



November 3, 2025

Amanda Lessard, Senior Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Subdivision Application
100 River Road Subdivision
Row Even, LLC – Applicant/Owner**

Dear Amanda:

On behalf of Row Even, LLC we have prepared the enclosed sketch subdivision plan application with supporting materials for Staff and Planning Board review of a proposed 17-lot residential subdivision of single-family house lots. The property is being divided from 100 River Road, which is depicted on the Town of Windham tax map 1 as Lots 8, 8-1, 8-2 and 9. The property is located in the Farm zone and the project will be designed utilizing the standards for a Conservation Subdivision. The existing parcel contains two single-family detached homes, which will be retained on a 3.7-acre lot with 200 feet of frontage on River Road. The remaining land to be subdivided, which totals approximately 32 acres, will be improved with a new subdivision road that will provide access from River Road to the new lots. We have measured the vehicle sight distance at the proposed road entrance to be in excess of 1,000 feet looking right (south) and in excess of 1,200 feet looking left (north).

Soils on the site are generally suitable for the proposed development as indicated on the Medium Intensity Soil Maps for Cumberland County (see attached). Each new residential lot will require an on-site well and on-site wastewater disposal system. As part of our project application we will prepare a Class-A High Intensity Soil Survey, conduct test pits on each lot to demonstrate septic system suitability and perform a hydrogeologic assessment of the nitrate plumes that will be generated by the on-site wastewater disposal fields. Each of the homes in the development will include the installation of a sprinkler system, and all electrical service will be installed underground.

At this time, we do not anticipate requesting any waivers of submission requirements or waivers from the Subdivision Performance Standards. If it is determined that the project design requires any waivers, we will submit the required forms and explain why a waiver would meet the approval criteria outlined in the Land Use Ordinance. We do not anticipate the need to perform traffic studies, utility studies or market studies.

The allowable net residential density and amount of open space required has been calculated based on development of the 27 acres of land consisting of tax lots 8-1, 8-2 and a portion of Lot 8. To meet the minimum open space requirements, we are proposing to dedicate Lot 9 in its entirety to open space for the benefit of the lot owners in the subdivision, which will provide an additional 4 acres of open space and owned access to the Presumpscot River. We have reserved a 50-foot wide access point to the open space, which could potentially be utilized as a road connection to abutting properties to the north and south if it were beneficial to make additional street connections in the future.

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 REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION**

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		<input checked="" type="checkbox"/> \$200.00		AMOUNT PAID:			
		REVIEW ESCROW:		<input type="checkbox"/> \$300.00 - MINOR <input checked="" type="checkbox"/> \$400.00 - MAJOR		\$ 600.00 DATE: 11-3-25			
				Office Use:				Office Stamp:	
PROPERTY DESCRIPTION	Parcel ID	Map #	1	Lot(s) #	8, 8-1, 8-2, 9	Zoning District(s)	FARM	Total Land Area SF	1,216,303 SF
	Physical Address	100 River Road				Watershed:	Presumpscot River		
PROPERTY OWNER'S INFORMATION	Name	Michael Tevanian				Mailing Address	100 River Road Windham, ME 04062		
	Phone								
	Fax or Cell	(207) 653 - 2141							
	Email								
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name	Ron Goddard				Name of Business	Row Even, LLC		
	Phone					Mailing Address	17 Bucket Lane Yarmouth, ME 04096		
	Fax or Cell	(207) 730 - 2103							
	Email	ronnniegoddard71@gmail.com							
APPLICANT'S AGENT INFORMATION	Name	Dustin Roma				Name of Business	DM Roma Consulting Engineers		
	Phone	(207) 591 - 5055				Mailing Address	PO Box 1116 Windham, ME 04062		
	Fax or Cell	(207) 310 - 0506							
	Email	dustin@dmroma.com							
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): Land is being divided from a parcel that currently contains two single-family homes.								
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): Create a 17-lot subdivision for single-family homes on a new subdivision road built to public standards (minor local street). Subdivision to be designed as a Conservation Subdivision with all lots to be served by on-site wells and on-site wastewater disposal systems.								
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary): The site contains wetlands and streams, and some topographic challenges in the wooded area.								



SKETCH PLAN MAJOR/MINOR SUBDIVISION APPLICATION REQUIREMENTS

Section 120-910 of the Land Use Ordinance

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

The Sketch Plan document/map:

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.
 - Five copies of application and plans
 - Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:

Windham Planning Department
 Steve Puleo, Town Planner
 Amanda Lessard, Planning Director

(207) 894-5960, ext. 2
sipuleo@windhammaine.us
allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

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

The following checklist includes items generally required for development by the Windham's LAND USE ORDINANCE, [Section 120-910](#). Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

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

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS. PER SECTIONS [120-906C\(3\)](#) and [120-907A\(2\)\(b\)\(2\)](#)).

Submission Requirements:	Applicant	Staff		Applicant	Staff
a) Completed Sketch Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Proposed Project Conditions:			i) An existing resources inventory and site analysis sketch plan for conservation subdivisions as described in § 120-911K(3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Condition of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision Submit initialed form regarding additional fees, from applicant intro packet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
- Constraints/opportunities of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Requirements		
Outline any of the follow			1. Name of subdivision, north arrow, date and scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Traffic Study	<input type="checkbox"/>	<input type="checkbox"/>	2. Boundary and lot lines of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input type="checkbox"/>	<input type="checkbox"/>	3. Approximate location, width, and purpose of easements or restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input type="checkbox"/>	<input type="checkbox"/>	4. Streets on and adjacent to the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Existing buildings, structures, or other improvements on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-908)					
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input type="checkbox"/>	<input type="checkbox"/>			
Waivers from Subdivision Performance Standards in Section 120-911 of the Land Use Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input type="checkbox"/>	<input type="checkbox"/>	PDF Electronic Submission	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Dustin Roma

11-3-25

Dustin Roma - Authorized Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME

TOWN OF WINDHAM

MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

([Section 120-908](#) – Minor\Major Subdivision Review, Waivers)

For each waiver request from the [Performance and Design Standards](#) detailed in [Section 120-911](#) of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or

Project Name: 100 River Road Subdivision

Tax Map: 1

Lot(s): 8, 8-1, 8-2, 9

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

Ordinance Section	Standard	Mark which waiver this form is for
120-911K(6)(b)	Minimum Open Space for Conservation Subdivision	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The project has been designed to work around the Primary Conservation Areas including wetlands and streams. As a result, it is necessary to build more roadway to access land that is to the west of a stream that runs through the property. The project will include the preservation of approximately 19.5 acres of open space, which represents 58% of the total parcel area. Due to the presence of a Resource Protection Area designated adjacent to the Presumpscot River and the extra road that is required to be built to maintain a buffer around the stream, it is not possible to provide the required 21.12 acres of open space while also maintaining adequate area for the 17 proposed lots. It should also be noted that the net density allows for 18 lots to be built and the project is only proposing 17 lots to provide additional open space area.

(Continued next page)

Ordinance Section: 120-911K(6)(b) (PLEASE PROVIDE A SEPERATE IMPACT CRITERIA FRO EACH ORDIANCE SECTION)

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

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

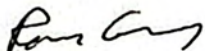
If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

November 3, 2025

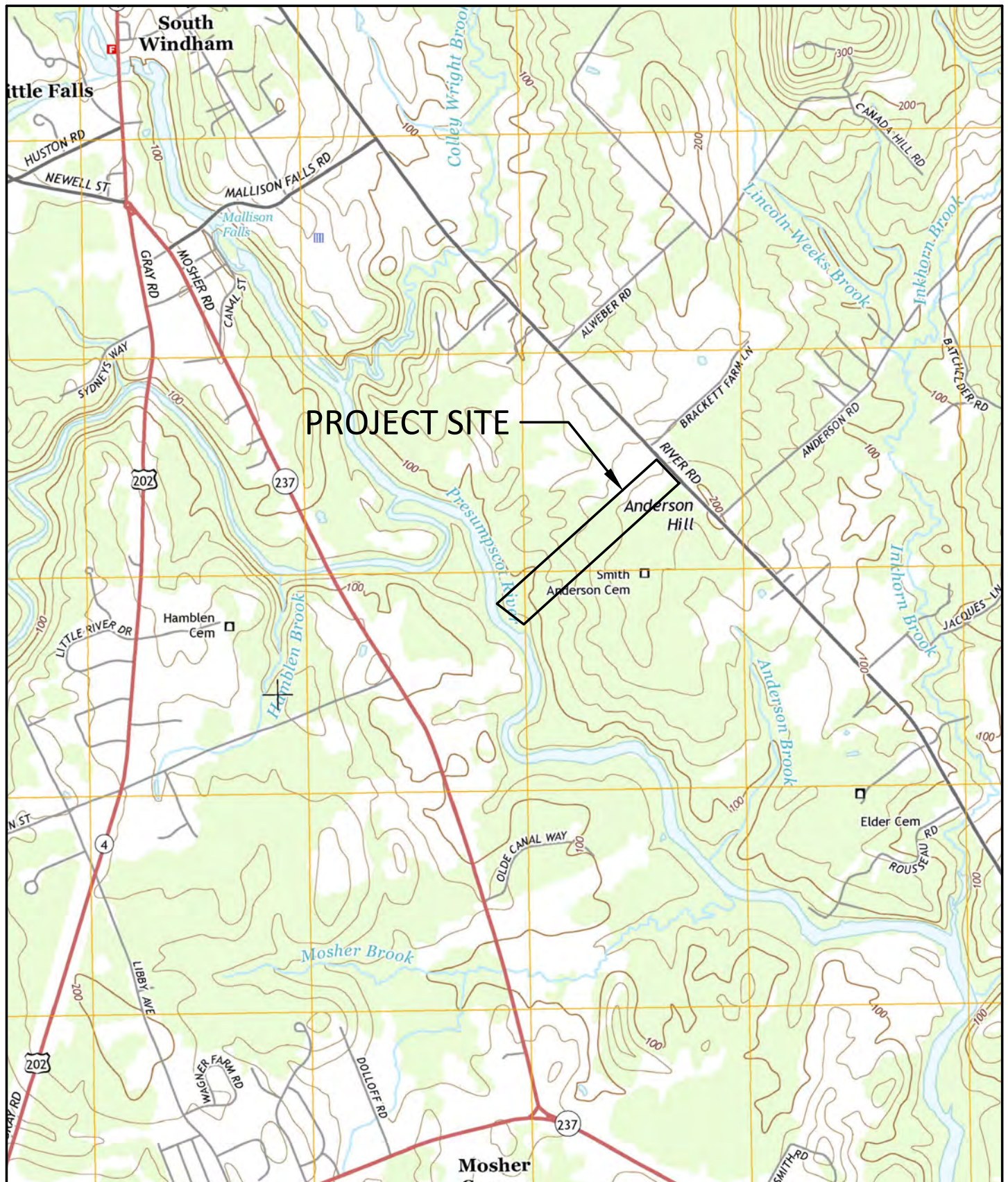
Re: Agent Authorization

Row Even, LLC intends to develop the property located at 100 River Road in Windham, Maine shown as lots 8-1, 8-2, 9 and a portion of Lot 8 on Tax Map 1, totaling approximately 32 acres. Row Even, LLC has retained the services of DM Roma Consulting Engineers to act as its authorized agent to apply for land use permits associated with the development of this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Goddard", written in a cursive style.

Ronald Goddard
Row Even, LLC



SITE LOCATION MAP

100 RIVER ROAD
WINDHAM, MAINE

SCALE: 1"=2000'
DATE: 09-30-2025
JOB NUMBER: 23056

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055



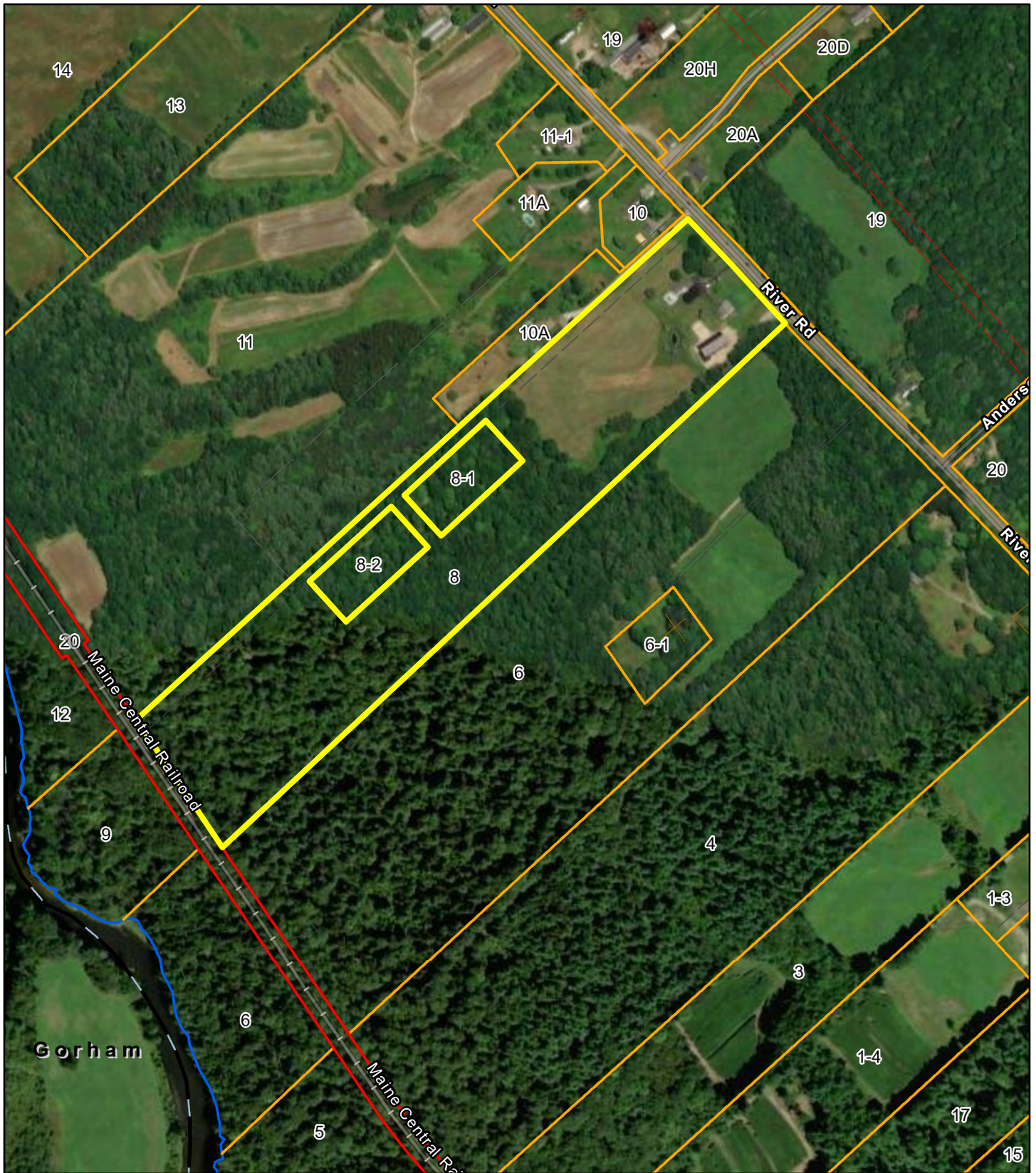
Town of Windham, ME

1 inch = 500 Feet



www.cai-tech.com

September 29, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER ROAD, WINDHAM, ME

This Option to Purchase Real Property at 100 River Road Windham, ME ("option") is an agreement between Row Even LLC, a Maine limited liability company, or its assignees, and Michael E. Tevanian, an adult individual, with the terms more fully described below:

1. Row Even LLC or its assignees shall have the option to purchase real property at 100 River Road in Windham, Maine more fully described in Exhibit A and depicted in Exhibit B (Parcel Map), which are attached and incorporated into this option ("the property"), from Michael E. Tevanian.

2. Michael E. Tevanian agrees and warrants that he has the unimpeded right to sign this option.

3. Row Even LLC or its assignees shall pay _____ as consideration for this option to Michael E. Tevanian.

4. If Row Even LLC or its assignees exercise this option, Row Even LLC or its assignees will pay Michael E. Tevanian _____ within 60 days after final approval of a subdivision of the property by the Town of Windham, Maine.

At the time of any payment by Row Even LLC, Michael E. Tevanian will convey the property or subdivided lots and any associated rights via warranty deed to Row Even LLC or its assignees and will cooperate with signing all necessary documents to convey the property or subdivided lots.

5. Row Even LLC or its assignees shall have 425 calendar days following the date of the last party to sign below to exercise this option.

6. An agent or owner of Row Even LLC or its assignees may exercise this option by notifying Michael E. Tevanian via email, text message, or written notice via hand delivery.

7. Without notice, Row Even LLC or its assignees shall have the right to inspect, survey, and perform work regarding subdivision on the property during the option period with the full cooperation of Michael E. Tevanian.

8. During the option period Michael E. Tevanian shall keep the property free from additional mortgages, encumbrances and/or liens while paying all property taxes. Michael E. Tevanian will pay off any existing mortgages, encumbrances and liens on the property no later than the closing of any or all lots on the property.

OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER ROAD, WINDHAM, ME

9. Upon conveyance of the property to Row Even LLC, Michael E. Tevanian shall make sure that the property is free and clear of any trust or family interests. If requested by Row Even LLC, Michael E. Tevanian shall expressly revoke any recorded transfer on death deed associated with the property.

10. This option may be recorded at the Registry of Deeds.

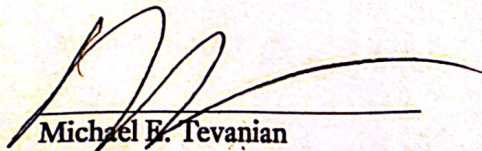
11. Any disputes concerning the terms of this option are subject to binding arbitration in accordance with the Maine Uniform Arbitration Act, found in Title 14 of the Maine Revised Statutes, sections 5927 through 5949 or as amended, with such arbitration taking place in Portland, Maine. The parties shall mutually agree in writing upon one neutral arbitrator located in Portland, Maine within 14 calendar days of notification of a dispute.

12. If any term in this option is held by an arbitrator or tribunal to be invalid, void, or unenforceable, the remaining terms will, nevertheless, continue in effect without being impaired or invalidated in any way.

13. Any changes to this option must be signed in a writing by both parties.

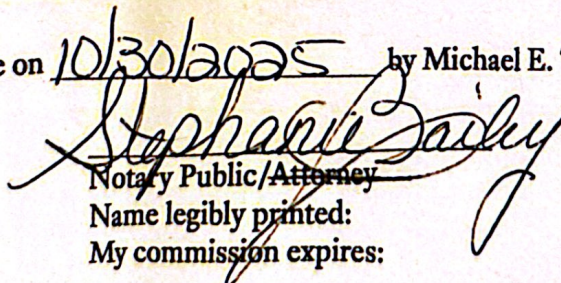
14. For valuable consideration, the parties signing below agree to the above terms of this option, with electronic or printed copies of the document having the same legal effect as an original signed version.

Date: 10/31/25


Michael E. Tevanian

STATE OF MAINE
COUNTY OF CUMBERLAND

Signed before me on 10/30/2025 by Michael E. Tevanian.


Notary Public/Attorney
Name legibly printed:
My commission expires:



STEPHANIE J. BAILEY
NOTARY PUBLIC
State of Maine
My Commission Expires
August 19, 2030
Page of 2 of 3

OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER ROAD, WINDHAM, ME

Date: 10/30/25

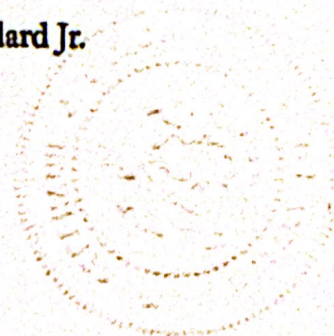
Ronald D. Goddard Jr.
Ronald D. Goddard Jr.,
Manager of Row Even LLC

**STATE OF MAINE
COUNTY OF CUMBERLAND**

Signed before me on 10/30/25 by Ronald D. Goddard Jr.

Stephanie J. Bailey
~~Notary Public/Attorney~~
Name legibly printed:
My commission expires:

**STEPHANIE J. BAILEY
NOTARY PUBLIC
State of Maine
My Commission Expires
August 19, 2030**



**EXHIBIT A (OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER
ROAD, WINDHAM, ME)**

Parcel 1, Identified on Town of Windham records as Tax Map 1, Lots 8 (portion),
8-1 and 8-2:

A certain parcel of land situated on the southwesterly side of River Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of River Road at the eastern corner of land now or formerly of Thomas Fortier as described in a deed recorded in Book 16294 Page 21 in the Cumberland County Registry of Deeds;

Thence S 43° 31' 28" E, by and along the southwesterly sideline of River Road, a distance of 93.75 feet;

Thence S 46° 28' 31" W a distance of 291.71 feet to a point of curvature;

Thence southerly along a curve to the left, having a radius of 275.00 feet, and an arc distance of 62.65 feet to a point of tangency;

Thence S 28° 05' 00" E a distance of 396.89 feet to the westerly sideline of land now or formerly of Donald Dickinson as described in a deed recorded in Book 11721 page 67 in the Cumberland County Registry of Deeds;

Thence S 47° 45' 50" W a distance of 2,349.26 feet by and along said land of Dickinson to the northeasterly sideline of land now or formerly of Maine Central Railroad, at or near railroad stationing 81+48;

Thence about N 33° 57' 48" W by and along said land of Maine Central Railroad a distance of 506.64 feet to the southerly corner of land now or formerly of Harry Carlin as described in a deed recorded in Book 3060 page 67 in the Cumberland County Registry of Deeds;

Thence N 47° 55' 36" E by and along said land of Carlin a distance of 747.26 feet to the southerly corner of land now or formerly of Richard Boulanger as described

**EXHIBIT A. (OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER
ROAD, WINDHAM, ME)**

in a deed recorded in Book 20329 page 185 in the Cumberland County Registry of Deeds;

Thence continuing N 47° 55' 36" E by and along said land of Boulanger and along said land of Fournier a distance of 1,978.58 feet to the point of beginning.

Parcel 1 contains approximately 27.92 acres.

Bearings are Grid North.

Reference is made to a plan entitled "Boundary Survey, River Road and Presumpscot River, Windham, Cumberland County, State of Maine made for Mike Tevanian" dated 5-13-2007 by Lewis & Wasina, Inc. and recorded in Plan Book 207 page 448 in the Cumberland County Registry of Deeds.

Parcel 2, identified on Town of Windham records as Tax Map 1, Lot 9:

A certain parcel of land situated off, and not adjacent to, the southwesterly side of River Road on the southwesterly side of land now or formerly of Maine Central Railroad, in the Town of Windham, County of Cumberland and State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of land now or formerly of Maine Central Railroad (formerly Portland & Ogdensburg Railroad Company), at the northerly corner of land now or formerly of Donald Dickinson, as described in a deed recorded in Book 11721 page 67 in the Cumberland County Registry of Deeds;

Thence S 47° 45' 50" W a distance of 275.11 feet by and along said land of Dickinson to a set rebar, this rebar lying S 47° 45' 50" W a distance of 403.55 feet from a set rebar on the southeasterly line of land now or formerly of Epworth S. Moulton, Trustee of the Epworth S. Moulton Revocable Trust 2002, that are situated on the northeasterly side of Maine Central Railroad;

Thence continuing S 47° 45' 50" W along said land of Dickinson, to the Presumpscot River;

**EXHIBIT A (OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER
ROAD, WINDHAM, ME)**

Thence continuing in a southwesterly direction along said land of Dickinson, to the thread of the Presumpscot River;

Thence in a northerly direction along the thread of the Presumpscot River to land now or formerly of Harry Carlin, as described in a deed recorded in Book 3060, page 827 in the Cumberland County Registry of Deeds;

Thence in a northeasterly direction along said land of Carlin, to the bank of the Presumpscot River;

Thence N 47° 55' 36" E by and along said land of Carlin a distance of 30 feet, more or less, to a set rebar, this rebar lines N 52° 33' 23" W a distance of 511.07 feet from the last mentioned set rebar and lying S 47° 55' 36" W a distance of 569.40 feet from a set rebar on the northwesterly line of said land of Moulton Revocable Trust situated on the northeasterly side of said land of Maine Central Railroad;

Thence continuing N 47° 55' 36" E by and along said land of Carlin a distance of 438.55 feet, more or less, to said land of Maine Central Railroad;

Thence about S 33° 57' 48" E by and along said land of Maine Central Railroad a distance of 506.68 feet, more or less, to the point of beginning.

Parcel 2 contains approximately 4.11 acres, more or less.

Bearings are Grid North.

Reference is made to a plan entitled "Boundary Survey, River Road and Presumpscot River, Windham, Cumberland County, State of Maine made for Mike Tevanian" dated 5-13-2007 by Lewis & Wasina, Inc. and recorded in Plan Book 207 page 448 in the Cumberland County Registry of Deeds.

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Thence S 46° 28' 31" W a distance of 291.71 feet to a point of curvature;

Thence southerly along a curve to the left, having a radius of 275.00 feet, and an arc distance of 62.65 feet to a point of tangency;

Thence S 28° 05' 00" E a distance of 396.89 feet to the westerly sideline of land now or formerly of Donald Dickinson as described in a deed recorded in Book 11721 page 67 in the Cumberland County Registry of Deeds;

Thence S 47° 45' 50" W a distance of 2,349.26 feet by and along said land of Dickinson to the northeasterly sideline of land now or formerly of Maine Central Railroad, at or near railroad stationing 81+48;

Thence about N 33° 57' 48" W by and along said land of Maine Central Railroad a distance of 506.64 feet to the southerly corner of land now or formerly of Harry Carlin as described in a deed recorded in Book 3060 page 67 in the Cumberland County Registry of Deeds;

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Thence S 47° 45' 50" W a distance of 275.11 feet by and along said land of Dickinson to a set rebar, this rebar lying S 47° 45' 50" W a distance of 403.55 feet from a set rebar on the southeasterly line of land now or formerly of Epworth S. Moulton, Trustee of the Epworth S. Moulton Revocable Trust 2002, that are situated on the northeasterly side of Maine Central Railroad;

Thence continuing S 47° 45' 50" W along said land of Dickinson, to the Presumpscot River;

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ROAD, WINDHAM, ME)**

Thence continuing in a southwesterly direction along said land of Dickinson, to the thread of the Presumpscot River;

Thence in a northerly direction along the thread of the Presumpscot River to land now or formerly of Harry Carlin, as described in a deed recorded in Book 3060, page 827 in the Cumberland County Registry of Deeds;

Thence in a northeasterly direction along said land of Carlin, to the bank of the Presumpscot River;

Thence N 47° 55' 36" E by and along said land of Carlin a distance of 30 feet, more or less, to a set rebar, this rebar lines N 52° 33' 23" W a distance of 511.07 feet from the last mentioned set rebar and lying S 47° 55' 36" W a distance of 569.40 feet from a set rebar on the northwesterly line of said land of Moulton Revocable Trust situated on the northeasterly side of said land of Maine Central Railroad;

Thence continuing N 47° 55' 36" E by and along said land of Carlin a distance of 438.55 feet, more or less, to said land of Maine Central Railroad;

Thence about S 33° 57' 48" E by and along said land of Maine Central Railroad a distance of 506.68 feet, more or less, to the point of beginning.

Parcel 2 contains approximately 4.11 acres, more or less.

Bearings are Grid North.

Reference is made to a plan entitled "Boundary Survey, River Road and Presumpscot River, Windham, Cumberland County, State of Maine made for Mike Tevanian" dated 5-13-2007 by Lewis & Wasina, Inc. and recorded in Plan Book 207 page 448 in the Cumberland County Registry of Deeds.

OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER ROAD, WINDHAM, ME

9. Upon conveyance of the property to Row Even LLC, Michael E. Tevanian shall make sure that the property is free and clear of any trust or family interests. If requested by Row Even LLC, Michael E. Tevanian shall expressly revoke any recorded transfer on death deed associated with the property.

10. This option may be recorded at the Registry of Deeds.

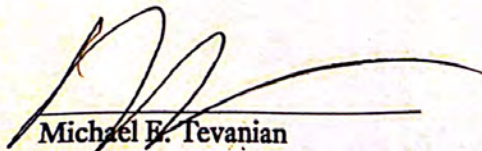
11. Any disputes concerning the terms of this option are subject to binding arbitration in accordance with the Maine Uniform Arbitration Act, found in Title 14 of the Maine Revised Statutes, sections 5927 through 5949 or as amended, with such arbitration taking place in Portland, Maine. The parties shall mutually agree in writing upon one neutral arbitrator located in Portland, Maine within 14 calendar days of notification of a dispute.

12. If any term in this option is held by an arbitrator or tribunal to be invalid, void, or unenforceable, the remaining terms will, nevertheless, continue in effect without being impaired or invalidated in any way.

13. Any changes to this option must be signed in a writing by both parties.

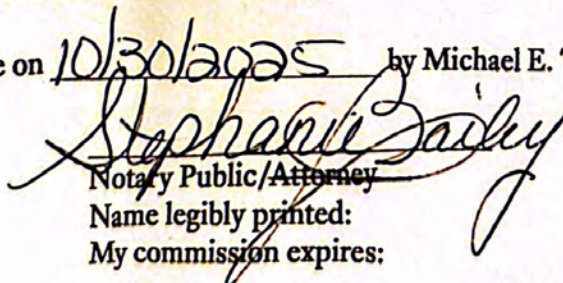
14. For valuable consideration, the parties signing below agree to the above terms of this option, with electronic or printed copies of the document having the same legal effect as an original signed version.

Date: 10/31/25


Michael E. Tevanian

STATE OF MAINE
COUNTY OF CUMBERLAND

Signed before me on 10/30/2025 by Michael E. Tevanian.


Notary Public/Attorney
Name legibly printed:
My commission expires:



STEPHANIE J. BAILEY
NOTARY PUBLIC
State of Maine
My Commission Expires
August 19, 2030
Page of 2 of 3

OPTION TO PURCHASE REAL PROPERTY AT 100 RIVER ROAD, WINDHAM, ME

Date: 10/30/25

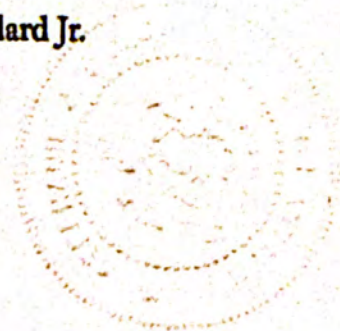
Ronald D. Goddard Jr.
Ronald D. Goddard Jr.,
Manager of Row Even LLC

STATE OF MAINE
COUNTY OF CUMBERLAND

Signed before me on 10/30/25 by Ronald D. Goddard Jr.

Stephanie J. Bailey
~~Notary Public/Attorney~~
Name legibly printed:
My commission expires:

STEPHANIE J. BAILEY
NOTARY PUBLIC
State of Maine
My Commission Expires
August 19, 2030



REVOCABLE TRANSFER ON DEATH DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **MICHAEL E. TEVANIAN**, whose mailing address is 100 River Road, Windham, Maine 04062, designate the following beneficiaries:

PRIMARY BENEFICIARY: My son, **ZANDER M. TEVANIAN**, whose mailing address is 100 River Road, Windham, ME 04062.

ALTERNATE BENEFICIARIES: In the event that **ZANDER M. TEVANIAN** does not survive me, I grant, transfer and convey the property to my brothers, **GREGORY TEVANIAN**, whose mailing address is 60 Aldaron Road, Windham, Maine 04062 and **ALAN TEVANIAN**, whose mailing address is 941 Symphony Isles Boulevard, Apollo Beach, FL 33572-2785, in equal shares.

The **PROPERTY** is described below.

TRANSFER ON DEATH:


At my death, I grant, transfer, and convey my interest in the below-described Property to the beneficiaries as designated and noted above. Before my death, I have the right to revoke this deed.

PROPERTY:

Land and buildings situated at 100 River Road, Windham, Cumberland County, Maine, more particularly described in Exhibit A attached hereto and incorporated by reference herein.

Being the same premises conveyed to Michael Tevanian, by Epworth S. Moulton, Trustee of the Epworth S. Moulton Revocable Trust of 2002 by Warranty Deed dated July 31, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25337, Page 230; and by an Abstract of Divorce dated April 11, 2017 and recorded in the said Registry in Book 34307, Page 30.

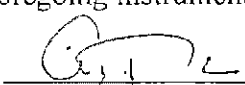
IN WITNESS WHEREOF, the said **MICHAEL E. TEVANIAN** has hereunto set his hand and seal this 30th day of June, 2025.



MICHAEL E. TEVANIAN

STATE OF MAINE
Cumberland, ss.

Then personally appeared before me on this 30th day of June, 2025, the above-named **MICHAEL E. TEVANIAN** and made oath that the foregoing instrument is his free act and deed.



Christopher J. Ryer/Attorney at Law

EXHIBIT A

Parcel 1, identified on Town of Windham records as Tax Map 1, Lot 8, 100 River Road:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the southwesterly side of the River Road, in the Town of Windham, County of Cumberland and State of Maine, viz:

Beginning at a set rebar on the apparent southwesterly side line of River Road at the easterly corner of land now or formerly of Thomas Fortier, et al., as described in a deed recorded in Cumberland County Registry of Deeds in Book 16294, Page 21, said rebar lying South 32° 11' 12" East a distance of ten and zero hundredths (10.00) feet from a found 5/8 inch rebar with yellow plastic cap stamped *Survey, Inc. RLS 586* at the northerly corner of said land of Fortier;

Thence South 32° 11' 12" East along said apparent southwesterly side line of River Road, a distance of four hundred ninety-three and seventy-five hundredths (493.75) feet to a set rebar at the northerly corner of Parcel 2 of land now or formerly of Donald Dickinson, et al., as described in deed recorded in Cumberland County Registry of Deeds in Book 11721, Page 67, this line passing through a set rebar at a distance of 50.02 feet;

Thence South 59° 06' 07" West along said land of Dickinson, a distance of one thousand nine hundred fifty and eighty-five hundredths (1950.85) feet to a set rebar;

Thence South 59° 06' 07" West along said land of Dickinson, a distance of seven hundred ninety-six and sixteen hundredths (796.16) feet to a set rebar;

Thence continuing South 59° 06' 07" West along said land of Dickinson, a distance of sixty-one and seventy-six hundredths (61.76) feet, more or less, to the northeasterly side line of land now or formerly of Maine Central Railroad, at or near railroad stationing 81+48;

Thence about North 22° 44' 35" West along said land of Maine Central Railroad, a distance of five hundred six and forty-nine hundredths (506.49) feet, more or less, to the southerly corner of lands now or formerly of Harry Carlin, et al., as described in deed recorded in said Registry in Book 3060, Page 827;

Thence North 59° 15' 53" East along said land of Carlin, a distance of sixty-four and twenty hundredths (64.20) feet, more or less, to a set rebar;

Thence North 59° 15' 53" East along said land of Carlin, a distance of six hundred eighty-three and six hundredths (683.06) feet to a found 5/8 inch rebar with yellow plastic cap stamped *Survey, Inc RLS 586* at the southerly corner of land now or formerly of Richard Boulanger, et al., as described in deed recorded in said Registry in Book 20329, Page 185;

Thence continuing North 59° 15' 53" East along said land of Boulanger and along said land of Fortier, a distance of one thousand nine hundred seventy-eight and fifty-eight hundredths (1978.58) feet to the point of beginning, this line passing through a set rebar at a distance of 39.84 feet.

EXCEPTING FROM the herein-conveyed Parcel 1: (1) that parcel of land consisting of 1.86 acres conveyed by Epworth S. Moulton, Trustee of the Epworth S. Moulton Revocable Trust of 2002, to Sharon P. Tevanian, dated July 31, 2007 and recorded herewith in Cumberland County Registry of Deeds; and (2) that parcel of land consisting of 1.86 acres conveyed by Epworth S. Moulton, Trustee of the Epworth S. Moulton Revocable Trust of 2002, to Michael Tevanian and Sharon P. Tevanian, as joint tenants, by Warranty Deed dated July 30, 2007 and recorded herewith in said Registry.

This conveyance is made **SUBJECT TO**, rights of others in and to the use of a fifty (50) foot wide right-of-way easement granted by Epworth S. Moulton, Trustee of the Epworth S. Moulton Revocable Trust of 2002, for purposes of ingress and egress by foot and/or motorized vehicle, and for the installation of utilities associated with residential use, to benefit the lands conveyed by said Moulton this date to Sharon P. Tevanian and to Michael Tevanian and Sharon P. Tevanian as excepted and recited above. The fee interest in said right-of-way is herein conveyed to the Grantee.

Parcel 1 contains 27.89 acres, more or less. All bearings are based on magnetic North 2007. All references to set rebar are 5/8 inch with aluminum cap stamped *Lewis & Wasina, PLS 2114*. Reference is further made to unrecorded survey plan entitled

"Boundary Survey, River Road and Presumpscot River, Windham, Cumberland County, Maine," made for Mike Tevanian, dated May 13, 2007 and revised through May 29, 2007.

The conveyance of Parcel 1 represents the third and final conveyance of all of the remaining real estate identified as 100 River Road, being the real estate of Epworth S. Moulton, sole beneficiary and Trustee of the Epworth S. Moulton Revocable Trust of 2002, which real estate includes a single-family residence that has been the principal residence of Epworth S. Moulton for a period of at least 5 years before this conveyance.

Parcel 2, identified on Town of Windham records as Tax Map 1, Lot 9, River Road Rear:

A certain lot or parcel of land situated off the southwesterly side of River Road on the southwesterly side of land now or formerly of Maine Central Railroad, in the Town of Windham, County of Cumberland and State of Maine, viz:

Beginning on the southwesterly side of land now or formerly of Maine Central Railroad (formerly Portland & Ogdensburg Railroad Company), at the northerly corner of Parcel 3 of land now or formerly of Donald Dickinson, et al., as described in a deed recorded in Cumberland County Registry of Deeds in Book 11721, Page 67;

Thence South $59^{\circ} 06' 07''$ West, along said land of Dickinson, a distance of two hundred seventy-five and eleven hundredths (275.11) feet, more or less, to a set rebar, this rebar lying South $59^{\circ} 06' 07''$ West, a distance of 403.55 feet from a set rebar on the southeasterly line of land now or formerly of Epworth S. Moulton, Trustee, of the Epworth S. Moulton Revocable Trust 2002, that are situated on the northeasterly side of Maine Central Railroad;

Thence continuing South $59^{\circ} 06' 07''$ West, along said land of Dickinson, to the Presumpscot River;

Thence continuing in a Southwesterly direction along said land of Dickinson, to the thread of the Presumpscot River;

Thence in a Northerly direction along the thread of the Presumpscot River to land now or formerly of Harry Carlin, et al., as described in a deed recorded in said Registry in Book 3060, Page 827;

Thence in a Northeasterly direction along said land of Carlin, to the bank of the River;

Thence North $59^{\circ} 15' 53''$ East along said land of Carlin, a distance of thirty (30) feet, more or less, to a set rebar, this rebar lines North $41^{\circ} 13' 06''$ West a distance of 511.07 feet from the last mentioned set rebar and lying South $59^{\circ} 15' 53''$ West a distance of

569.40 feet from a set rebar on the northwesterly line of said land of Moulton Revocable Trust situated on the northeasterly side of said land of Maine Central Railroad;

Thence continuing North 59° 15' 53" East along said land of Carlin, a distance of four hundred thirty-eight and fifty-five hundredths (438.55) feet, more or less, to said land of Maine Central Railroad;

Thence about South 22° 44' 35" East along said land of Maine Central Railroad, a distance of five hundred six and sixty-eight hundredths (506.68) feet, more or less, to the point of beginning.

Said Parcel 2 is conveyed together with a right-of-way easement over Parcel 1, the purposes and location of which shall be determined by the Grantee herein, or at such other location as may later be located by Maine Central Railroad.

Parcel 2 contains 4.11 acres, more or less. All bearings are based on magnetic North 2007. All references to set rebar are 5/8 inch with aluminum cap stamped *Lewis & Wasina, PLS 2114*. Reference is further made to unrecorded survey plan entitled "Boundary Survey, River Road and Presumpscot River, Windham, Cumberland County, Maine," made for Mike Tevanian, dated May 13, 2007 and revised through May 29, 2007.

A certain lot or parcel of land situated off the southwesterly side of the River Road on the southerly side of a 50 foot wide unnamed, private right-of-way, in the Town of Windham, County of Cumberland and State of Maine, viz:

Beginning at a set rebar on the southeasterly side of said private right-of-way, which right-of-way runs along the northwesterly side of land now or formerly of Epworth S. Moulton Revocable Trust, as described in a deed recorded in Cumberland County Registry of Deeds in Book 17444, Page 29, said rebar lying South $59^{\circ} 15' 53''$ West, a distance of 1080.00 feet from a set rebar marking the easterly corner of said right-of-way at the apparent southwesterly line of River Road;

Thence South $30^{\circ} 44' 07''$ East, a distance of two hundred and zero hundredths (200.00) feet to a set rebar;

Thence South $59^{\circ} 15' 53''$ West, a distance of four hundred five and zero hundredths (405.00) feet to a set rebar;

Thence North $30^{\circ} 44' 07''$ West, a distance of two hundred and zero hundredths (200.00) feet to a set rebar on the southeasterly side of said right-of-way;

Thence North $59^{\circ} 15' 53''$ East, along said right-of-way, a distance of four hundred five and zero hundredths (405.00) feet to the point of beginning.

The herein-described parcel contains 1.86 acres or 81,000 square feet, more or less.

This conveyance is made **TOGETHER WITH** a fifty (50) foot wide private right-of-way easement, **SUBJECT TO** rights of the Grantor and others who may be granted rights in and to the use of such right-of-way, for purposes of ingress and egress by foot and/or motorized vehicle, and for the installation of utilities associated with residential use, being more particularly bounded and described as follows: **Beginning** at a set rebar on the apparent southwesterly line of River Road at the northerly corner of land now or formerly of Epworth S. Moulton Revocable Trust 2002, as described in a deed recorded in Cumberland County Registry of Deeds in Book 17444, Page 29, and the easterly corner of lands now or formerly of Thomas Fortier, et al., as described in instrument recorded in said Registry in Book 16294, Page 21, said rebar lying South 32° 11' 12" East, a distance of ten and zero hundredths (10.00) feet from a found 5/8 inch rebar with yellow plastic cap stamped *Survey, Inc. RLS 586* at the northerly corner of said land of Fortier; thence South 32° 11' 12" East along said River Road, a distance of fifty and two hundredths (50.02) feet to a set rebar; thence South 59° 15' 53" West, fifty (50) feet distant from and parallel to said land of Fortier, a distance of 1,080.00 feet to a set rebar at the northerly corner of the herein-described parcel; thence continuing South 59° 15' 53" West, fifty (50) feet distant from and parallel to said land of Fortier and land now or formerly of Richard Boulanger, et al., as described in instrument recorded in said Registry in Book 20329, Page 185, a distance of four hundred five and zero hundredths (405.00) feet to a set rebar at the westerly corner of said herein-described parcel; thence North 30° 44' 07" West, across said private right-of-way, a distance of fifty (50) feet, more or less, to the southeasterly line of said land of Boulanger; thence North 59° 15' 53" East, along said land of Boulanger and along said land of Fortier, a distance of one thousand four hundred eighty-three and seventy-four hundredths (1483.74) feet, more or less, to the point of beginning.

The fee interest in said private right-of-way is retained by the Grantor.

All bearings are based on magnetic North 2007. All references to set rebar are 5/8 inch with aluminum cap stamped *Lewis & Wasina, PLS 2114*. Reference is further made to unrecorded survey plan entitled "Boundary Survey, River Road and Presumpscot River, Windham, Cumberland County, Maine," made for Mike Tevanian, dated May 13, 2007 and revised through May 29, 2007.

A certain lot or parcel of land situated off the southwesterly side of the River Road on the southerly side of a 50 foot wide unnamed, private right-of-way, in the Town of Windham, County of Cumberland and State of Maine, viz:

Beginning at a set rebar on the southeasterly side of said private right-of-way, which right-of-way runs along the northwesterly side of land now or formerly of Epworth S. Moulton Revocable Trust, as described in a deed recorded in Cumberland County Registry of Deeds in Book 17444, Page 29, said rebar lying South 59° 15' 53" West, a distance of 1535.00 feet from a set rebar marking the easterly corner of said right-of-way at the apparent southwesterly line of River Road;

Thence South 30° 44' 07" East, a distance of two hundred and zero hundredths (200.00) feet to a set rebar;

Thence South 59° 15' 53" West, a distance of four hundred five and zero hundredths (405.00) feet to a set rebar;

Thence North 30° 44' 07" West, a distance of two hundred and zero hundredths (200.00) feet to a set rebar on the southeasterly side of said right-of-way, said rebar lying South 69° 15' 53" East, a distance of 63.93 feet from a found 5/8 inch rebar with yellow plastic cap stamped *Survey, Inc. RLD 586* at the southerly corner of land now or formerly of Richard Boulanger, et al., as described in instrument recorded in Cumberland County Registry of Deeds in Book 20329, Page 185;

Thence North 59° 15' 53" East, along said right-of-way, a distance of four hundred five and zero hundredths (405.00) feet to the point of beginning.

The herein-described parcel contains 1.86 acres or 81,000 square feet, more or less.

This conveyance is made **TOGETHER WITH** a fifty (50) foot wide private right-of-way easement, **SUBJECT TO** rights of the Grantor and others who may be granted rights in and to the use of such right-of-way, for purposes of ingress and egress by foot and/or motorized vehicle, and for the installation of utilities associated with residential use, being more particularly bounded and described as follows: **Beginning** at a set rebar on the apparent southwesterly line of River Road at the northerly corner of land now or formerly of Epworth S. Moulton Revocable Trust, as described in a deed recorded in Cumberland County Registry of Deeds in Book 17444, Page 29, and the easterly corner of lands now or formerly of Thomas Fortier, et al., as described in instrument recorded in said Registry in Book 16294, Page 21, said rebar lying South 32° 11' 12" East, a distance of ten and zero hundredths (10.00) feet from a found 5/8 inch rebar with yellow plastic cap stamped *Survey, Inc. RLS 586* at the northerly corner of said land of Fortier; thence South 32° 11' 12" East along said River Road, a distance of fifty and two hundredths (50.02) feet to a set rebar; thence South 59° 15' 53" West, fifty (50) feet distant from and parallel to said land of Fortier, a distance of 1,080.00 feet to a set rebar at the northerly corner of land conveyed this date to Sharon P. Tevanian by Epworth S. Moulton, Trustee of the Epworth S. Moulton Revocable Trust of 2002; thence continuing South 59° 15' 53" West, fifty (50) feet distant from and parallel to said land of Fortier and land now or formerly of Richard Boulanger, et al., as described in instrument recorded in said Registry in Book 20329, Page 185, a distance of four hundred five and zero hundredths (405.00) feet to a set rebar at the westerly corner of said parcel conveyed to Sharon P. Tevanian; thence continuing South 59° 15' 53" West, fifty (50) feet distant from and parallel to said land of Boulanger, a distance of fifty and zero hundredths (50.00) feet to a set rebar at the northerly corner of the herein-described parcel; thence continuing South 59° 15' 53" West, fifty (50) feet from and parallel to said land of Boulanger, a distance of four hundred five and zero hundredths (405.00) feet to set rebar at the westerly corner of the herein-described parcel; thence North 30° 44' 07" West, along the terminus of said private right-of-way, a distance of fifty and zero hundredths (50.00) feet to a set rebar on the southeasterly line of said land of Boulanger, said rebar lying North 59° 15' 53" East a distance of 39.84 feet as measured along the line of land of said Boulanger from a found 5/8 inch rebar with yellow plastic cap stamped *Survey, Inc. RLS 586* marking the southerly corner of said land of Boulanger; thence North 59° 15' 53" East, along said land of Boulanger and along said land of Fortier, a distance of one thousand nine hundred thirty-eight and seventy-four hundredths (1938.74) feet, more or less, to the point of beginning.

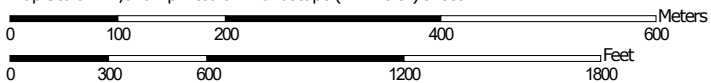
The fee interest in said private right-of-way is retained by the Grantor.

All bearings are based on magnetic North 2007. All references to set rebar are 5/8 inch with aluminum cap stamped *Lewis & Wasina, PLS 2114*. Reference is further made to unrecorded survey plan entitled "Boundary Survey, River Road and Presumpscot River, Windham, Cumberland County, Maine," made for Mike Tevanian, dated May 13, 2007 and revised through May 29, 2007.

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



Map Scale: 1:7,020 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey


11/3/2025
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 22, Aug 29, 2025

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	14.8	34.7%
BgC2	Nicholville very fine sandy loam, 8 to 15 percent slopes	3.9	9.1%
BuB	Lamoine silt loam, 3 to 8 percent slopes	0.0	0.1%
BuC2	Buxton silt loam, 8 to 15 percent slopes	0.2	0.5%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	10.7	25.0%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	2.0	4.6%
On	Ondawa fine sandy loam, 0 to 3 percent slopes, occasionally flooded	5.2	12.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	1.2	2.9%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	0.0	0.0%
Sn	Scantic silt loam, 0 to 3 percent slopes	3.1	7.2%
Sz	Swanton fine sandy loam	0.9	2.2%
W	Water	0.6	1.5%
Totals for Area of Interest		42.7	100.0%

Cumberland County and Part of Oxford County, Maine

HfC2—Hartland very fine sandy loam, 8 to 15 percent slopes, eroded

Map Unit Setting

National map unit symbol: blhc

Elevation: 0 to 310 feet

Mean annual precipitation: 48 to 49 inches

Mean annual air temperature: 45 to 46 degrees F

Frost-free period: 150 to 160 days

Farmland classification: Farmland of local importance

Map Unit Composition

Hartland and similar soils: 85 percent

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

Description of Hartland

Setting

Landform: Lakebeds

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: very fine sandy loam

H2 - 9 to 29 inches: silt loam

H3 - 29 to 65 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods), F144BY508ME - Silty Slope

Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 22, Aug 29, 2025

Cumberland County and Part of Oxford County, Maine

BgB—Nicholville very fine sandy loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2y9g5

Elevation: 20 to 2,300 feet

Mean annual precipitation: 34 to 50 inches

Mean annual air temperature: 37 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Nicholville and similar soils: 85 percent

Minor components: 2 percent

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

Description of Nicholville

Setting

Landform: Lakebeds (relict)

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-silty glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: very fine sandy loam

Bs - 7 to 19 inches: very fine sandy loam

BC - 19 to 30 inches: very fine sandy loam

C - 30 to 65 inches: loamy very fine sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

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

Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

Minor Components

Roundabout

Percent of map unit: 2 percent

Landform: Lakebeds (relict)

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 22, Aug 29, 2025

Cumberland County and Part of Oxford County, Maine

On—Ondawa fine sandy loam, 0 to 3 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: 2qgvy

Elevation: 0 to 1,660 feet

Mean annual precipitation: 31 to 95 inches

Mean annual air temperature: 27 to 54 degrees F

Frost-free period: 80 to 160 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ondawa and similar soils: 85 percent

Minor components: 3 percent

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

Description of Ondawa

Setting

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-loamy alluvium derived from schist and/or coarse-loamy alluvium derived from quartzite and/or coarse-loamy alluvium derived from granite and gneiss

Typical profile

Ap - 0 to 9 inches: fine sandy loam

Bw - 9 to 30 inches: fine sandy loam

C - 30 to 65 inches: loamy fine sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Occasional

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Ecological site: F142XA001NY - Low Floodplain Frigid,
F144BY120ME - Small Floodplain Riparian Complex
(reserved), F144BY110ME - Broad Floodplain Riparian
Complex

Hydric soil rating: No

Minor Components

Rumney

Percent of map unit: 3 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Microfeatures of landform position: Closed depressions

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 22, Aug 29, 2025

Cumberland County and Part of Oxford County, Maine

PbB—Paxton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: bljf

Elevation: 0 to 2,500 feet

Mean annual precipitation: 34 to 50 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 90 to 160 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 87 percent

Minor components: 2 percent

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

Description of Paxton

Setting

Landform: Drumlinoid ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 18 to 40 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)

Depth to water table: About 30 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

Minor Components

Ridgebury

Percent of map unit: 2 percent

Landform: Drumlinoid ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 22, Aug 29, 2025

Cumberland County and Part of Oxford County, Maine

Sn—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2slv3

Elevation: 10 to 900 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of local importance

Map Unit Composition

Scantic and similar soils: 85 percent

Minor components: 5 percent

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

Description of Scantic

Setting

Landform: River valleys, marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Bg1 - 9 to 16 inches: silty clay loam

Bg2 - 16 to 29 inches: silty clay

Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Ecological site: F144BY304ME - Wet Clay Flat

Hydric soil rating: Yes

Minor Components

Biddeford

Percent of map unit: 3 percent

Landform: River valleys, marine terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Linear, concave

Ecological site: F144BY002ME - Marine Terrace Depression

Hydric soil rating: Yes

Roundabout

Percent of map unit: 2 percent

Landform: Marine terraces, river valleys

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 22, Aug 29, 2025



To: Dustin Roma
DM Roma Consulting Engineers
PO BOX 1116
Windham, ME 04062

Date: September 4, 2025

From: Alexander A. Finamore, LSE
Mainely Soils, LLC

Re: 100 River Road, Windham, ME – Wetland Delineation
Memorandum

At the request of DM Roma Consulting Engineers (the “Client”), Mainely Soils conducted on-site wetland and waterbody delineations on an approximately 27.89 acre parcel located at 100 River Road in Windham, Maine. The property owner proposes to create more residential lots. These field investigations were performed to provide baseline environmental data to inform the proposed expansion of use of the site. The natural resources assessments described in this memorandum were completed in August of 2025. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

PROJECT DESCRIPTION

The project site is located within a zone of residential development along the River Road corridor identified as the Farming District in the Town of Windham. The proposed development site is currently occupied by a farmhouse, barn, open fields, and forested land on the southwestern portion of the site leading down to a railroad along the southwestern extent of the site. Surrounding land use of the site is residential. Access to the site will be from River Road. In total, the wetland and waterbody delineation survey area encompassed approximately 27.89 acres, identified by the Town of Windham as Tax Map 1, Lot 8.

SITE DESCRIPTION

The Study Area occurs in the Southern Coastal biophysical region of Maine (McMahon, 1990). The Southern Coastal biophysical region is characterized by relatively flat terrain, with elevations generally ranging up to 100 feet above sea level. Bedrock is frequently exposed and covered by thin glacial deposits. Along the immediate coast, soils are generally deep sands (where beaches occur) or shallow sandy loams that are well to excessively drained. Extensive coarse-grained glaciomarine deposits occur in the central portion of the South Coastal Region and along its western margin. The survey area is located within the Presumpscot River watershed (Hydrologic Unit Classification (HUC) 8 identification 01060001), although surface water drainage within the site and vicinity is highly altered by existing developed land surfaces and stormwater management systems.

The Natural Resource Conservation Service soil survey mapping identifies the majority of the native soils at the site as being formed within wind or water deposited material having a high content of silt and very fine sand. They are on lake plains and low benches on uplands.(Nicholville and Hartland series) (Web Soil Survey, 2025). Soils within the center portion of the Study Area are shown to have formed within glaciomarine or glaciolacustrine deposits on coastal lowlands and river valleys (Scantic series). The Nicholville series is moderately well drained, the Hartland series is well drained, and the Scantic series is poorly drained.

Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area on August 7th, 2025. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987

Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in order to be considered a wetland. Wetland boundaries were located and demarcated using pink day-glo flagging, with each flag labeled with the corresponding alphabetic wetland identification code and a flag number (i.e. A-1). Wetland flag locations were recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainly Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. One intermittent stream and two perennial streams were delineated within the Study Area.

Vernal pools are small (usually less than one acre), seasonal wetlands that lack perennial inlet or outlet streams and have no permanent fish populations (Calhoun and deMaynadier 2004). Vernal pools are valuable wetland wildlife habitat because of their potentially high biological productivity and use as breeding habitat by specialized animal communities. The characteristics of vernal pools including size, duration of flooding, substrate type and vegetative community are directly affected by a variety of factors such as landscape setting, surficial geology, soil type, and surrounding vegetation (Maine Audubon Society 1999).

As onsite investigations took place in September outside of the vernal pool indicator breeding season, a preliminary Vernal pool survey was conducted at the 100 River Road site to identify and potential pool locations. No potential pools were identified onsite.

Study Results

Using the methodologies described above, a wetland delineation was performed on August 7th, 2025. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of six distinct wetland features. Wetlands A, C, and D were isolated features within depressions in the surrounding landscape. Wetlands B, E, and F were located within narrow forested ravines and all drained in a westerly direction

Wetland A was located within a maintained hayfield and was classified as a seasonally saturated palustrine wet meadow wetland dominated by non-persistent emergent vegetation (PEM2E). Dominant vegetation included reed canary grass (*Phalaris arundinacea*), fringed sedge (*Carex crinita*), woolgrass (*Scirpus cyperinus*), purple loosestrife (*Lythrum salicaria*), and arrowleaf tearthumb (*Persicaria sagittata*). The soils within the wetland had a thick, dark loamy surface overlaying a depleted very fine sandy loam substratum. Evidence of wetland hydrology included small pockets of water, water stained leaves, and saturation to the soil surface at the time of field investigations on August 7th, 2025.

Wetlands C and D were located within the forested portion of the site and were located in natural depressions within the surrounding landscape. Vegetation was dominated by red maple (*Acer rubrum*), green ash (*Fraxinus pennsylvanica*), glossy buckthorn (*Frangula alnus*), winterberry (*Ilex verticillata*), sensitive fern (*Onoclea sensibilis*), fringed sedge, and

trillium (*Trillium erectum*). The soils within the wetland had a thin, dark loamy surface overlaying a depleted very fine sandy loam substratum. Evidence of wetland hydrology included water stained leaves, geomorphic position, and saturation to the soil surface at the time of field investigations on August 7th, 2025. Wetlands were characterised as seasonally saturated palustrine deciduous forested wetlands (PFO1E) and had similar vegetative dominance to Wetlands C and D. Wetlands B and E were associated with stream channels.

One intermittent stream was delineated within Wetland B. It was approximately 2 feet wide with 6" vertical banks. It had a sand/mud substrate with no flowing water at the time of the delineation. One perennial stream was located within Wetland E. It was approximately 3-4 feet wide, had 10-12 inch vertical banks, a sand/gravel substrate, and 1 inch of flowing water at the time of the delineation.

Summary

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for project planning purposes and to support permitting needs. Six wetland areas were delineated on the site, and were identified as Wetlands A, B, C, D, E, and F. All wetlands generally exhibited a saturated hydroperiod, and provided groundwater discharge, floodflow alteration, and stormwater/water quality maintenance functions. One intermittent stream and One perennial stream was identified on the site. No potential vernal pools were identified.

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as "wetlands of special significance" (WOSS). Only those wetlands within 25 feet of the perennial streams constitute as a WOSS under NRPA, although all wetlands are still subject to NRPA jurisdiction as non-WOSS wetlands.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

References:

- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitat in the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31 103pp.
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Attachments:

1. Representative Site Photographs

Attachment 1

Representative Site Photographs

Natural Resource Photographs – 8/7/2025
100 River Road, Windham, Maine



Photo 1: View looking southerly at Wetland A from flag 3



Photo 2: View looking southwesterly at Wetland B from flag 3

Natural Resource Photographs – 8/7/2025
100 River Road, Windham, Maine



Photo 3: View looking northerly at Wetland C from flag 1



Photo 4: View looking easterly within the central portion of Wetland D

Natural Resource Photographs – 8/7/2025
100 River Road, Windham, Maine



Photo 5: View looking westerly at Wetland E from flag 19



Photo 6: View looking northeasterly at Wetland F from flag 58

Natural Resource Photographs – 8/7/2025
100 River Road, Windham, Maine



Photo 7: View looking upstream at Stream S1 within Wetland E



Photo 8: View looking upstream at Stream S1 within Wetland E

Natural Resource Photographs – 8/7/2025
100 River Road, Windham, Maine



Photo 9: View looking upstream at Stream S2 within Wetland B



Photo 10: View looking southwesterly at the existing farm pond onsite

Natural Resource Photographs – 8/7/2025
100 River Road, Windham, Maine



Photo 11: View looking at existing residential dwelling onsite