



August 3, 2020

Jennifer Curtis, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Subdivision Plan Application
Albion Road Subdivision
Grondin Corporation, Inc - Applicant**

Dear Jennifer:

On behalf of Grondin Corporation, Inc. we have prepared the enclosed application, plans and supporting material for Sketch Plan Review of a proposed 22-lot residential subdivision of a 29.8-acre property located on Albion Road. The original parcel, identified as Lot 14 on the Town of Windham Tax Map 13, was approximately 44 acres and the owner has divided the property and conveyed a 14-acre lot prior to applying for the Subdivision approval with the Town for the remaining 29.8 acres. The property was previously developed as a single family house lot with a farm and is currently unoccupied. The parcel is located in the Farm Residential Zoning District and is proposed to be developed under the Conservation Subdivision standards with a 1,300 foot long roadway designed for public acceptance. All lots will be served by a public water main extension and the road is intended to be designed with a 26-foot wide paved surface with 1-foot gravel shoulders. Each lot will contain an individual subsurface wastewater disposal system and electrical utilities will be installed underground.

The property is located within the Highland Lake Watershed and requires a Phosphorous Management Plan in accordance with the Town and Maine Department of Environmental Protection (Maine DEP) Standards. We intend to construct two wet ponds in series to provide water quality treatment for the proposed construction improvements, and an underdrained soil filter adjacent to Lot 22 to provide water quality treatment of a portion of contributing off-site stormwater flow. The project will require a Stormwater Permit through the Maine DEP and will have only minimal impacts to wetlands. A significant vernal pool exists in the northwest corner of the property and we have designed the site to address Maine DEP and Army Corps permitting requirements for buffer retention.

We have prepared a Resource Conservation Inventory Map to identify Primary Conservation Areas as defined in the Land Use Ordinance. The project has been designed so that 87% of the Primary Conservation Areas are contained within the open space.

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

Sketch Plan - Minor & Major Subdivision

Project Name: ALBION ROAD SUBDIVISION

Tax Map: 13 **Lot:** 14

Number of lots/dwelling units: 22 LOTS **Estimated road length:** 1,300 FT

Is the total disturbance proposed > 1 acre? ☒ **Yes** ☐ **No**

Contact Information

1. Applicant

Name: GRONDIN CORPORATION, INC.

Mailing Address: 39 BELANGER AVENUE, WINDHAM, ME 04062

Telephone: _____ **Fax:** _____ **E-mail:** K.GRONDIN@GRONDINCORPORATION.COM

2. Record owner of property

☒ (Check here if same as applicant)

Name: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____ **Email:** _____

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506 **Fax:** _____ **E-mail:** DUSTIN@DMROMA.COM

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Dustin Roma

Signature

8-3-2020

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative		
	conditions of the site	X	
	number of lots	X	
	constraints/opportunities of site	X	
	Outline any of the following studies that will be completed at a future stage:		
	traffic study	X	
	utility study	X	
	market study		
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 908)		
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 of the Land Use Ordinance?	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
i.	Submit initialed form regarding additional fees, from applicant intro packet	X	
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	
2	Boundary and lot lines of the subdivision	X	
3	Approximate location, width, and purpose of easements or restrictions	X	
4	Streets on and adjacent to the tract.	X	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	X	
Electronic Submission		X	

TOWN OF WINDHAM SUBDIVISION & SITE PLAN APPLICATION

Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name: ALBION ROAD SUBDIVISION

Tax Map: 13 **Lot:** 14

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

Ordinance Section	Standard	Mark which waiver this form is for
910-C-1-C-1	HIGH INTENSITY SOIL SURVEY	X
910-C-1-C-3	HYDROGEOLOGIC ASSESSMENT	X

- 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.

1. THE SOILS ON THE PROPERTY ARE ALL RELATIVELY POORLY DRAINED WITH A HYDROLOGIC SOIL RATING OF C OR D. EACH LOT WILL HAVE A TEST PIT PERFORMED BY A LICENSED SITE EVALUATOR TO DETERMINE SITE SUITABILITY THAT WILL AID IN THE CLASSIFICATION OF SOILS. DUE TO THE LOW VARIATION OF SOIL CHARACTERISTICS IDENTIFIED ON THE MEDIUM INTENSITY SOILS MAPS, A HIGH INTENSITY SOILS MAP WOULD NOT PROVIDE SIGNIFICANT ADDITIONAL INFORMATION NEEDED TO ADEQUATELY DESIGN THE STORMWATER OR SEPTIC SYSTEMS FOR THE PROJECT

2. EACH OF THE PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER FROM THE PORTLAND WATER DISTRICT. THERE ARE NO EXISTING ADJACENT PROPERTIES THAT WE IDENTIFIED THAT WOULD POTENTIALLY HAVE A NEGATIVE IMPACT AS A RESULT OF INSTALLING A SEPTIC SYSTEM ON ANY OF THE PROPOSED LOTS.

(continued next page)

Ordinance Section: _____

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.

MAINE REAL ESTATE TAX-Paid

Warranty Deed

(Statutory Short Form Deeds Act - 33 M.R.S.A. §761 et seq.)

aDLN: 1002040093762

Esther E. Nelson, being widowed and of the Town of Standish, County of Cumberland and State of Maine, with a mailing address of 1111 Chadbourne Road, Standish, Maine 04084, for consideration paid, grants to **Grondin Corporation**, with offices in the Town of Windham, County of Cumberland and State of Maine, a corporate body duly organized and existing under the laws of the State of Maine, with a mailing address of 39 Belanger Avenue, Windham, Maine, with **warranty covenants**, the real property situated in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as set forth in Exhibit A, attached and incorporated herein by reference.

Witness my hand and seal this date: April 29 2020.

*Signed, sealed & delivered
in presence of:*

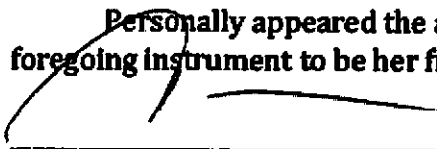

Esther E. Nelson

Witness: _____

State of Maine
Cumberland, ss.

Date: April 29 2020

Personally appeared the above-named ESTHER E. NELSON and acknowledged the foregoing instrument to be her free act and deed. *Before me,*



Notary Public / Attorney-at-Law

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

Exhibit A

Certain lots or parcels of land situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

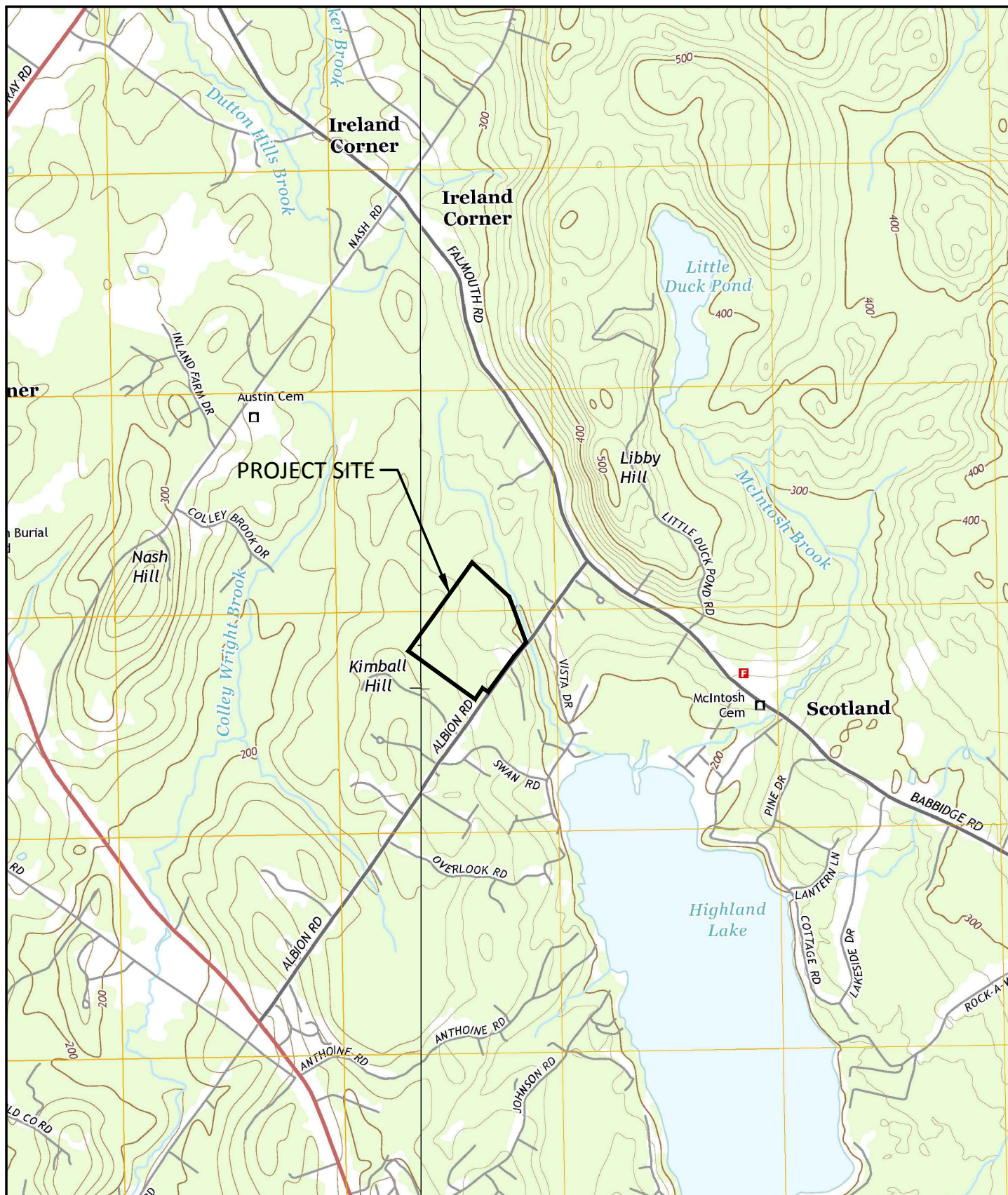
Parcel 1: A certain lot or parcel of land with the buildings thereon, situated in said Windham, known as the Lorenzo D. Libby place and being all and the same premises Uriah Cobb conveyed to Luther Perkins by his deeds, dated January 15, A.D. 1889, recorded in Cumberland County Registry of Deeds in Book 549, Page 353, and by deed dated June 3, A.D. 1891, recorded in said Registry in Book 578, Page 264; and the same premises which the said Luther Perkins conveyed to Edward J. Kimball by deed dated November 16, A.D. 1891 and recorded in said Registry in Book 586, Page 167, to which several deeds and the references therein named and the records thereof, reference may be had for further and more particular description of said premises.

Parcel 2: Also a certain other lot or parcel of land adjoining the above described parcel, and situated in said Windham and bounded and described as follows: Beginning at the easterly corner of land now or formerly of Theodore Sayward at a hemlock stump; thence northwesterly eighty (80) rods; thence northeasterly thirty (30) rods to the above described land; thence southeasterly eighty (80) rods to the rangeway leading by the place formerly of A. H. Ayer; thence by said rangeway to the first mentioned bounds, being the same property described in the deed of Lewis E. Hawkes to Edward J. Kimball, dated July 10, 1899, and recorded in said Registry in Book 680, Page 35, to which deed and the deeds therein referred to and the records thereof, reference may be had for a more particular description of said property. Said last mentioned parcel of land contains fifteen (15) acres, more or less. Excepting from said land as herein described a parcel of land 100 feet by 200 feet, adjoining the Albion Road, herein referred to as the rangeway, which said parcel was conveyed by Dorothy H. Kimball to Romeo P. Jean and Marion L. Jean by deed dated September 14, 1959 and recorded in said Registry in Book 2499, Page 58.

Being the same premises conveyed to Eugene F. Nelson and Esther E. Nelson, as joint tenants, by Warranty Deed from Dorothy H. Kimball, dated April 30, 1960, and recorded in Cumberland County Registry of Deeds in Book 2535, Page 65. The said Eugene F. Nelson died October 29, 2015, leaving Esther E. Nelson as surviving joint tenant.

The foregoing real property is identified on Town of Windham Tax Maps as 176 Albion Road, Tax Map 13, Lot 14.

**Deed prepared by Law Office of Dawn D. Dyer, P. C.
936 Roosevelt Trail #4, Windham ME 04062-5654
(207) 893-8100. Deed preparer does not certify title.**



SITE LOCATION MAP

ALBION ROAD SUBDIVISION
WINDHAM, MAINE

FOR:
GRONDIN CORPORATION
39 BELANGER AVENUE
WINDHAM, MAINE 04062

USGS QUADRANGLES:
CUMBERLAND CENTER
NORTH WINDHAM

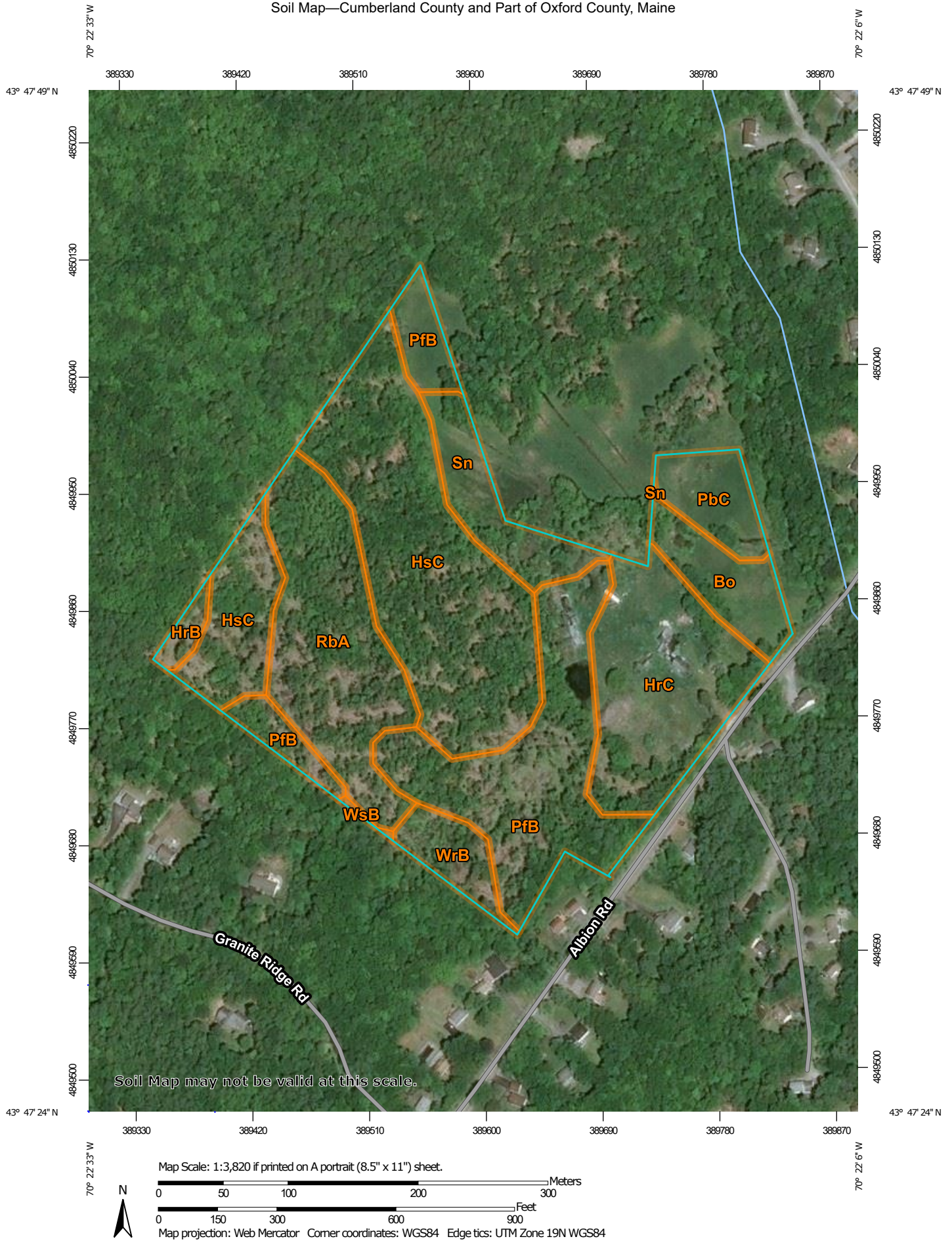
SCALE: 1"=2,000'
DATE: 05-19-2020
JOB NUMBER: 20020

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/3/2020
Page 1 of 3

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 17, Jun 5, 2020

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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
Bo	Biddeford mucky peat, 0 to 3 percent slopes	1.4	4.8%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	0.3	1.0%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	4.4	14.6%
HsC	Lyman-Abram complex, 8 to 15 percent slopes, very rocky	8.9	29.8%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	1.2	4.0%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	6.4	21.3%
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes	4.7	15.8%
Sn	Scantic silt loam, 0 to 3 percent slopes	1.7	5.5%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	0.9	3.1%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	0.0	0.1%
Totals for Area of Interest		30.0	100.0%