



March 23, 2020

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

**Re: Sketch Major Site Plan Application
896 Roosevelt Trail Commercial Development
Jamar, Inc. - Applicant**

Dear Jennifer:

On behalf of Jamar, Inc. we have prepared the enclosed application, plan and supporting documents for Sketch Major Site Plan Review of a proposed commercial development consisting of a 7,000 square foot building and parking for 35 vehicles. The property is approximately 1.12 acres and is located in the Commercial-1 Zoning District with frontage on Roosevelt Trail (Route 302). Access to the property will be in the general location of an existing curb cut on Roosevelt Trail. The use of the building has not been specifically identified at this time.

The building and parking will be located in an upland area adjacent to the roadway. The rear portion of the property is wetlands, and will be avoided to the greatest extent practical. Permitting will be required through the Maine Department of Environmental Protection (Maine DEP) and Army Corps of Engineers for approximately 8,000 square feet of wetland alteration. The project is expected to disturb approximately 38,000 square feet and will not require a Maine DEP Stormwater Permit. We intend to design a stormwater filtration basin to provide stormwater quality treatment and peak flow attenuation for the parking lot areas, and a roofline drip edge to receive stormwater flow from the new building.

The site will require an on-site wastewater disposal system, which we intend to install below the parking lot utilizing concrete chambers. The building will be served by public water from the Portland Water District. Sprinkler system requirements will depend on the occupancy classification of the building use.

The wetlands shown are based on a site walk performed by the design engineer and will be field verified by a wetland specialist. The stream location was previously delineated by Sebago Technics.

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

A handwritten signature in cursive script that reads "Dustin Roma".

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Site Plan

Project Name: 896 ROOSEVELT TRAIL COMMERCIAL DEVELOPMENT

Tax Map: 18 **Lot:** 52

Estimated square footage of building(s): 7,000 SF

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

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

Contact Information

1. Applicant

Name: JAMAR, INC.

Mailing Address: 71 STUART SHORES ROAD, STANDISH, ME 04084

Telephone: **Fax:** **E-mail:** MAL8200@AOL.COM

2. Record owner of property

X (Check here if same as applicant)

Name:

Mailing Address:

Telephone: **Fax:** **E-mail:**

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

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

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

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

Dustin Roma
Signature

3-23-2020
Date

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative		
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	X	
	utility study		
	market study		
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 808)		
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
h.	Plan Requirements		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)		
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey		
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
Electronic Submission		X	

QUITCLAIM DEED
(DEED IN LIEU OF FORECLOSURE)

KNOW ALL BY THESE PRESENTS THAT I, **LOR Realty Trust, a Massachusetts Trust**, for consideration paid, grants to **JAMAR, Inc.**, whose mailing address is 71 Stuart Shores Road, Standish, Maine 04084, with quitclaim covenants, a certain lot or parcel of land, together with any improvements thereon, situated in **WINDHAM**, County of **CUMBERLAND**, and State of **MAINE**, described as follows:

First, a certain lot(s) or parcel(s) of land, together with improvements thereon, situated on the westerly side of Route #302, so known as Roosevelt Trail, Town of Windham and State of Maine bounded and described as follows:

Beginning at an iron pipe at the Southeast corner of land now or formerly of Charles H. Keniston, as recorded in Cumberland County Registry of Deeds at Book 4063, Page 287;

Thence S 00° 52' W along said 302 a distance of ninety-five and seventeen hundredths (95.17) to a point;

Thence N 89° 57' 41" W along said second parcel herein conveyed a distance of two hundred fifty and sixty-seven hundredths (250.67) to an iron pipe on the easterly side of a twenty inch maple;

Thence continuing on the same course, along said second parcel, a distance of five and seventy-two hundredths (5.72) feet to an iron pipe and land or formerly of Charles B. Gillis, *et. als.*, as recorded in the Cumberland County Registry of Deeds at Book 2415, Page 260;

Thence 69° 44' 49" E along said land of Keniston, a distance of two hundred seventy-four and eighty-two hundredths (274.82) feet to the point of beginning.

MAINE REAL ESTATE TAX PAID

Also conveying another certain lot or parcel of land with any improvements thereon, situated in said Windham, Cumberland County, Maine and adjacent to the above-described parcel on the westerly side of Route 302, bounded and described as follows:

Beginning at the Southeast corner of the first parcel herein described;

Thence S 00° 52' W along said Route 302, a distance of one hundred eighty-nine and three hundredths (189.03) feet to a point;

Thence N 89° 57' 41" W along land now or formerly of Richardson a distance of one hundred twenty and thirty-one hundredths (120.31) feet to an iron pipe in a stonewall;

Thence N 35° 13' 05" W along said land of Richardson and said land of Gillis and a stonewall, a distance of two hundred thirty-one and twenty-nine hundredths (231.29) feet to an iron pipe and the Southwest corner of the first parcel herein described;

Thence N 89° 57' 41" E along said first parcel herein conveyed a distance of two hundred sixty-six and thirty-nine hundredths (266.39) feet to the point of beginning.

Meaning and intending to convey all of Grantor's rights and interest under a certain Quitclaim Deed dated September 4, 2007, and recorded in the Cumberland County Registry of Deeds in Book 25475, Page 195. Further reference is made to Grantee's mortgage deed and security agreement dated September 4, 2007, recorded in said Registry of Deeds in Book 25475, Page 200. Grantor acknowledges his default under the mortgage deed and security agreement and hereby conveys the real estate subject to the Mortgage Deed and Security Agreement to Grantee in lieu of foreclosure. By acceptance of this deed, Grantee acknowledges satisfaction of Grantor's indebtedness obligations secured under the Mortgage Deed and Security Agreement.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of October, 2015.

Witness

Robert J. Burwick
Robert J. Burwick, Trustee to LOR Realty Trust

COMMONWEALTH OF MASSACHUSETTS
PLYMOUTH, ss:

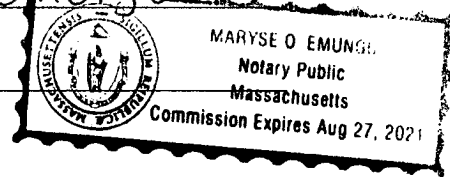
October 8th, 2015

Then personally appeared the above named Robert J. Burwick, as Trustee of the LOR Realty Trust, and acknowledged the foregoing instrument to be his free act and deed in said capacity. Before me,

Maryse O. Emungu
Notary Public/Attorney at Law

Maryse O. Emungu
Typed or Printed Name

My Commission Expires: _____



SEAL

Received
Recorded Register of Deeds
Oct 20, 2015 12:00:06P
Cumberland County
Nancy A. Lane

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



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	0.5	47.5%
Wa	Walpole fine sandy loam	0.5	52.5%
Totals for Area of Interest		1.0	100.0%

Cumberland County and Part of Oxford County, Maine

HIB—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8

Elevation: 0 to 1,430 feet

Mean annual precipitation: 36 to 53 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 250 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent

Minor components: 15 percent

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

Description of Hinckley

Setting

Landform: Outwash plains, eskers, moraines, kame terraces, kames, outwash terraces, outwash deltas

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, tread, riser

Down-slope shape: Linear, convex, concave

Across-slope shape: Convex, linear, concave

Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 8 inches: loamy sand

Bw1 - 8 to 11 inches: gravelly loamy sand

Bw2 - 11 to 16 inches: gravelly loamy sand

BC - 16 to 19 inches: very gravelly loamy sand

C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water storage in profile: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

Windsor

Percent of map unit: 8 percent

Landform: Kame terraces, outwash plains, kames, eskers, moraines, outwash terraces, outwash deltas

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, tread, riser

Down-slope shape: Linear, convex, concave

Across-slope shape: Convex, linear, concave

Hydric soil rating: No

Sudbury

Percent of map unit: 5 percent

Landform: Kame terraces, outwash plains, moraines, outwash terraces, outwash deltas

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Side slope, base slope, head slope, tread

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: No

Agawam

Percent of map unit: 2 percent

Landform: Kame terraces, outwash plains, kames, eskers, moraines, outwash terraces, outwash deltas

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, tread, riser

Down-slope shape: Convex, concave, linear

Across-slope shape: Concave, linear, convex

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 16, Sep 16, 2019

Cumberland County and Part of Oxford County, Maine

Wa—Walpole fine sandy loam

Map Unit Setting

National map unit symbol: blk7

Elevation: 10 to 2,800 feet

Mean annual precipitation: 30 to 50 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 80 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Walpole and similar soils: 85 percent

Minor components: 15 percent

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

Description of Walpole

Setting

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: About 0 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Minor Components

Au gres

Percent of map unit: 9 percent

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Scarboro

Percent of map unit: 5 percent

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Deerfield

Percent of map unit: 1 percent

Landform: Outwash plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Rise

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 16, Sep 16, 2019