



September 13, 2018

Ms. Amanda Lessard, AICP, Assistant Town Planner
Town of Windham
Planning Department
8 School Road
Windham, ME 04062

Sketch Plan Application: Cook Road Retirement Community

On behalf of Mr. James Cummings, we are pleased to submit the Sketch Plan Application for the Cook Road Retirement Community, a 50 unit 55+ development.

The development parcel is located on the southwest corner of the intersection of Gray Road (Route 202) and Cook Road. The property is shown as lot #5 on the Town of Windham Tax Map #9. The 12.88 acre property is located within the Farm Zone (F) as well as the Retirement Community and Care Facility Overlay District (RCCFO). The standard net residential density for the RCCFO Overlay Zone is 1 unit per 5,000 SF. The net residential area calculation shows that the lot can support approximately 88 units.

Mr. Cummings proposes to create a 50 unit retirement community that will feature a mixture of duplexes and 4-unit buildings. Each unit will include a 2 car garage and driveway. The development will feature a centrally located club house & recreation area. Likely recreational amenities include a bocce ball court & fire pit area. All fifty units will be accessed from the proposed internal roadway system. The roads will contain a 4' wide paved shoulder that will serve as a pedestrian access-way. Additionally, a sidewalk will be constructed between the units and Gray Road. The project roadway system will connect to both Gray Road & Cook Road since more than 30 units are proposed. The units along Gray Road will be designed so that the front of each unit faces the existing street.

The site is served by public water. A new water main will be constructed beneath the proposed access road that will serve the entire development. Several shared septic systems will be constructed within the project green space. Electrical service will be provided via an underground power system.

The attached sketch plan is based upon a boundary and topographic survey that was prepared by Wayne T. Wood of Wayne T. Wood & Company. A wetland delineation was completed by Steve Marcotte of Summit Geoengineering Services. Steve will also be evaluating the onsite soils for private subsurface disposal system suitability.

The development features approximately 2.8 acres of new impervious area. A MDEP Stormwater Permit will be necessary. The development is located within the Pleasant River Watershed.

The applicant has hired the following project consultants:

Engineer:	Jeff Amos, P.E. #10167 Terradyn Consultants, LLC P.O. Box 339 New Gloucester, ME 04260 (207) 926-5111	Surveyor:	Wayne T. Wood, P.L.S. #1328 Wayne T. Wood & Co. 30 Wood Drive Gray, ME 04039 (207) 657-3330
Site Evaluator & Wetlands	Steve Marcotte Summit Geoengineering Services 145 Lisbon Street, Ste. 701 Lewiston, ME 04240 (207) 939-2600		

We are requesting two waivers: High Intensity Soil Survey & Hydrogeologic Assessment.

High Intensity Soil Survey: This item is a requirement of the Preliminary Subdivision Application. High Intensity Soil Surveys provide information related to the septic suitability of the soils. They can also be used to identify the runoff characteristics of the existing watershed soils. The available Medium Intensity Soil Survey will be used for the basis of the existing soil conditions for the stormwater calculations. Additionally, we will have a test pit in any stormwater area. A licensed site evaluator will provide test pits in the proposed septic disposal areas that will be used to design the systems. A High Intensity Soil Survey would not add any valuable information to the design of the project. Therefore, we ask the board to grant a waiver.

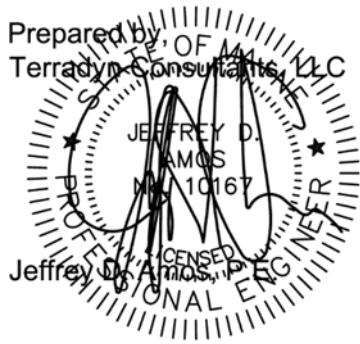
Hydrogeologic Assessment: This item is not specifically required since the site is served by public water and is not located on a significant sand or gravel aquifer. We included this request because the board can require a hydrogeologic study if they feel it warranted. We don't believe that there is anything unique to this site that would justify a hydrogeologic study.

The following items are attached as required by the Sketch Plan Application procedures:

- Sketch Plan – Major & Minor Subdivision Application
- Sketch Plan Application Fee (\$200)
- Review Escrow Fee (\$300)
- Attachment 1: Waiver Request Form
- Attachment 2: Property Deed and Tax Map
- Attachment 3: U.S.G.S. Quadrangle Map
- Attachment 4: Cumberland County Medium Intensity Soil Map
- Attachment 5: Sketch Plan & Boundary Survey



We are hopeful that this application can be placed on the next available Planning Board agenda. Thank you for your consideration, and please call me if you have any questions as you review the enclosed plans and information.



Sketch Plan - Minor & Major Site Plan

Project Name: Cook Road Retirement Community

Tax Map: 9 Lot: 5

Estimated square footage of building(s): 62,640

If no buildings proposed, estimated square footage of total development: _____

Is the total disturbance proposed > 1 acre? Yes No

Contact Information

1. Applicant

Name: Mr. Jim Cummings

Mailing Address: P.O. Box 957

Telephone: 207-310-8818 Fax: _____ E-mail: jimcummings111@gmail.com

2. Record owner of property

(Check here if same as applicant)

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____ E-mail: _____

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

Name: Jeff Amos, P.E.

Company Name: Terradyn Consultants, LLC

Mailing Address: 41 Campus Drive, New Gloucester, ME 04260

Telephone: 207-926-5111 Fax: 207-221-1317 E-mail: jeff@terrodynconsultants.com

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

Signature



9/12/2018

Date

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	X	
	utility study		
	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 808)	X	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		X
	Waivers from Subdivision Performance Standards in Section 812 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.	Plan Requirements		
	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.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)		
5	Approximate size and location of 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.	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
Electronic Submission			

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: Cook Road Retirement Community

Tax Map: 9 **Lot:** 5

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.

HISS: We will be providing test pits for all septic system areas & will be using the Medium Intensity Soil Survey for stormwater calculations. There's no added value to a high intensity soil survey.

Hydrogeologic Assessment: The property & surrounding areas are served by the public water supply. The area is not located on a sand or gravel aquifer.

(continued next page)

Ordinance Section: _____

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

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

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

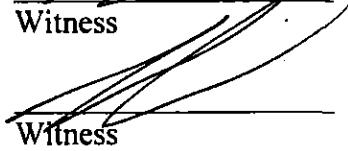
1.84 Acres

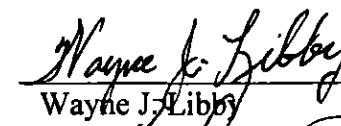
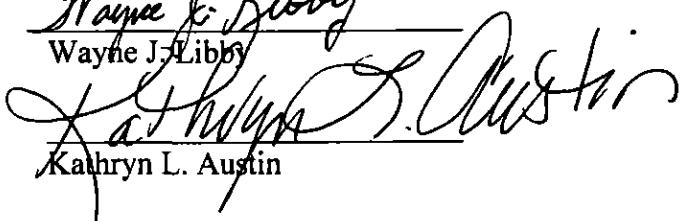
QUITCLAIM DEED
(With Covenant)

WAYNE J. LIBBY, an individual residing in Gorham, Maine, with a mailing address of 15 Crockett Road, Gorham, ME 04038 and **KATHRYN L. AUSTIN**, also known as **KATHRYN AUSTIN**, an individual residing in Rhinebeck, New York, with a mailing address of 17 Haggerty Hill Road, Rhinebeck, NY 12572, for consideration paid, grant to **CUMMINGS ACQUISITION LLC**, a Maine limited liability company with a mailing address of P.O. Box 957, Windham, ME 04062, with Quitclaim Covenant, the real property located in the Town of Windham, Cumberland County, Maine, more particularly bounded and described on Exhibit A.

Meaning and intending to convey and hereby conveying the property described in the deed from Louise Libby (a/k/a Isabelle) to the Grantors, which deed is dated March 31, 2003, and recorded in the Cumberland County Registry of Deeds in Book 19824, Page 60.

IN WITNESS WHEREOF, the Grantors have executed this deed this 20th day of August, 2018.

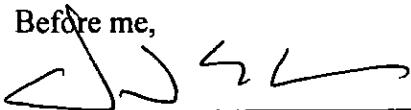

 Witness

 Witness

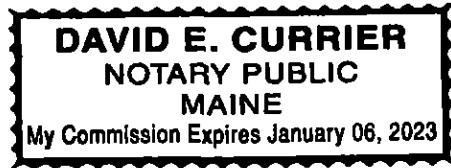

 Wayne J. Libby

 Kathryn L. Austin

State of Maine
 County of Cumberland, ss

Date: August 20, 2018

Then personally appeared before me the above-named Wayne J. Libby and Kathryn L. Austin and each acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

 Notary Public
DAVID E. CURRIER
 Printed Name



Wayne J. Libby and Kathryn L. Austin to Cummings Acquisition LLC
(1.84 Acres)
Exhibit A

A certain lot or parcel of land situated on the westerly side of the Gray Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of the Gray Road at an 8 inch by 8 inch granite monument, being 50 feet right of station 524+19.67, as depicted on Right of Way Map by Maine State Highway Commission, dated April 1952 and recorded in Plan Book 43, Page 24 of the Cumberland County Registry of Deeds;

Thence, along said Gray Road, on a course of South eleven degrees fifty-eight minutes thirty seconds West (S11°58'30"W) one hundred thirty and sixty-five hundredths (130.65) feet to an iron to be set;

Thence, across the land formerly of I. Louise Libby, on a course of North seventy-seven degrees fifty-nine minutes thirty seconds West (N77°59'30"W) three hundred seventy-one and ninety-nine hundredths (371.99) feet to an iron to be set;

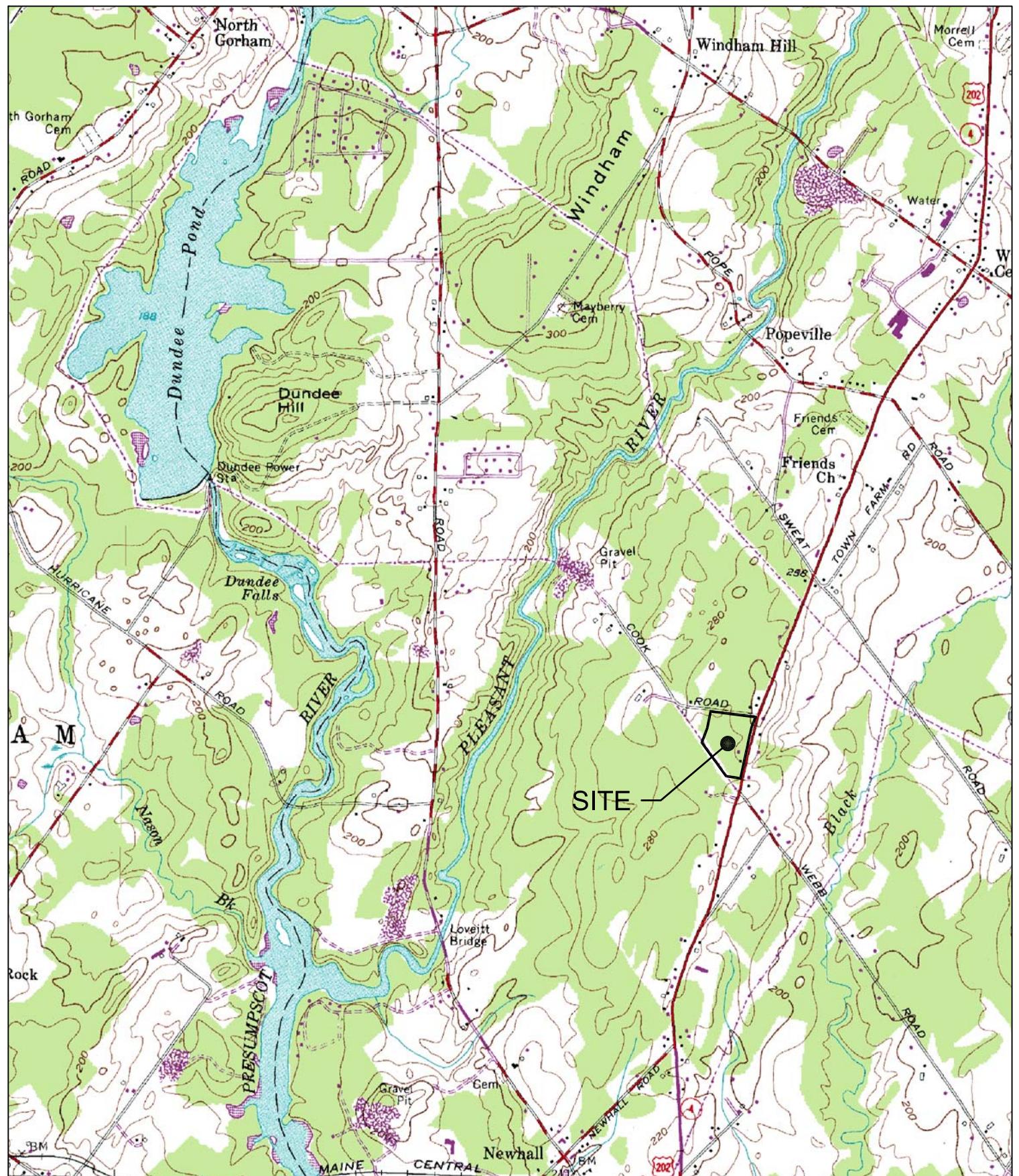
Thence, across the land formerly of I. Louise Libby, on a course of North twenty-three degrees fifty-six minutes fifteen seconds East (N23°56'15"E) two hundred thirty-four and ninety-one hundredths (234.91) feet to an iron to be set;

Thence, across the land formerly of I. Louise Libby, on a course of South seventy-eight degrees nine minutes thirty seconds East (S78°09'30"E) three hundred twenty-four and sixty hundredths (324.60) feet to an iron to be set and to said Gray Road;

Thence, along said Gray Road, a course to the left with a radius three thousand eight hundred sixty-nine and sixty-seven hundredths (3869.67) feet, an arc length of one hundred and fourteen hundredths (100.14) feet and chord South twelve degrees forty-two minutes fifty-eight seconds West (S12°42'58"W) one hundred and fourteen hundredths (100.14) feet to the point of beginning.

Containing 1.84 acres or 80,100 square feet, subject to easements of record and bearings are based on true meridian by solar observations.

Received
Recorded Register of Deeds
Aug 21, 2018 10:11:29A
Cumberland County
Nancy A. Lane



SHEET DESCRIPTION	
U.S.G.S. QUADRANGLE MAP	
COOK ROAD RETIREMENT COMMUNITY	
PREPARED FOR	

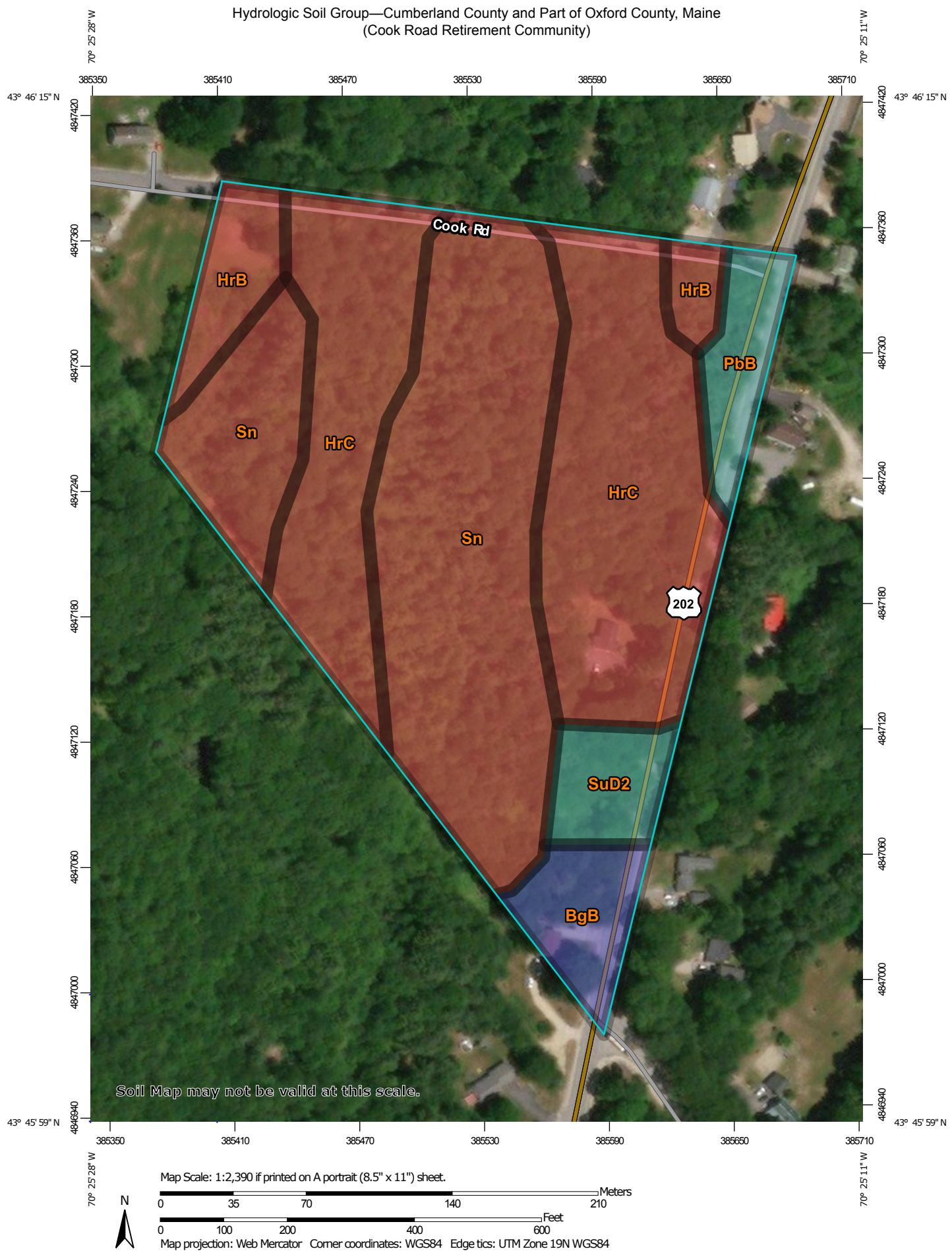


Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

P.O. Box 339
111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradynconsultants.com

JOB NO.	1841	SHEET	1
DATE	9/12/2018		
SCALE	1"=2,000'		
OF	1		

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(Cook Road Retirement Community)



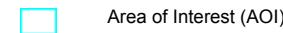
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/13/2018
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)



Soils

Soil Rating Polygons

	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available

Soil Rating Lines

	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available

Soil Rating Points

	A
	A/D
	B
	B/D

	C
	C/D
	D
	Not rated or not available

Water Features

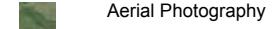


Streams and Canals

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 13, Sep 11, 2017

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

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

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.



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	B	0.9	5.0%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	D	1.1	6.2%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	D	7.1	39.9%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	C	0.8	4.6%
Sn	Scantic silt loam, 0 to 3 percent slopes	D	7.1	40.0%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	C	0.8	4.4%
Totals for Area of Interest			17.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

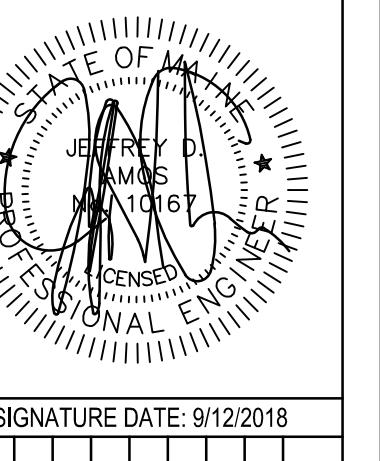
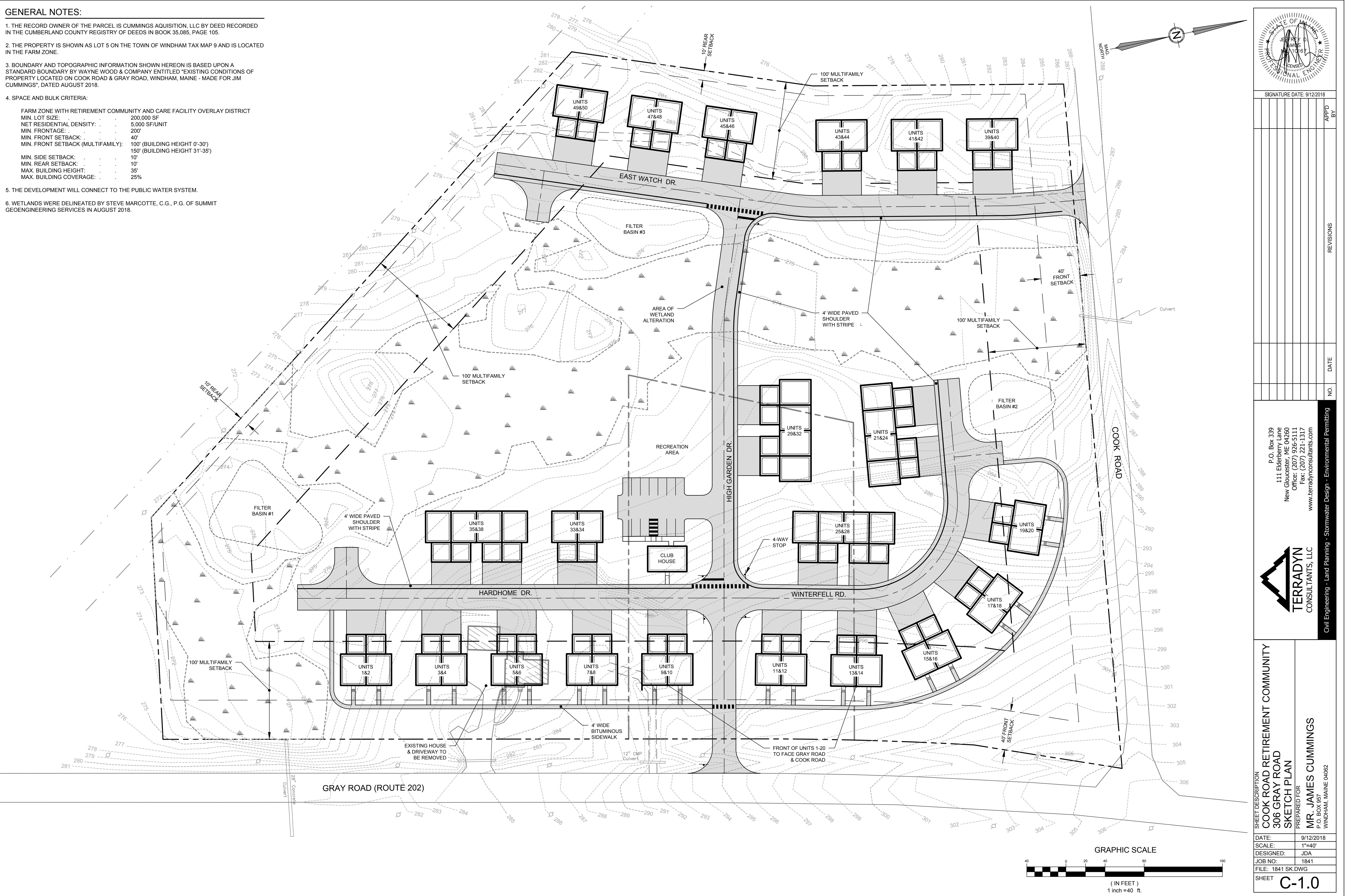
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS CUMMINGS AQUISITION, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35,085, PAGE 105.
2. THE PROPERTY IS SHOWN AS LOT 5 ON THE TOWN OF WINDHAM TAX MAP 9 AND IS LOCATED IN THE FARM ZONE.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY WAYNE WOOD & COMPANY ENTITLED "EXISTING CONDITIONS OF PROPERTY LOCATED ON COOK ROAD & GRAY ROAD, WINDHAM, MAINE - MADE FOR JIM CUMMINGS", DATED AUGUST 2018.
4. SPACE AND BULK CRITERIA:

FARM ZONE WITH RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT
MIN. LOT SIZE: 200,000 SF
NET RESIDENTIAL DENSITY: 5,000 SF/UNIT
MIN. FRONTAGE: 200'
MIN. FRONT SETBACK: 40'
MIN. FRONT SETBACK (MULTIFAMILY): 100' (BUILDING HEIGHT 0'-30') 150' (BUILDING HEIGHT 31'-35')
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 10'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING COVERAGE: 25%
5. THE DEVELOPMENT WILL CONNECT TO THE PUBLIC WATER SYSTEM.
6. WETLANDS WERE DELINEATED BY STEVE MARCOTTE, C.G., P.G. OF SUMMIT GEOENGINEERING SERVICES IN AUGUST 2018.



SIGNATURE DATE: 9/12/2018

APPROVED BY

JEFFREY D. JAMES

PLAN REFERENCES

1. "Division of Land ~ 3 Lots made for I. Louise Libby, 306 Gray Road, Windham, Maine" by James C. Lauzier dated 1/17/03.

N/F
Robert J. Giorgio
Melanie A. Gleason
(32,831/10)

N/F
Fred Staples
(4320/236)

NOTES

1. Owners of record are Wayne J. Libby & Kathryn Austin by deeds recorded in the Cumberland County Registry of Deeds in book 19,824 page 60 and book 15,282 page 321.
2. This parcel is shown as Lot 5 on Town of Windham Tax Map 9.
3. All bearings are referenced to True North as per the plan in reference 1 and calculated from angles of an actud on the ground survey.
4. The boundaries shown on this plan were taken from the plan in reference 1.
5. Topography is referenced to USGS NAD 83 as per the MEGIS Lidar.
6. The total area of these lots is 12.88 acres.

LEGEND

- Iron Pipe or Pin Found
- Granite Monument Found
- ◊ Utility Pole
- Ledge
- 297 Elevation Contour Line
- Easement Line
- Existing Structure
- Wetlands
- (4320/236) CCRD Deed Reference
- N/F Now or Formerly Of

0 50 100 150

Existing Conditions Plan
Of Property Located On
Cook Road & Gray Road
Windham, Maine
Made For
Jim Cummings
P. O. Box 957 ~ Windham, ME 04062

WAYNE WOOD & CO.
Gray, Maine 04039
Drawn. By: WTW/KIW
Scale: 1" = 50'
Drwg. No. 1 of 1
Bk. No.
(207)657-3330
Date August 2018
Job No. 218068

