

March 6, 2025

Laura Reading  
Developers Collaborative  
637 Stevens Avenue Suite 203  
Portland, ME 04103

RE: #24-15 – Approval Letter – Minor Change Request – Pettingill Pines Senior Affordable Housing  
- Anglers Road – Developers Collaborative Predevelopment, LLC

Dear Ms. Reading,

I am writing to confirm the approval of Developers Collaborative Predevelopment, LLC & DC Anglers LP's minor change request to modify the building footprint of apartment building on Anglers Road. On May 13, 2024, the Planning Board approved the development of a 48-unit age-restricted retirement community on Anglers Road. The property is identified as Tax Map: 80; Lot: 58; Zone: Farm, Retirement Community Care Facility Overlay, and Aquifer B Overlay zoning districts in the Chaffin Pond watershed.

The approval authorizes modification to the building footprint, resulting in a decrease in footprint from 13,146 sf to 12,988 sf, and overall impervious area on the site. The site plans remain unchanged, including parking, utilities, stormwater management, and landscaping except for the areas where the building footprint is changed.

The minor change request was reviewed in accordance with [§120-815F](#) of the Land Use Ordinance which states that "Minor Changes to Approved Plans. Minor changes to approved plans may become necessary to address field conditions by the Planner, provided that any such changes do not affect the compliance with the standards or alter the essential nature of the proposal." Based on information provided by the applicant on February 24, 2025 and as depicted on the amended site plan sheet C-1.0 dated January 24, 2025, staff has approved the proposed changes, determining they will not affect compliance with the standards or alter the essential nature of the proposal.

If you have any questions, please free feel to call me at 207-777-1927 or email me at [sjpuleo@windham.maine.us](mailto:sjpuleo@windham.maine.us)

Sincerely,



Steve Puleo  
Planning Director

CC Via email: Michael Tadema-Wielandt, P.E., Terradyn Consultants LLC  
J. Rioux, Director of Code Enforcement  
M. Arienti, Town Engineer  
Amanda Lessard, Senior Planner/Project Manager



February 24, 2025

Project #22-179

Stephen Puleo, Planner  
Town of Windham  
8 School Road  
Windham, ME 04062

**SUBJECT: PETTINGILL PINES, ANGLERS ROAD  
SITE PLAN MINOR CHANGE REQUEST**

Dear Steve:

DC Predevelopment LLC and DC Bunkers LLC, are proposing a minor change to the approved site plan for Pettingill Pines, the 48-unit senior affordable housing development located on Anglers Road and approved by the Windham Planning Board on May 13, 2024 (Town of Windham Project #24-15).

In the course of developing construction drawings for the project, the design team made small changes to the proposed building in an effort to maximize efficiency. The changes resulted in a reduction in the length of the northern leg of the building of approximately 24 feet and a reduction in the building footprint of approximately 156 square feet. On the site plan, the proposed stone dust fire lane on the east side of the building has also been shortened by 24 feet to line up with the revised building footprint. No other changes are proposed.

A revised site plan and architectural floor plans and elevations are attached for review. The First Floor Plan (Sheet A1.01) shows the previously approved building footprint in a red outline for ease of comparison between the old and new building designs.

In addition to the revised plans, also attached are an updated property deed and Minor Change Request application form. Please contact me if you have any questions about the proposed changes or need additional information.

Sincerely,  
**TERRADYN CONSULTANTS, LLC**

Michael Tadema-Wielandt, P.E.  
Vice President

cc. Meg Robinson, Developers Collaborative  
Barry Yudaken, Archetype Architects

Attachment 1: Minor Change Request of an Approved Site Plan Application  
Attachment 2: Latest Property Deed  
Attachment 3: Revised Site & Architectural Plans

## **Attachment 1**

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Minor Change Request of an Approved Site Plan Application



# MINOR CHANGE REQUEST OF AN APPROVED SITE PLAN APPLICATION

	APPLICATION FEE:	<input type="checkbox"/> \$50.00	AMOUNT PAID:	
			\$ _____	
			DATE: _____	

<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map(s) #		Lot(s) #		Zoning District(s)		Size of the Parcel in SF:	
	Total Disturbance. >1Ac			<input type="checkbox"/> Y	<input type="checkbox"/> N	Est. Building SF:	IF NO BUILDING; Estimated SF of Total Development:		
	Physical Address:					Watershed:			

<b>PROPERTY OWNER'S INFORMATION</b>	Name:		Name of Business:	
	Phone:		Mailing Address:	
	Fax or Cell:			
	Email:			

<b>APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)</b>	Name:		Name of Business:	
	Phone:		Mailing Address:	
	Fax or Cell:			
	Email:			

<b>APPLICANT'S AGENT INFORMATION</b>	Name:		Name of Business:	
	Phone:		Mailing Address:	
	Fax or Cell:			
	Email:			

<b>PROJECT INFORMATION</b>	Existing Land Use ( <i>Use extra paper, if necessary</i> ):
	Provide a narrative description of the Proposed Project ( <i>Use extra paper, if necessary</i> ):
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):

## **Attachment 2**

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Property Deed

QUITCLAIM DEED WITH COVENANT

DLN: 1002440287356

**KNOW ALL BY THESE PRESENTS,**

**THAT, the Roman Catholic Bishop of Portland, a body politic and corporation sole, created and existing under the laws of the State of Maine, and having its chancery in Portland, County of Cumberland and State of Maine ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable considerations paid by DC Bunkers LLC, a Maine limited liability company with a place of business and mailing address of 631 Stevens Avenue, Suite 203, Portland, Maine 04103 ("Grantee") the receipt of which consideration it does hereby acknowledge, does hereby GRANT to the said Grantee, with Quitclaim Covenant, the following described real estate located on Angler's Road in Windham, Cumberland County, Maine:**

See attached Exhibit A incorporated herein by reference.

**To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.**

**In Witness Whereof, the said Roman Catholic Bishop of Portland, a body politic and corporation sole. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by James T. Ruggieri, Roman Catholic Bishop of Portland, thereunto duly authorized, according to the discipline and government of the Roman Catholic Church and the laws of the State of Maine, this 10 day of September, in the year of our Lord Two Thousand and Twenty-Four.**

MAINE REAL ESTATE TAX-Paid

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

ROMAN CATHOLIC BISHOP OF PORTLAND

Mark B. Cannon

By: + James T. Ruggieri  
James T. Ruggieri  
Roman Catholic Bishop of Portland

STATE OF Maine  
County of Cumberland, ss.

September 10, 2024

Personally appeared the above named James T. Ruggieri in his capacity as the Roman Catholic Bishop of Portland, a corporation sole, and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of said corporation sole.

Before me,

Christine T. Pitteroff  
Notary Public

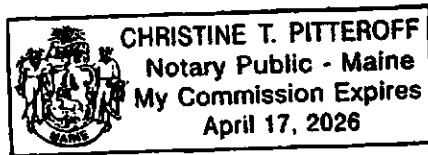


Exhibit A

A certain lot or parcel of land situated on the northwesterly side of Angler's Road in the Town of Windham, County of Cumberland, State of Maine, and being more particularly described as follows:

Beginning at a 5/8" rebar found on the northwesterly sideline of Angler's Road at the southerly corner of Lot 115 as depicted on a plan entitled "Revised Plan of Pettengill Shores for Clough & Maxim Co." dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, Page 52;

- 1) Thence S 57° 14' 13" W along the northwesterly sideline of said Angler's Road a distance of 150.48 feet to the easterly corner of the southeasterly terminus of a private way shown as Howard Avenue on said Plan;
- 2) Thence S 61° 48' 40" W along the northwesterly sideline of said Angler's Road a distance of 25.00 feet to the southerly corner of the southeasterly terminus of said Howard Avenue;
- 3) Thence S 59° 31' 13" W along the northwesterly sideline of said Angler's Road a distance of 150.12 feet;
- 4) Thence S 53° 26' 13" W along the northwesterly sideline of said Angler's Road a distance of 34.27 feet;
- 5) Thence S 44° 29' 17" W along the northwesterly sideline of said Angler's Road a distance of 121.62 feet to the easterly corner of the southeasterly terminus of a private way shown as Summer Avenue on said Plan;
- 6) Thence S 44° 29' 17" W along the northwesterly sideline of said Angler's Road a distance of 26.19 feet to the southerly corner of the southeasterly terminus of said Summer Avenue;
- 7) Thence S 49° 46' 06" W along the northwesterly sideline of said Angler's Road a distance of 153.38 feet;
- 8) Thence S 55° 34' 16" W along the northwesterly sideline of said Angler's Road a distance of 86.37 feet;
- 9) Thence S 64° 39' 42" W along the northwesterly sideline of said Angler's Road a distance of 64.24 feet to the easterly corner of the southeasterly terminus of a private way shown as Spear Avenue on said Plan;
- 10) Thence N 28° 11' 20" W along the northeasterly sideline of said Spear Avenue a

distance of 210.19 to a capped 5/8" rebar (to be set). Said rebar being S 28° 11' 20" E a distance of 11.00 feet from the southerly corner of Lot 28 as depicted on said Plan;

11) Thence N 61° 48' 40" E a distance of 150.00 feet to a capped 5/8" rebar (to be set). Said rebar being S 28° 11' 20" E a distance of 11.00 feet from the easterly corner of said Lot 28;

12) Thence N 28° 11' 20" W along the northeasterly sideline of lots 28, 29, 30, and 31 as depicted on said Plan a distance of 211.00 feet to the southerly corner of Lot 50 as depicted on said Plan;

13) Thence N 61° 48' 40" E along the southeasterly sideline of said Lot 50 a distance of 150.00 feet to the southwesterly sideline of said Summer Avenue;

14) Thence continuing N 61° 48' 40" E crossing said Summer Avenue a distance of 25.00 feet to the northeasterly sideline of said Summer Avenue;

15) Thence N 28° 11' 20" W along the northeasterly sideline of said Summer Avenue a distance of 150.00 feet to the southerly corner of Lot 69 as depicted on said Plan;

16) Thence N 61° 48' 40" E along the southeasterly sideline of said Lot 69 a distance of 150.00 feet to the easterly corner thereof;

17) Thence N 28° 11' 20" W along the northeasterly sideline of said Lot 69 a distance of 50.00 feet to the southerly corner of Lot 77 as depicted on said Plan;

18) Thence N 61° 48' 40" E along the southeasterly sideline of said Lot 77 a distance of 150.00 feet to the southwesterly sideline of said Howard Avenue;

19) Thence continuing N 61° 48' 40" E crossing said Howard Avenue a distance of 25.00 feet to the northeasterly sideline of said Howard Avenue and being the southerly corner of Lot 98 as depicted on said Plan;

20) Thence continuing N 61° 48' 40" E along the southeasterly sideline of said Lot 98 a distance of 150.00 feet to the westerly corner of Lot 106 as depicted on said Plan;

21) Thence S 28° 11' 20" E along the southwesterly sideline of Lots 106 through 115 a distance of 516.00 feet to the Point of Beginning.

Being lots numbered 23-26, 51-68, 78-97 and a portion of Lot 27 of a plan entitled "Revised Plan of Pettengill Shores for Clough & Maxim Co." dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, Page 52.

The total area of the above-described parcel contains 7.974 acres. The bearings referred

to above are referenced to Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.

Grantor, for itself and its successors and assigns, reserves an exclusive, perpetual 30-foot wide access easement for ingress and egress of Grantor and Grantor's invitees, successors and assigns and, if needed, for the installation, maintenance, repair and replacement, at Grantor's sole cost and expense, of utilities to serve the parcel of land retained by Grantor adjacent to Grantee's parcel, over that portion of the existing driveway, as now traveled, leading from Angler's Way to the parking area as depicted on said plan entitled, "Boundary Retracement & Existing Conditions/Topographic Survey, Developers Collaborative Parcel, Angler's Road, Windham, Maine" (the "Reserved Easement"). Grantee shall be restricted from using the Reserved Easement without the permission of Grantor or its assigns, other than for maintenance of and access to adjacent portions of the land herein conveyed to Grantee. Grantor shall not unreasonably withhold its permission for Grantee from time to time to use the Reserved Easement for purposes substantially related to administration of the rental housing operated on the land herein conveyed. Grantee shall not permit its tenants to use the Reserved Easement. Grantor hereby consents to Grantee's relocating and reconfiguring the Reserved Easement as may be needed from time to time for orderly development and operation of the land herein conveyed; provided such adjustments are accomplished at the sole expense of Grantee and preserve safe, convenient and usable access for passenger vehicle traffic as well as construction, emergency and other vehicles. Such relocation shall be accomplished using construction materials and engineering of similar or superior design to what then is currently in place. Grantor may place a gate at the entrance and to maintain the gate closed and gated at its discretion, subject to Grantee's rights as set forth above. Other than for relocation at Grantee's expense and other than maintenance, repairs or construction caused by vehicles of Grantee or its contractors, Grantor shall be responsible for maintenance of the Reserved Easement area, which the Grantor may pave as part of its maintenance rights.

Subject to rights, if any, to the private streets or ways depicted on said plan entitled, "Revised Plan of Pettengill Shores for Clough & Maxim Co." dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, Page 52.

Meaning and intending to convey and hereby conveying a portion of land conveyed from Ronald A. Glantz and Andrew G. Glantz to The Roman Catholic Bishop of Portland by deed dated May 25, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4429, Page 186 and also being a portion of land conveyed from Ronald A. Glantz and Andrew G. Glantz to The Roman Catholic Bishop of Portland by deed dated May 25, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4429, Page 188.

The above-described premises is hereby conveyed SUBJECT to the restrictions that the Grantee, Grantee's successors and assigns, shall not use the premises in any way relating to: 1) counseling regarding or performance of abortions; 2) sale or distribution of pornographic materials; 3) erotic displays or activities; or 4) growing, sale, distribution of, or dispensing of any controlled substances scheduled under the federal Controlled Substance Act or as a controlled substance analogue under 21 USC 802(32)(A) or 21 USC 313. The burden of this restriction shall run with the land conveyed hereby to the Grantee. The benefit of this restriction is held by the Roman Catholic Bishop of Portland, corporation sole, its successors and assigns.

## **Attachment 3**

Revised Site & Architectural Plans

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**GENERAL NOTES**

- THE PROJECT SITE IS COMPRISED OF A PORTION OF THE FOLLOWING LOT:  

RECORD OWNER	BOOK/PAGE	MAP/LOT
DC BUNKERS LLC	40987 / 131	80/57
- WINDHAM ZONING DISTRICTS: FARM (F) ZONING DISTRICT & B AQUIFER PROTECTION (APB) OVERLAY DISTRICT & RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY (RCFCO) DISTRICT. TOTAL AREA OF PARCEL: 7.89 AC
- SPACE AND BULK INFORMATION FOR FARM (F) DISTRICT:  

	FARM	RCFCO	PROPOSED
MIN. LOT AREA:	80,000 S.F.	200,000 S.F.	343,904 S.F.
MIN. LOT WIDTH:	200 FT.	-	615 FT.
MIN. FRONT SETBACK:	40 FT.	150 FT. <sup>(1)</sup>	45 FT.
MIN. SIDE SETBACK:	10 FT.	150 FT. <sup>(1)</sup>	221 FT.
MIN. REAR SETBACK:	10 FT.	150 FT. <sup>(1)</sup>	183 FT.
MAX. BUILDING COVERAGE:	25%	-	4%
MAX. BUILDING HEIGHT:	35 FT.	-	35 FT.

(1) FOR MULTIFAMILY BUILDINGS 31 FT. TO 35 FT. IN HEIGHT IN THE RCFCO WHERE THE UNDERLYING ZONING DISTRICT IS FARM, A 150 FT. SETBACK IS REQUIRED FROM THE EXTERNAL PERIMETER OF THE OVERALL SITE.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A PLAN ENTITLED "BOUNDARY RETRACEMENT & EXISTING CONDITIONS TOPOGRAPHIC SURVEY" PREPARED BY TERRADYN CONSULTANTS LLC, ON MARCH 27, 2023.
- LONGVIEW PARTNERS, LLC EXAMINED THE PARCEL FOR WETLANDS IN FEBRUARY 2023. NO WETLANDS WERE LOCATED ON THE PROJECT SITE.
- ALL INTERNAL ACCESS ROADS AND DRIVEWAYS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER. LOT OWNERS, HOMEOWNERS/CONDOMINIUM ASSOCIATION, OR ROAD ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.
- THE PROJECT IS SUBJECT TO THE REQUIREMENTS OF A STORMWATER PERMIT ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (L-31149-NJ-A-N).
- THE MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES APPROVED THE DESIGN FOR AN ON-SITE ENGINEERED SEPTIC SYSTEM FOR THE PROJECT ON JULY 25, 2024. THE PROJECT IS SUBJECT TO ALL CONDITIONS OF THE APPROVAL.
- THIS PLAN IS A REVISION OF THE PLAN ORIGINALLY APPROVED BY THE WINDHAM PLANNING BOARD ON MAY 13, 2024 AND IDENTIFIED AS PROJECT #24-15 BY THE TOWN OF WINDHAM.

**CONDITIONS OF APPROVAL**

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION, DATED MARCH 4, 2024 AS AMENDED MAY 13, 2024 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH OR §120-615 OF THE LAND USE ORDINANCE.
- 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.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201 ARTICLE II. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
- THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES. TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE FIT UP OF THE NEW USES: NORTH ROUTE 302 ROAD IMPROVEMENTS IMPACT FEE OF \$6,122.40; RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE; AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT, SECTION 120-1201C.
- PRIOR TO RECEIVING AUTHORIZATION TO CONNECT THE PRIVATE STORMWATER MANAGEMENT SYSTEM WITH THE TOWN'S STORMWATER COLLECTION SYSTEM, THE APPLICANT SHALL PROVIDE A WRITTEN APPROVAL FROM THE TOWN ENGINEER TO THE TOWN PLANNER.
- THE APPLICANT SHALL WORK WITH THE PLANNING DIRECTOR AND TOWN MANAGER TO DEVELOP AN AGREEMENT TO INSTALL A BUS SHELTER LOCATED AT THE ACCESS DRIVEWAY AND ANGLERS ROAD INTERSECTION.

**PARKING SUMMARY**

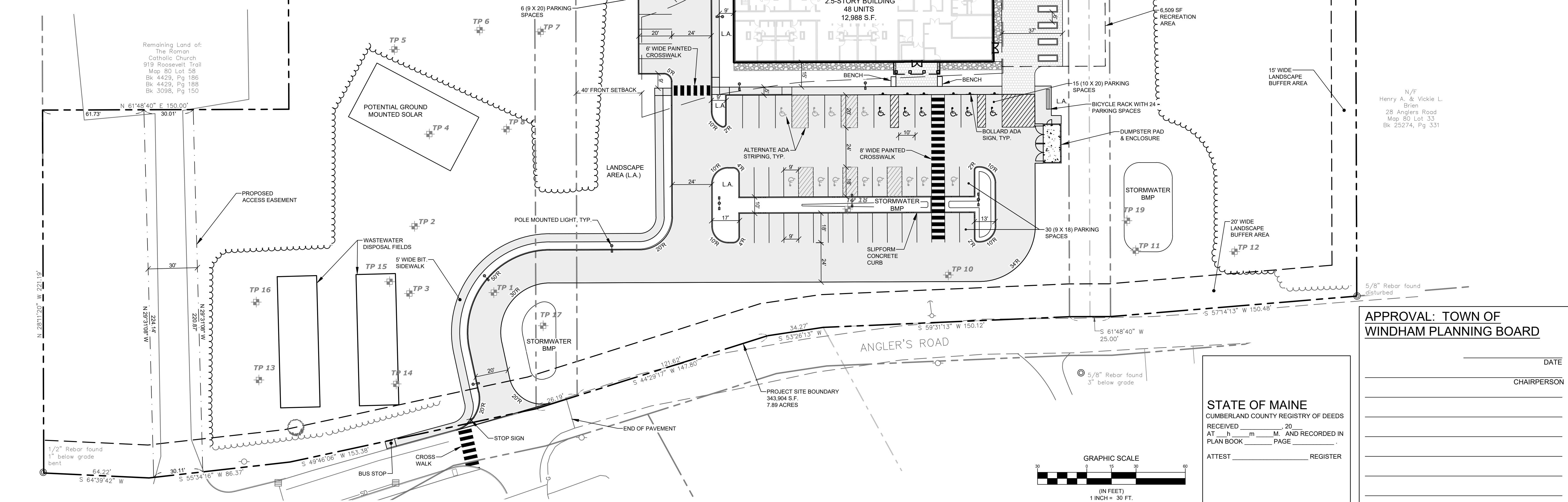
STANDARD PARKING LAYOUT:  
 TOTAL # PARKING SPACES: 83  
 TOTAL # ADA SPACES: 6

ALTERNATE PARKING LAYOUT:  
 TOTAL # PARKING SPACES: 48  
 TOTAL # ADA SPACES: 18

**LEGEND**

- EXISTING PROPERTY LINE
- PROJECT BOUNDARY
- PROPOSED SETBACK LINE
- ZONE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED CURBING
- EXISTING CURBING
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- STONE DUST SURFACE
- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING IRON PIPE/SURVEY PIN
- SEPTIC FIELD
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EXISTING WELL
- EXISTING TEST PIT

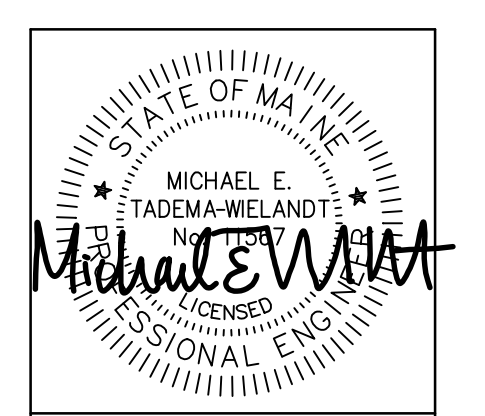
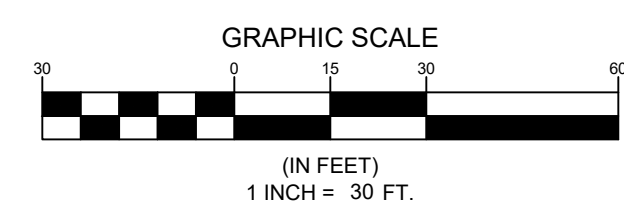
N/F  
 Kelli L. Morrill  
 20 Summer Ave  
 Map 80 Lot 51  
 Bk 28033, Pg 326



**STATE OF MAINE**  
 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTER

**APPROVAL: TOWN OF WINDHAM PLANNING BOARD**

DATE \_\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_



DATE: 01/24/2025

NO	DATE	REVISIONS
1	04-22-2024	REVISIONS BASED ON STAFF COMMENTS
2	05-03-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
4	06-07-2024	REVISIONS IN RESPONSE TO STAFF COMMENTS
5	07-15-2024	SUBMITTED FOR ENGINEERED SEPTIC APPLICATION
6	07-15-2024	REVISIONS PER MDEP COMMENTS
7	07-24-2024	ADDED CONDITIONS OF APPROVAL & SUBMITTED FOR PLANNING BOARD SIGNATURE
8	09-16-2024	REVISED STORM DRAIN CONNECTION
9	01-24-2025	REVISED BUILDING FOOTPRINT

ADDRESS: 41 CAMPUS DRIVE, SUITE 307  
 NEW GLOUCESTER, ME 04260  
 PHONE: (207) 926-5111  
 WEB SITE: www.terradyn.com  
 Civil Engineering | Land Surveying | Geomatics  
 Stormwater Design | Land Planning | Environmental Permitting

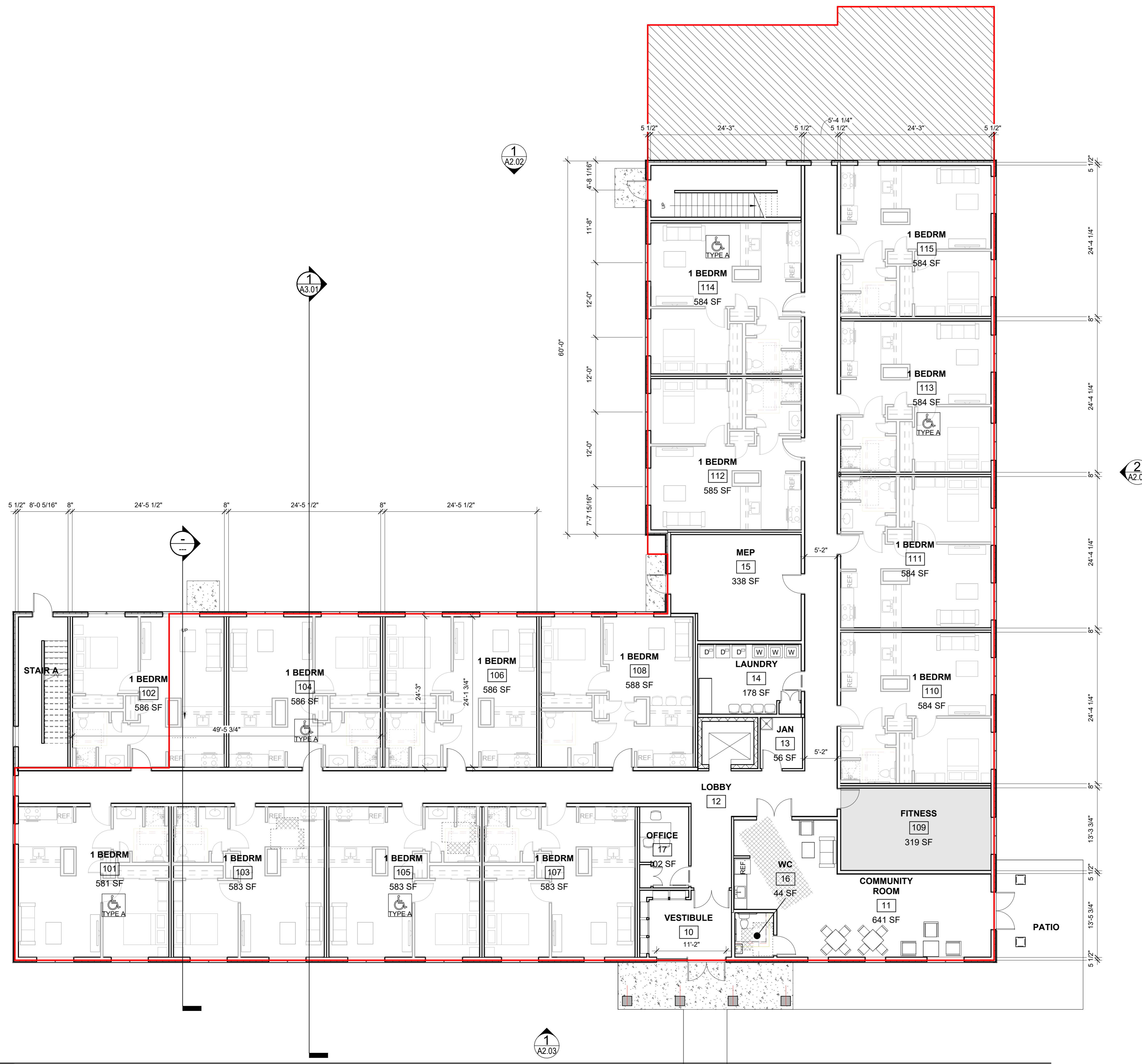
PROJECT: PETTINGILL PINES  
 ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: SITE PLAN

RECORD OWNER: DC BUNKERS LLC  
 DEVELOPERS COLLABORATIVE  
 DEVELOPMENT, LLC  
 631 STEVENS AVENUE, SUITE 203  
 PORTLAND, MAINE 04103

DATE: 02-15-2023  
 SCALE: 1" = 30'  
 JOB NO: 22-179  
 SHEET: C-1.0

C:\001\Terradyn\Consultants\Project\Folders - Documents\2022\_Jess22-179\_Angler's Road Housing\CAD\Permitting\25-179\_S.dwg



1 | FIRST FLOOR  
1/8" = 1'-0"

# ARCHETYPE ARCHITECTS

48 UNION WHARF PORTLAND, MAINE 04101  
207.772.6022 archetype@archetypepa.com

PREPARED FOR:

Owner

CONSULTANT:

ISSUE STATUS:

50% SUBMISSION

REVISION:

PROJECT:

**WINDHAM SENIOR**

Address  
City, State

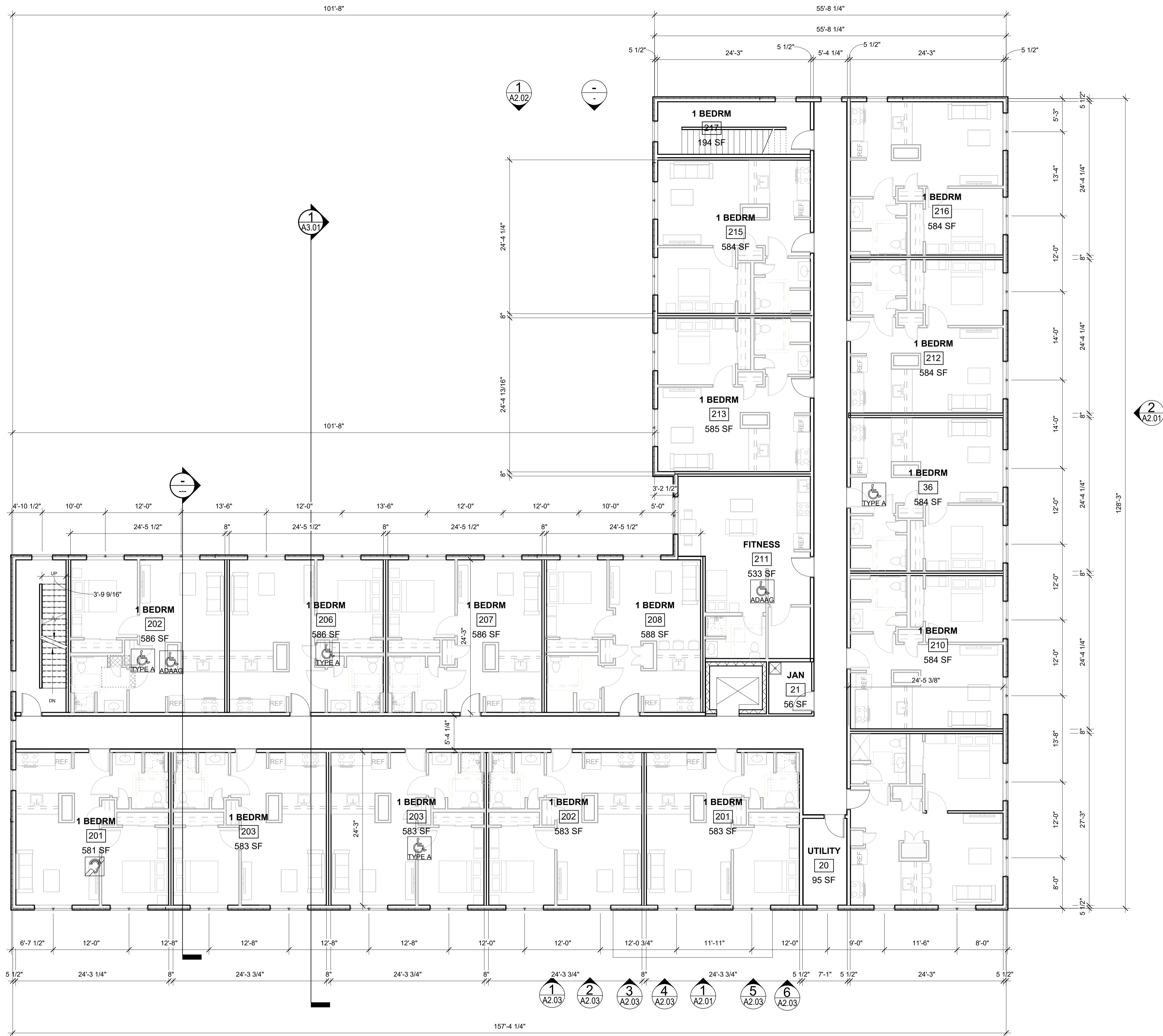
## FIRST FLOOR PLAN

DATE 22 JANUARY 2025

CHECKED BY

# A1.01

SCALE 1/8" = 1'-0"



1 SECOND FLOOR  
1/8" = 1'-0"

# ARCHETYPE ARCHITECTS

48 UNION WHARF PORTLAND, MAINE 04101  
207.772.6022 archetype@archetypepa.com

PREPARED FOR:

Owner

Address  
City, State

CONSULTANT:

ISSUE STATUS:

50% SUBMISSION

REVISION:

PROJECT:

**WINDHAM SENIOR**

Address  
City, State

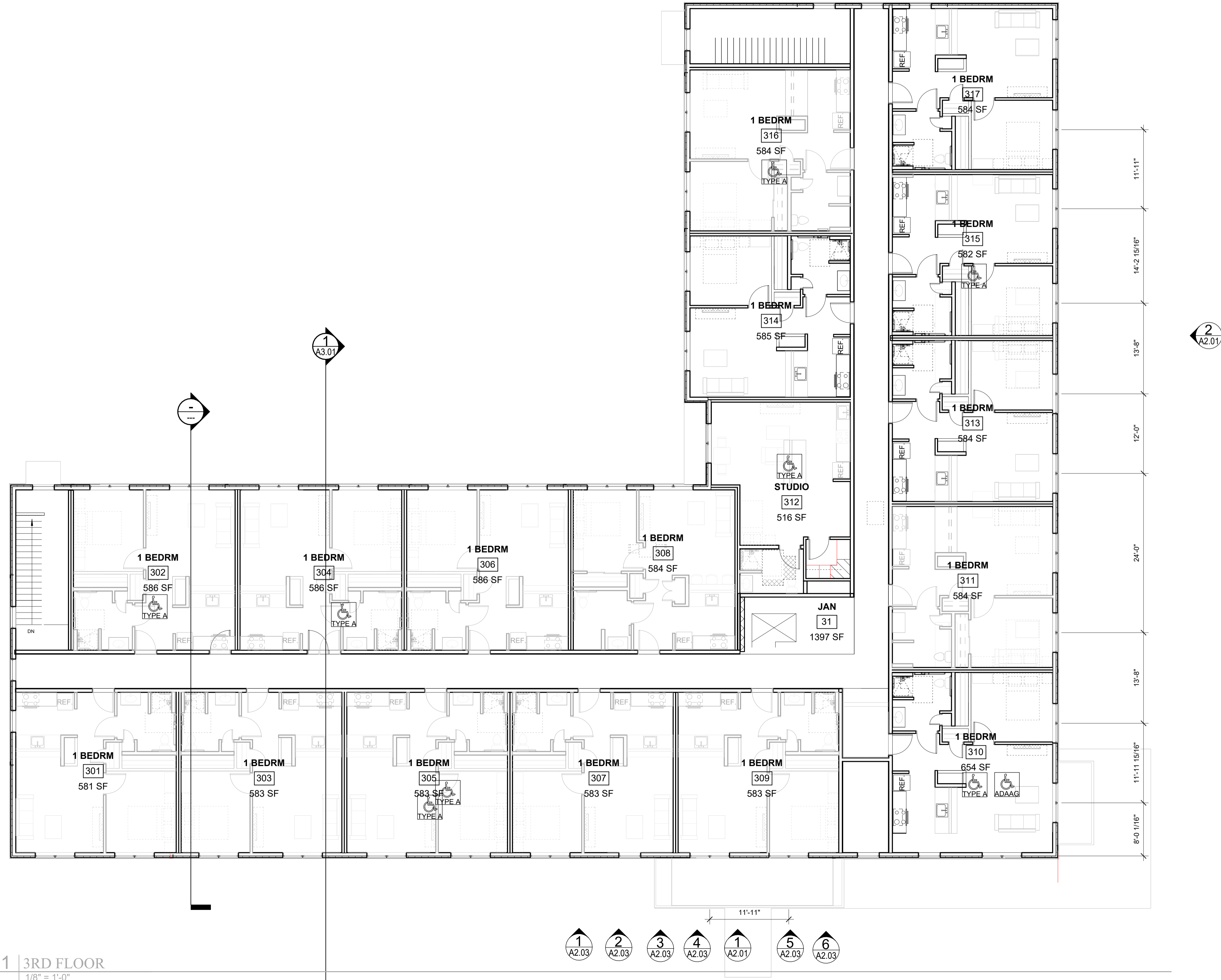
**SECOND FLOOR PLAN**

DATE 22 JANUARY 2025

CHECKED BY

# A1.02

SCALE 1/8" = 1'-0"



1 | 3RD FLOOR  
1/8" = 1'-0"

# ARCHETYPE ARCHITECTS

48 UNION WHARF PORTLAND, MAINE 04101  
207.772.6022 archetype@archetypepa.com

PREPARED FOR:  
**Owner**  
Address  
City, State

CONSULTANT:

ISSUE STATUS:  
**50% SUBMISSION**

REVISION:

PROJECT:  
**WINDHAM SENIOR**  
Address  
City, State

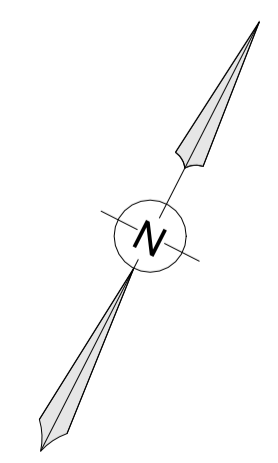
## THIRD FLOOR PLAN

DATE 22 JANUARY 2025

CHECKED BY

# A1.03

SCALE 1/8" = 1'-0"



# ARCHETYPE ARCHITECTS

48 UNION WHARF PORTLAND, MAINE 04101  
207.772.6022 archetype@archetypepa.com

PREPARED FOR:

Owner

Address  
City, State

CONSULTANT:

ISSUE STATUS:

50% SUBMISSION

REVISION:

PROJECT:

**WINDHAM SENIOR**

Address  
City, State

**BUILDING ELEVATIONS**

DATE 22 JANUARY 2025

CHECKED BY

# A2.01

SCALE 1/8" = 1'-0"



**2 | NORTH-EAST ELEVATION**  
1/8" = 1'-0"



**1 | FRONT ELEVATION (SOUTH-EAST)**  
1/8" = 1'-0"



**2 | SOUTH-WEST ELEVATION**  
1/8" = 1'-0"



**1 | NORTH-WEST ELEVATION**  
1/8" = 1'-0"

**ARCHETYPE  
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101  
207.772.6022 archetype@archetypepa.com

PREPARED FOR:  
**Owner**

CONSULTANT:

ISSUE STATUS:  
**50% SUBMISSION**

REVISION:

PROJECT:  
**WINDHAM  
SENIOR**

Address  
City, State

**BUILDING  
ELEVATIONS**

DATE **22 JANUARY 2025**

CHECKED BY

**A2.02**

SCALE **1/8" = 1'-0"**

**GENERAL NOTES**

- THE PROJECT SITE IS COMPRISED OF A PORTION OF THE FOLLOWING LOT:  

RECORD OWNER	BOOK/PAGE	MAP/LOT
ROMAN CATHOLIC BISHOP OF PORTLAND	4429 / 186	80/58
- WINDHAM ZONING DISTRICTS: FARM (F) ZONING DISTRICT & B AQUIFER PROTECTION (APB) OVERLAY DISTRICT & RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY (RCFCO) DISTRICT. TOTAL AREA OF PARCEL: 7.89 AC
- SPACE AND BULK INFORMATION FOR FARM (F) DISTRICT:  

	FARM	RCFCO	PROPOSED
MIN. LOT AREA:	80,000 S.F.	200,000 S.F.	343,904 S.F.
MIN. LOT WIDTH:	200 FT.	-	615 FT.
MIN. FRONT SETBACK:	40 FT.	150 FT. (1)	45 FT.
MIN. SIDE SETBACK:	10 FT.	150 FT. (1)	221 FT.
MIN. REAR SETBACK:	10 FT.	150 FT. (1)	183 FT.
MAX. BUILDING COVERAGE:	25%	-	4%
MAX. BUILDING HEIGHT:	35 FT.	-	35 FT.

- (1) FOR MULTIFAMILY BUILDINGS 31 FT. TO 35 FT. IN HEIGHT IN THE RCFCO WHERE THE UNDERLYING ZONING DISTRICT IS FARM, A 150 FT. SETBACK IS REQUIRED FROM THE EXTERNAL PERIMETER OF THE OVERALL SITE.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A PLAN ENTITLED "BOUNDARY RETRACEMENT & EXISTING CONDITIONS TOPOGRAPHIC SURVEY" PREPARED BY TERRADYN CONSULTANTS LLC, ON MARCH 27, 2023.
  - LONGVIEW PARTNERS, LLC EXAMINED THE PARCEL FOR WETLANDS IN FEBRUARY 2023. NO WETLANDS WERE LOCATED ON THE PROJECT SITE.
  - ALL INTERNAL ACCESS ROADS AND DRIVEWAYS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER. LOT OWNERS, HOMEOWNERS/CONDOMINIUM ASSOCIATION, OR ROAD ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.

**CONDITIONS OF APPROVAL**

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION, DATED MARCH 4, 2024 AS AMENDED MAY 13, 2024 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH OR §120-815 OF THE LAND USE ORDINANCE.
- 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.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201 ARTICLE II. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REGulated BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 15TH OF EACH YEAR.
- THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE FIT UP OF THE NEW USES: NORTH ROUTE 302 ROAD IMPROVEMENTS IMPACT FEE OF \$6,120; RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE; AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT, SECTION 120-1201C.
- BEFORE THE REQUIRED PRE-CONSTRUCTION MEETING WITH STAFF AND BEFORE ANY LAND USE ACTIVITIES BEGIN, THE APPLICANT SHALL PROVIDE TO THE TOWN PLANNER THE CHAPTER 500 STORMWATER PERMIT FROM MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) AND THE DEPARTMENT OF HEALTH AND HUMAN SERVICES (DHHS) WASTEWATER AUTHORIZATION LETTER.
- PRIOR TO RECEIVING AUTHORIZATION TO CONNECT THE PRIVATE STORMWATER MANAGEMENT SYSTEM WITH THE TOWN'S STORMWATER COLLECTION SYSTEM, THE APPLICANT SHALL PROVIDE A WRITTEN APPROVAL FROM THE TOWN ENGINEER TO THE TOWN PLANNER.
- THE APPLICANT SHALL WORK WITH THE PLANNING DIRECTOR AND TOWN MANAGER TO DEVELOP AN AGREEMENT TO INSTALL A BUS SHELTER LOCATED AT THE ACCESS DRIVEWAY AND ANGLERS ROAD INTERSECTION.
- BEFORE A BUILDING PERMIT CAN BE ISSUED, THE APPLICANT MUST SUBMIT A CALCULATION FOR 25% FENESTRATION ON THE FRONT FACADE OF THE BUILDING TO THE PLANNING DIRECTOR FOR APPROVAL.

**PARKING SUMMARY**

STANDARD PARKING LAYOUT:  
 TOTAL # PARKING SPACES: 83  
 TOTAL # ADA SPACES: 6

ALTERNATE PARKING LAYOUT:  
 TOTAL # PARKING SPACES: 48  
 TOTAL # ADA SPACES: 18

**LEGEND**

- EXISTING PROPERTY LINE
- PROJECT BOUNDARY
- PROPOSED SETBACK LINE
- ZONE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED CURBING
- EXISTING CURBING
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- STONE DUST SURFACE
- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING IRON PIPE/SURVEY PIN
- SEPTIC FIELD
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EXISTING WELL
- EXISTING TEST PIT

N/F  
 Kelli L. Morrill  
 20 Summer Ave  
 Map 80 Lot 51  
 Bk 28033, Pg 326

2" Iron Pipe found 3" above grade

1" Iron Pipe found at grade

15' WIDE LANDSCAPE BUFFER AREA

APPROXIMATE LIMIT OF CLEARING

2 (10 X 20) PARKING SPACES

6 (9 X 20) PARKING SPACES

6' WIDE PAINTED CROSSWALK

LANDSCAPE AREA (L.A.)

POTENTIAL GROUND MOUNTED SOLAR

PROPOSED EASEMENT

WASTEWATER DISPOSAL FIELDS

5' WIDE BIT. SIDEWALK

POLE MOUNTED LIGHT, TYP.

STOP SIGN

CROSS WALK

BUS STOP

END OF PAVEMENT

PROJECT SITE BOUNDARY 343,904 S.F. 7.89 ACRES

1/2" Rebar found 1" below grade bent

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

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5/8" Rebar found 3" below grade

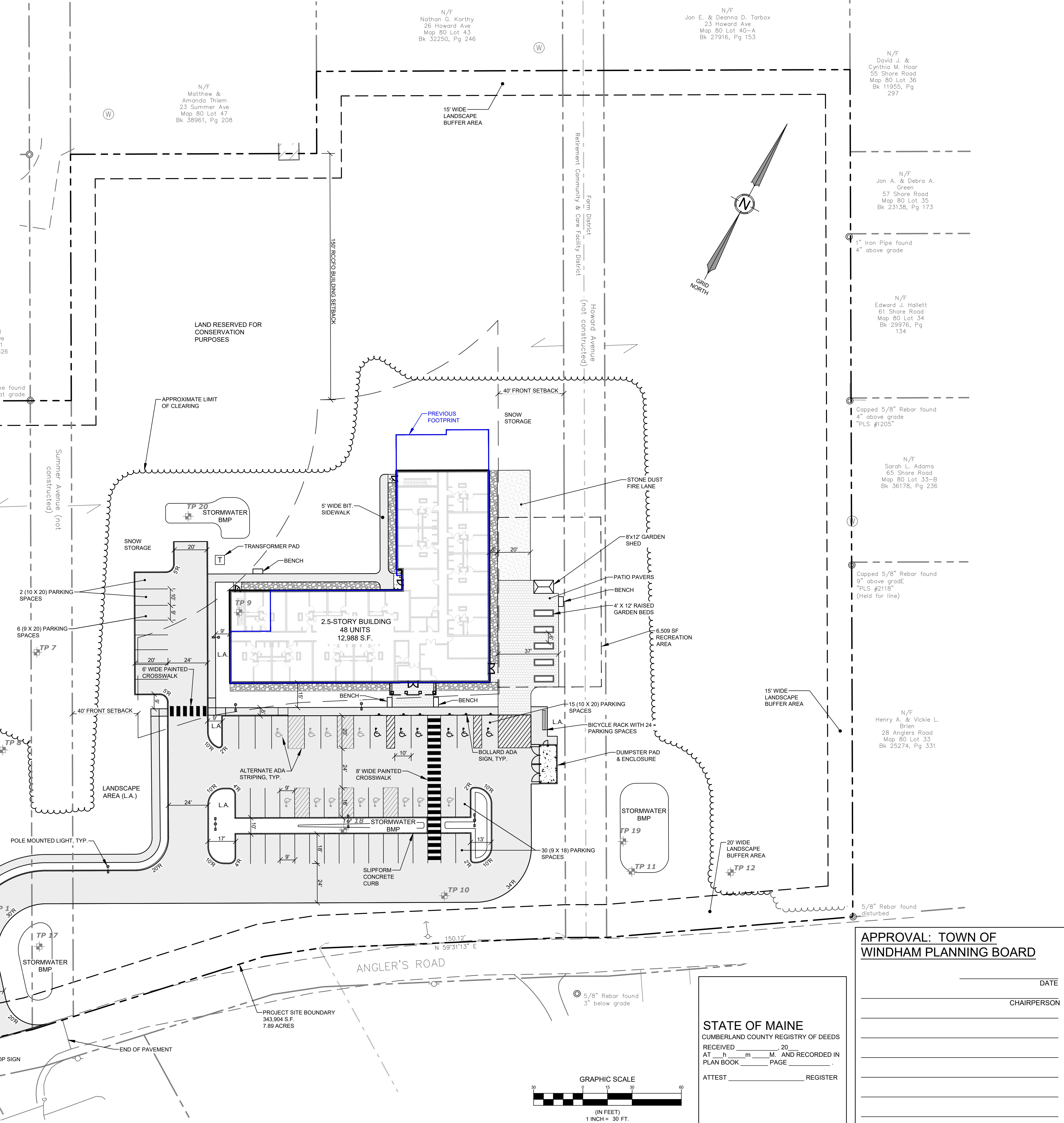
5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

5/8" Rebar found 3" below grade

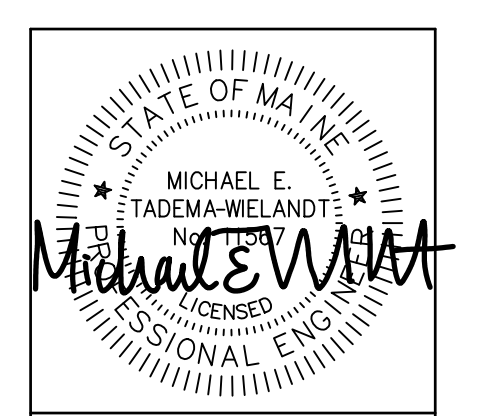


**STATE OF MAINE**  
 CUMBERLAND COUNTY REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_ REGISTER

DATE \_\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_

**APPROVAL: TOWN OF WINDHAM PLANNING BOARD**



DATE:	01/24/2025	
REVISIONS		
NO.	DATE	REVISIONS
9	01-24-2025	REVISED BUILDING FOOTPRINT
8	09-16-2024	REVISED STORM DRAIN CONNECTION
7	07-24-2024	ADDED CONDITIONS OF APPROVAL & SUBMITTED FOR PLANNING BOARD SIGNATURE
6	07-15-2024	REVISSED PER MDEP COMMENTS
5	06-20-2024	SUBMITTED FOR ENGINEERED SEPTIC APPLICATION
4	05-07-2024	REVISSED IN RESPONSE TO STAFF COMMENTS
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
1	04-02-2024	REVISED BASED ON STAFF COMMENTS

PROJECT: AFFORDABLE HOUSING  
 ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: SITE PLAN

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND  
 DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC  
 631 STEVENS AVENUE  
 PORTLAND, MAINE 04103

DATE: 02-15-2023  
 SCALE: 1" = 30'  
 JOB NO: 22-179  
 SHEET: C-1.0