

**AMENDED SUBDIVISION
PLAN APPLICATION
TO TOWN OF WINDHAM**

FOR

**LOT 3
RUBY MEADOWS SUBDIVISION**

**VIOLA LANE
WINDHAM, MAINE**

PREPARED FOR

**MARK COBB
7 HEATHWOOD DRIVE
WINDHAM, ME 04062**

PREPARED BY

DM ROMA
CONSULTING ENGINEERS

**PO BOX 1116
WINDHAM, ME 04062**

MARCH 23, 2020



March 23, 2020

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

**Re: Second Amended Subdivision Plan – Ruby Meadows Subdivision (Lot #3)
Mark Cobb - Applicant**

Dear Amanda:

On behalf of Mark Cobb we have prepared the enclosed plans and supporting materials for an amendment to the Ruby Meadows Subdivision. The proposed application is to amend the approved subdivision plan to reflect the revised developed area and treeline for Lot #3, which is identified on the Town of Windham's Assessor Map 10 as Lot 78-3.

Mark Cobb, the applicant and perspective owner of Lot 3, requests that the allowable tree clearing, developed area and impervious area coverage for Lot 3 be modified as shown on the attached plan. The amendment will allow for the construction of a single-family dwelling and a detached garage with connecting driveway. The amendment does not modify any lot lines, but it provided for a larger building envelope and expanded impervious and developed areas.

Stormwater runoff generated from the additional impervious area will be treated through a proposed stone berm level spreader that discharges to a wooded buffer. Engineering design calculations are enclosed for review.

Upon your review of this information, please let us know if you have any questions or require additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President

Amended Subdivision

Project Name: SECOND AMENDED SUBDIVISION PLAN - RUBY MEADOWS SUBDIVISION

Tax Map: 10 **Lot:** 78- 3

Number of lots/dwelling units: 15 (NO CHANGE) **Estimated road length:** 950 FT (NO CHNAGE)

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

Contact Information

1. Applicant

Name: MARK COBB

Mailing Address: 7 HEATHWOOD DRIVE, WINDHAM, ME 04062

Telephone: _____ Fax: _____ E-mail: _____

2. Record owner of property

_____ (Check here if same as applicant)

Name: MCDONNELL BROTHERS CUSTOM BUILDERS, LLC

Mailing Address: 6 SIMEON DRIVE, WINDHAM, MAINE 04062

Telephone: (207) 415-1457 Fax: _____ Email: MBCHMAINE@GMAIL.COM

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, Maine 04062

Telephone: (207) 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

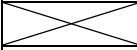
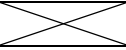
Signature

3-23-2020

Date

Amended Subdivision - Minor Final Subdivision Submission Requirements (not all may be applicable)

A. Mandatory Written Information		Applicant	Staff
1	A fully executed application form, signed by person with right, title, or interest in the property	✓	
2	Evidence of payment of the application and escrow fees	✓	
3	Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey	✓	
4	Name, registration number and seal of the licensed professional who prepared the plan (if applicable)	✓	
5	Description of how solid waste generated at the site is to be collected and disposed of.	✓	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	✓	
7	Copies of existing or proposed deed restrictions or covenants.	✓	
8	Copies of existing or proposed easements over the property	✓	
9	Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road	✓	
10	Financial Capacity. Estimated costs of development, and itemization of major costs		
	i. Estimated costs of development, and itemization of major costs	N/A	
	ii. Financing - provide one of the following:		
	a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency	N/A	
	b. Annual corporate report with explanatory material showing availability of liquid assets to finance development	N/A	
	c. Bank statement showing availability of funds if personally financing development	N/A	
	d. Cash equity commitment	N/A	
	e. Financial plan for remaining financing	N/A	
	f. Letter from financial institution indicating an intention to finance	N/A	
	iii. If a corporation, Certificate of Good Standing from the Secretary of State	N/A	
11	Technical Capacity		
	i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.	✓	
	ii. Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development.	✓	
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)	✓	

B. Mandatory Plan Information		Applicant	Staff
1	Name of subdivision, date and scale	✓	
2	Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed	✓	
3	Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.	✓	
4	North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design	✓	
5	Location map showing the subdivision within the municipality	✓	
6	Vicinity plan showing the area within 250 feet, to include:		
	i. approximate location of all property lines and acreage of parcels	✓	
	ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints	✓	
	iii. location and designations of any public spaces	✓	
	iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property.	N/A	
7	Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years	✓	
8	Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use	✓	
9	All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department	✓	
10	Location of all monuments as required by ordinance	✓	
11	Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.	✓	
12	Location of all yard setback lines.	✓	
13	Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high intensity soils map in instances where poor soils are evident.	✓	
14	Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.	✓	
15	Written offers of cessation to the Town of all public open space shown on the plan.	N/A	
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.	✓	
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map	✓	
18	For Cluster Subdivisions that do not maximize the development potential of the property being subdivided, a conceptual master plan for the remaining land showing future roads, Open Space, and lot layout, consistent with the requirements of 911.K., Custer Developments will be submitted.	N/A	

C. Submission information for which a waiver may be granted.		Applicant	Staff
1	Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require	✓	
2	Description of how stumps and demolition debris will be disposed of	✓	
3	A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900.	N/A	
4	A soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC).	✓	
5	If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist.	N/A	
6	Show location of driveways	✓	
Electronic Submission			

PROJECT NARRATIVE

SECTION 1 – PROPOSED USE NARRATIVE

The proposed project is an existing lot in a previously approved subdivision entitled Ruby Meadows Subdivision, shown on the plan “Amended Ruby Meadows Subdivision” prepared for Ruby Meadows, LLC., prepared by Wayne Wood & Co., and recorded on Dec. 20, 2018 in the Cumberland County Registry of Deeds Plan Book 218, page 546. The approved plan consisted of a 15-lot residential subdivision is located off Pope Road and Albion Road on a 29.6-acre parcel depicted as a portion of Lot 78 on Tax Map 10.

The future home owner of Lot 3 is seeking to amend the approved subdivision to facilitate the construction of their desired home site, including a single-family dwelling, a detached garage, a paved driveway, landscaping and lawn, as well as typical utilities generally associated with single family residential development.

In addition to providing a site design that would accommodate the proposed improvements, this project will also analyze the proposed lot development in comparison to the approved subdivision plan to ensure that all proposed development is adequately addressed.

SECTION 2 – RECORD OWNER INFORMATION

The property is currently owned by McDonnell Brothers Custom Builders, LLC by deed recorded in Cumberland County Registry of Deeds Book 35718 page 327 (see attached deed).

SECTION 3 – ABUTTING PROPERTY OWNERS

The names of abutting property owners are listed on the “Second Amended Subdivision Plan”.

SECTION 4 – TITLE, RIGHT, OR INTEREST

The applicant has a purchase and sale agreement with the landowner, see attached.

SECTION 5 – COVENANTS OR DEED RESTRICTIONS

The previously approved subdivision included the creation of a Home Owner’s Association that requires lot owners to maintain the roadway, open space and stormwater infrastructure under a Homeowners Association Agreement Document (HOA Document). There is language in the HOA Document that will identify a method to transfer ownership and maintenance responsibilities of the open space and roadway to the Town. Maintenance of the stormwater buffer will be the responsibility of the owner of Lot 3.

SECTION 6 – EASEMENTS

There are no known existing easements within Lot 3.

SECTION 7 – LICENSED PROFESSIONALS

The plans and applications were prepared by DM Roma Consulting Engineers. Dustin Roma is a Maine Licensed Professional Engineer PE#12131. Land surveying services are provided by Wayne T. Wood and Company. Soils analysis and wetland delineation was performed by Mark Cenci.

SECTION 8 – TECHNICAL ABILITY

The design professionals indicated in Section 7 above have been performing similar consulting and design work in Southern Maine for many years, including many projects in Windham and the surrounding communities.

SECTION 9 – UTILITIES

The project will be served by public water, private on-site wastewater disposal systems and underground electrical & data utilities.

SECTION 10 – WATER SUPPLY AND SEWAGE DISPOSAL

Thirteen of the lots, including Lot 3, have public water service connections from the Portland Water District. All lots, including Lot 3, will require on-site individual wastewater disposal systems. Test pits have been conducted on Lot 3 by a licensed site evaluator and were found to be suitable for septic systems.

SECTION 11 – SOLID WASTES

Lot 3, as all as other lots in the subdivision will utilize the Town's curbside trash collection program to dispose of solid wastes.

No demolition debris will be generated on this project. Construction debris associated with the house construction is estimated to be 15 cubic yards per building which will be handled by a contracted disposal company and disposed of at the Casella Waste Transfer Station in Westbrook. The applicant's subcontracts will specify all construction debris disposal be directed to this site. No burning or burial of material will be permitted on site.

Required tree clearing will be performed by a logging company and either chipped or left as saw logs to be transported off site. The associated stumps and grubbing's will be either ground on site by a portable stump grinder and used as mulch in the stabilization of ditch

backslopes and/or for erosion control or transported off site for disposal by the applicant's subcontractors at the Casella Waste Transfer Station in Westbrook. The applicant's subcontractors will specify all construction debris disposal be directed to this site.

SECTION 12 – VEHICLE TRAFFIC

The vehicle sight distance at the roadway intersection of Viola Lane and Albion Road is 535 feet looking right and 465 feet looking left, which meets the Town's standards for the posted speed limit of 35 mph on Albion Road. According to the Institute of Transportation Engineers Trip Generation Manual, 9th edition, the approved 15 residential lots are expected to generate 15 peak hour trip-ends. Viola Lane has access from existing paved Town roads.

The improvements and current layout proposed for Lot 3 will not relocate the Lot 3's driveway connection, in comparison to the approved subdivision location. Additionally, the changes to the layout of Lot 3 will not have any impact on the use of the lot or the expected traffic generation.

SECTION 13 – UNIQUE NATURAL AREAS

There are no known unique natural areas within the project vicinity.

SECTION 14 – STORMWATER MANAGEMENT

The approved subdivision included a stormwater management report that analyzed the approved subdivision's project design, and included calculations to ensure that the stormwater BMPs were designed in compliance with the DEP Stormwater BMP Manual.

The proposed improvement associated with the development of Lot 3 have been evaluated to ensure that the previous stormwater design will still adequately function as designed. The following summary illustrates that the approved stormwater design is adequately designed to address the proposed Lot 3 improvements, and that the project design of Lot 3 will not create any significant stormwater related impacts.

The Lot 3 project's design directs a portion of the developed lot via overland in a northerly direction to the stormwater drainage swale adjacent to Viola Lane. This runoff is then conveyed in a culvert under Viola Lane and in to a stormwater BMP, an underdrained soil filter basin "filter basin". The southerly portion of the proposed developed area, associated with the proposed garage structure will drain to the west through natural woodland to a drainage channel along Albion Road, as it does in the existing condition. The proposed design will direct stormwater runoff generated from the proposed garage, and associated driveway and lawn areas to the south of the proposed residential structure into one of two drainage swales that convey stormwater to a proposed forested stormwater buffer and level lip spreader.

The following table illustrates that the proposed design of Lot 3 will direct approximately 20,531± sq. ft. of developed area (approximately 5,923± sq. ft. less developed area than the approved subdivision design) to the approved filter basin. The table also illustrates that the proposed design and layout will direct approximately 6,075± sq. ft. of impervious area (approximately 2,641± sq. ft. more than the approved subdivision design).

IMPERVIOUS AND DEVELOPED AREA COMPARISON FOR AMENDED SUBDIVISION:

Lot #	TOWN OF WINDHAM ASSESSOR'S		LOT AREA DATA		
	MAP	LOT	DEVELOPED AREA (Square feet)	IMPERVIOUS AREA (Square feet)	LANDSCAPED AREA (Square feet)
<i>PER APPROVED SUBDIVISION PLAN ("AMENDED RUBY MEADOWS SUBDIVISION") *</i>					
3	10	78-3	26,454	3,434	23,020
<i>AS PROPOSED ON PROPOSED AMENDED SUBDIVISION PLAN ("SECOND AMENDED SUBDIVISION PLAN")</i>					
3	10	78-3	20,531	6,075	14,456
<i>COMPARISON TO APPROVED</i>			(5,923)	2,641	(8,563)

* - "AMENDED RUBY MEADOWS SUBDIVISION" FOR RUBY MEADOWS, LLC. PREPARED BY WAYNE WOOD & CO., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 218 PAGE 546 ON DEC. 20, 2018.

Due to the increase in impervious area tributary to the approved filter basin, the filter basin sizing calculation was prepared incorporating the new Lot 3 design into the impervious area and landscaped area. The calculations shown on the following illustrates that the resultant water quality volume "WQV" (9,800 cf) is required based on the new tributary impervious and landscaped areas. This new WQV is 65 cf less than the approved design's 9,865 cf of required WQV. The table on the following page, also indicates that the approved filter basins provided filter area (5,930 sq. ft.) is greater than the project's new required filter area (5,880 sq. ft.).

FILTER BASIN 1 SIZING VERIFICATION:

Filter Basin FB-1

AS PROPOSED ON PROPOSED AMENDED SUBDIVISION PLAN ("SECOND AMENDED SUBDIVISION PLAN")

Amended Tributary Impervious Area=	52,253 sf	(WS-30 Impervious Area)
Amended Tributary Landscaped Area=	163,368 sf	(WS-30 Landscaped Area)

Water Quality Volume (WQV) Calculation

WQV (Required) = $1.0 \times \text{Impervious Area} + 0.4 \times \text{Landscaped Area}$

WQV (Required) = 9,800 cf

Filter Bottom Calculation

Filter Area (Required) = $5\% \times \text{Impervious Area} + 2\% \times \text{Landscaped Area}$

Filter Area Required = 5,880 sf

Filter Area Provided = 5,930 sf > Required

AS APPROVED*:

Tributary Impervious Area=	49,612 sf	(WS-30 Impervious Area)
Tributary Landscaped Area=	171,931 sf	(WS-30 Landscaped Area)

WQV (Required) = 9,865 cf

Filter Area Required = 5,919 sf

Filter Area Provided = 5,930 sf > Required

** - PER "AMENDED RUBY MEADOWS SUBDIVISION" FOR RUBY MEADOWS, LLC. PREPARED BY WAYNE WOOD & CO., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 218 PAGE 546 ON DEC. 20, 2018.*

As previously stated, the southerly portion of the proposed developed area will be directed overland to a forested stormwater buffer with a level lip spreader. The forested stormwater buffer is intended to function as a stormwater BMP by mimicking natural flow conditions, spreading out discharged stormwater flow via a level lip spreader to facilitate energy dissipation, reduce flow depth and flow velocity that will filter through the forested stormwater buffer allowing pollutants and suspended sediment to be separated or settle on ground before infiltrating into the ground. The table and calculation on the following page illustrates the design of the forested stormwater buffer and 25 ft. long level lip spreader, exceeds the minimum design requirements for a forested stormwater buffer:

LOT 3 - PROPOSED DEVELOPED AREA TRIBUTARY TO FORESTED STORMWATER WATER BUFFER

Lot #	TOWN OF WINDHAM ASSESSOR'S		LOT AREA DATA		
	MAP	LOT	DEVELOPED AREA (Square feet)	IMPERVIOUS AREA (Square feet)	LANDSCAPED AREA (Square feet)
<i>NEW PROPOSED DEVELOPMENT NOT TRIBUTARY TO FILTER BASIN 1 (TRIBUTARY TO FORESTED BUFFER)</i>					
3	10	78-3	11,296	6,134	5,162

Forested Stormwater Buffer With Level Spreader

Class: Loamy Sand

HSG: C

Buffer Length= 75 ft

Berm Length Per Acre Impervious = 125 ft

Berm Length Per Acre Landscape = 35 ft

Tributary Impervious Area = 6,134

Tributary Landscaped Area = 5,162

Required Berm Length: 22 ft

Provided Berm Length: 25 ft

With the incorporation of the forested stormwater buffer into the project design, and the verification that the sizing of the approved filter basin is sufficient to address the proposed project design, there is no anticipated stormwater impact resulting from proposed project design.

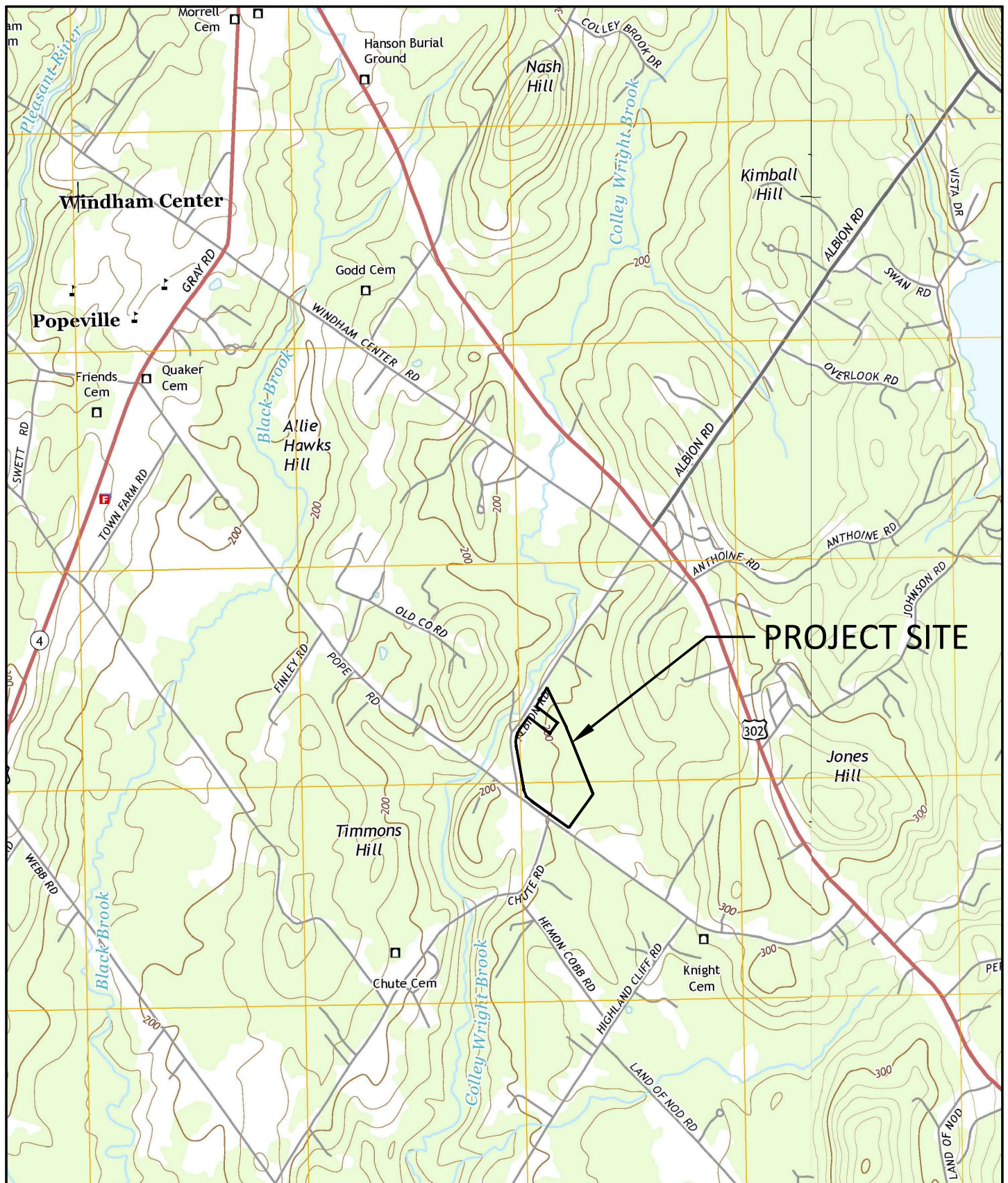
An Inspection, Maintenance and Housekeeping Plan for this project is also included as an attachment to this application.

SECTION 15 – FINANCIAL CAPACITY

A performance guarantee was prepared for the construction of Viola Lane, based on the approved subdivision design. Financial Capacity for the successful development of the entire subdivision was satisfied with the approval the subdivision. At this time, site is under construction and the construction of Viola Lane needs to be paved to be complete.

Lot 3's proposed design will not have any impact on the overall project design or require any additional infrastructure, that would increase the previous cost estimate or performance guarantee. As such, the applicant believes that the financial capacity of the project was previously satisfied with the approved subdivision.

ATTACHMENTS



SITE LOCATION MAP

RUBY MEADOWS SUBDIVISION
WINDHAM, MAINE

FOR:
RUBY MEADOWS, LLC
28 WEARE ROAD
SEABROOK, NH 03874

SCALE: 1"=40'
DATE: 06/14/2018
JOB NUMBER: 18026

DM ROMA

CONSULTING ENGINEERS

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

DLN: 1001940060658 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **RUBY MEADOWS, L.L.C.**, a limited liability company formed under the laws of the State of Maine with a mailing address of 28 Weare Road, Seabrook, New Hampshire 03874 (the "Grantor") in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto **MCDONNELL BROTHERS CUSTOM BUILDERS, LLC**, a limited liability company formed under the laws of the State of Maine with a mailing address of 6 Simeon Drive, Windham, Maine 04062 (the "Grantee"), the real property and the improvements thereon shown as Lot #3 on the Amended Ruby Meadows Subdivision on Albion Road & Pope Road in Windham, Maine for Ruby Meadows, LLC by Wayne Wood & Co., located on the Pope Road in the Town of Windham, County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors, and assigns, to their own use and behoof forever.

AND said Grantor does covenant with the said Grantee, its successors, and assigns, that Grantor is lawfully seized in fee of the premises, that they are free of all encumbrances; that Grantor has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that its successors shall and will WARRANT AND DEFEND the same to the said Grantee, its successors, and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Paul C. Hollis, as Manager of RUBY MEADOWS, L.L.C. has executed this instrument this 7 day of June, 2019.

RUBY MEADOWS, L.L.C.

By: Paul C. Hollis (Manager)
Paul C. Hollis, its Manager

STATE OF Maine
Cumberland, ss.

June 7, 2019

Then personally appeared the above-named Paul C. Hollis as Manager of RUBY MEADOWS, L.L.C., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the limited liability company.

Before me,

Amanda L. Ford
Notary Public/Attorney at Law



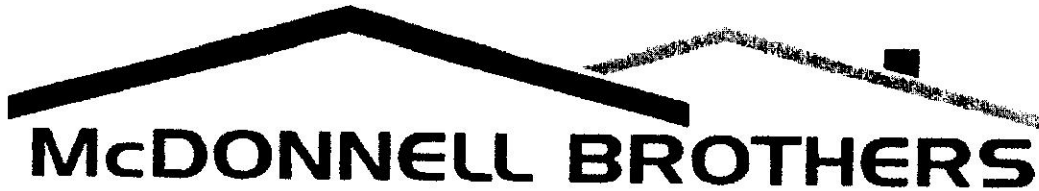
EXHIBIT A

Lot #3 as shown on the Amended Ruby Meadows Subdivision on Albion Road & Pope Road in Windham, Maine for Ruby Meadows, LLC by Wayne Wood & Co., recorded at the Cumberland County Registry of Deeds at Plan Book 218, Page 546, including the right to use the rights of way for ingress and egress on such plan.

The property conveyed shall also be subject to all of the covenants and obligations set forth in the Declaration of Rights, Restrictions, Covenants and Easements dated June 10, 2019 and recorded at Book 35704, Page 112 of the Cumberland County Registry of Deeds.

3 Viola Lane

T



MBCHMAINE.COM / 207-415-1707

Drew and Garrett McDonnell
MBCHMaine@gmail.com

Estimate /Proposal

McDonnell Brothers proposes to furnish labor and specified materials for Mark and Angela Cobb

All work to be completed in a workmanlike manner according to standard building practices.

Construction of single family home. 2398 sq ft
40x30 garage.

Plans Provided by Drafting and Design ME LLC on 08/10/18
Drawn by: JTM

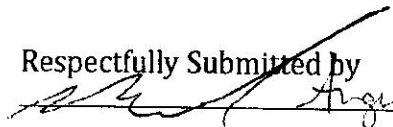
Estimate includes the following.

The Contract Price has been calculated based on the current prices for materials as of the execution of this Agreement. Contractor agrees to use his best efforts to obtain the lowest possible prices from available material suppliers. But, if a price increase occurs during the period of time between contract execution and completion of the Project, the contract price shall be adjusted by an amount reasonably necessary to cover any increase.

This Estimate assumes that if granted, that all parties will work together to develop a mutually agreeable construction schedule. This bid is also based on information provided at this time. Any revisions required at a later date will be subject to a price review at that time. We reserve the right to withdraw this Estimate if it is not accepted within 30 days.

Thank you for giving MBCH LLC this opportunity I look forward to hearing from you.

Respectfully Submitted by

 Angela Cobb Date 6-13-19



6-13-19

8. Resolution of Disputes. If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

A. Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision (____);

B. Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit (____);

C. Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (____);

The parties are not required to select one of these dispute resolution methods. They are optional. If the parties do not select one of these dispute resolution options, check here: ☒.

9. Change Orders. Any alteration or deviation from the above contractual specifications that involve extra cost will be executed only upon the parties entering into a written change order.

10. Consumer Protection Warning: This contract must include a written addendum that states that consumers are strongly advised to call the Attorney General (1-800-436-2131) or visit the Attorney General's publicly accessible website (www.maine.gov/ag) to gather current information on how to enforce their rights when constructing or repairing their homes. This addendum must also include a copy of the Maine Attorney General Home Construction Warning, which is featured on the Maine Attorney General's web page. Go to www.maine.gov/ag, click on "Forms & Sample Documents," Home Construction Warning.

11 Additional Provisions:

12. Contract Acceptance

Signature [Signature], Angela Cobb Date 6/13/19
(Home owner or Lessee)

Signature [Signature] Date 6/13/19
(Contractor)