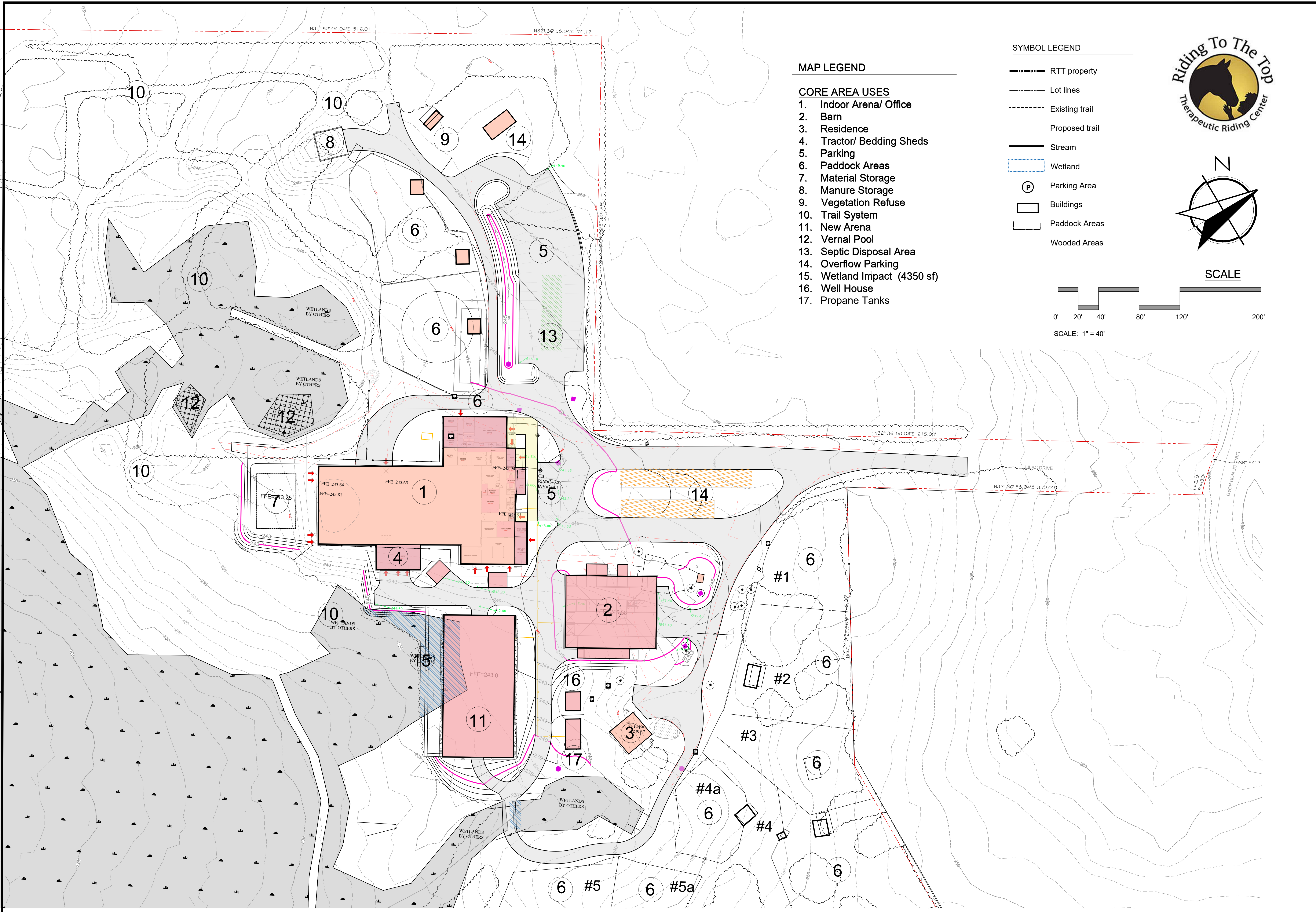
SYMBOL LEGEND

- RTT property
- Lot lines
- - - Existing trail
- - - Proposed trail
- Stream
- Wetland
- Ⓟ Parking Area
- ▭ Buildings
- ▭ Paddock Areas
- Wooded Areas

MAP LEGEND

CORE AREA USES

1. Indoor Arena/ Office
2. Barn
3. Residence
4. Tractor/ Bedding Sheds
5. Parking
6. Paddock Areas
7. Material Storage
8. Manure Storage
9. Vegetation Refuse
10. Trail System
11. New Arena
12. Vernal Pool
13. Septic Disposal Area
14. Overflow Parking
15. Wetland Impact (4350 sf)
16. Well House
17. Propane Tanks



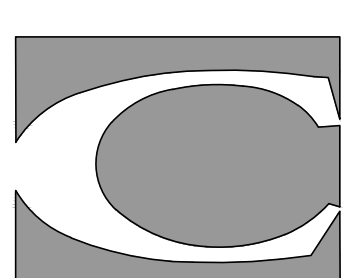
RIDING TO THE TOP

| Project: | Description: | Date: | Revisions: |
|----------|------------------------|----------|------------|
| | SUBMIT FOR SKETCH PLAN | 03/15/26 | 1 |

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:
MARCH, 2026

Sheet No:

C-101

03.15.26 NOT FOR CONSTRUCTION

April 2nd, 2026

Town of Windham
Planning Board
8 School Road
Windham, ME 04062

**RE: Riding to the Top Therapeutic Riding Center – Major Site Plan Application Review
Waiver Request for Sketch Plan Submission**

Dear Board,

On behalf of Riding to the Top Therapeutic Riding Center, we are pleased to submit a follow-up to our Sketch Plan materials following our pre-application meeting with Planning Department staff on March 30th, 2026. We appreciate the feedback and guidance provided during that discussion, and we have incorporated those comments into the project.

Riding to the Top is seeking approval for improvements that will allow the organization to better serve its clients and operate more safely and efficiently. The proposed project is intended to:

- Increase program capacity to meet growing community demand
- Update aging and outdated facility areas
- Improve the overall functionality and circulation of the site
- Enhance accessibility and operational safety for staff, volunteers, and program participants

These improvements are essential for the long-term sustainability of the organization and its ability to continue providing therapeutic riding services to Windham and Maine's Lake Region.

As discussed during the pre-application meeting, we are requesting a waiver from the requirement that all utilities be placed underground (Ch 120 Land Use Article 8 Site Plan Review § 120-812(I).) The existing overhead service runs along a private internal gravel drive, functions reliably, and does not impact circulation, accessibility, or site aesthetics. Converting this long segment to underground service would create a significant financial and construction hardship without providing a corresponding benefit to site function, safety, or visual character. All new electrical infrastructure associated with the project will be installed underground in full compliance with the ordinance. A completed Performance and Design Standards Waiver Request Form is attached with additional detail supporting this request.

We look forward to continuing to work with you on this project and please let us know if you have any questions during your review of this submission.

Regards,



Verdantas LLC
Andrew Johnston, PE, LEED AP, CEng, CEnv, MCIWEM
Senior Consultant

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:

Tax Map:

Lot(s):

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

| Ordinance Section | Standard | Mark which waiver this form is for |
|-------------------|----------|------------------------------------|
| | | <input type="checkbox"/> |
| | | <input type="checkbox"/> |
| | | <input type="checkbox"/> |
| | | <input type="checkbox"/> |
| | | <input type="checkbox"/> |

- 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.

(continues next page)

Ordinance Section: _____

b. Will the waiver have an impact on any of the following criteria?

| | Yes | No |
|--|--------------------------|--------------------------|
| Water or air pollution | <input type="checkbox"/> | <input type="checkbox"/> |
| Light pollution or glare | <input type="checkbox"/> | <input type="checkbox"/> |
| Water supply | <input type="checkbox"/> | <input type="checkbox"/> |
| Soil erosion | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic congestion or safety | <input type="checkbox"/> | <input type="checkbox"/> |
| Pedestrian safety or access | <input type="checkbox"/> | <input type="checkbox"/> |
| Supply of parking | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewage disposal capacity | <input type="checkbox"/> | <input type="checkbox"/> |
| Solid waste disposal capacity | <input type="checkbox"/> | <input type="checkbox"/> |
| Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas | <input type="checkbox"/> | <input type="checkbox"/> |
| Flooding or drainage issues on abutting properties | <input type="checkbox"/> | <input type="checkbox"/> |
| The Town's ability to provide the subdivision with public safety services (if subdivision) | <input type="checkbox"/> | <input type="checkbox"/> |

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