



Town of Windham

Planning Department:
 8 School Road
 Windham, Maine 04062
 Tel: (207) 894-5960 ext. 2
 Fax: (207) 892-1916 -
www.windhammaine.us

SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		<input type="checkbox"/> \$200.00	AMOUNT PAID: \$ <u>Waived</u> DATE: <u>12/2/24</u>	Office Use: Office Stamp:
		REVIEW ESCROW:		<input type="checkbox"/> \$300.00 - MINOR <input checked="" type="checkbox"/> \$400.00 - MAJOR		
PROPERTY DESCRIPTION	Parcel ID	Map #		Lot(s) #	Zoning District(s)	Total Land Area SF
	Physical Address				Watershed:	
PROPERTY OWNER'S INFORMATION	Name	Yasin Ahmady			Mailing Address	126 Wellington Rd Portland, ME 04103
	Phone	207-831-9241				
	Fax or Cell					
	Email	ahmadyone@yadica.com				
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name	Yasin Ahmady			Name of Business	
	Phone	207-831-9241			Mailing Address	
	Fax or Cell					
	Email					
APPLICANT'S AGENT INFORMATION	Name				Name of Business	
	Phone				Mailing Address	
	Fax or Cell					
	Email					
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary):					
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary):					
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc. Use extra paper, if necessary):					



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 (207) 894-5960, ext. 2
 - Steve Puleo, Town Planner sjpuleo@windhammaine.us
 - Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

SUBMITTALS THAT THE TOWN PLANNER DEEMS INCOMPETE 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 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 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 type="checkbox"/>	<input type="checkbox"/>
- Condition of the site	<input 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 type="checkbox"/>	<input type="checkbox"/>
- Proposed use	<input type="checkbox"/>	<input type="checkbox"/>			
- Constraints/opportunities of site	<input type="checkbox"/>	<input type="checkbox"/>			
Outline any of the follow					
- Traffic Study	<input type="checkbox"/>	<input type="checkbox"/>	Plan Requirements	<input type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input type="checkbox"/>	<input type="checkbox"/>	1. Name of subdivision, north arrow, date and scale.	<input type="checkbox"/>	<input type="checkbox"/>
- Market Study	<input type="checkbox"/>	<input type="checkbox"/>	2. Boundary and lot lines of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input type="checkbox"/>	<input type="checkbox"/>	3. Approximate location, width, and purpose of easements or restrictions.	<input type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project	<input type="checkbox"/>	<input type="checkbox"/>	4. Streets on and adjacent to the tract.	<input type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input 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 type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	<input type="checkbox"/>	<input type="checkbox"/>	6. Existing buildings, structures, or other improvements on the site.	<input type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-908)			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.		
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 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.

[Signature]
APPLICANT OR AGENT'S SIGNATURE

10-30-24
DATE

PLEASE TYPE OR PRINT NAME

**QUITCLAIM (RELEASE DEED)
SHORT FORMS DEEDS ACT**

33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that **MICHAEL W. BEAULIEU dba M.W. BEAULIEU & SONS**, an individual and sole proprietor with an address of 21 Davis Road, Buxton, State of Maine 04093 ("Grantor") for valuable consideration received, and by these presents does, for himself, his successors and assigns, does REMISE, RELEASE and forever QUITCLAIM and CONVEY unto **YASIN AHMADY**, an individual with an address of 126 Wellington Road, Portland, State of Maine, 04103 ("Grantee") Maine, all of the Grantor's right, title, interest in the land located in the Town of Windham, County of Cumberland, and State of Maine to the property described in Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor has caused these presents to be sealed with his name, and on behalf of his sole proprietorship as of the 5th day of ~~June~~ July, 2017.

July 5, 2017 MB

By: *Michael Beaulieu*
Name: MICHAEL W. BEALIEU
dba M.W. BEALIEU & SONS

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

The foregoing instrument was acknowledged before me this 5th day of ~~June~~ July, 2017, by MICHAEL W. BEAULIEU dba M.W. BEAULIEU & SONS, and certifies that he is duly authorized by said Grantor and also certify, under penalties of perjury, that he is duly authorized to execute same on behalf of Grantor, a-sole proprietorship.

July KTM

Before me,

Katie T. McKenzie
Notary Public
Name: *Katie T. McKenzie*

My Commissions Expires: _____

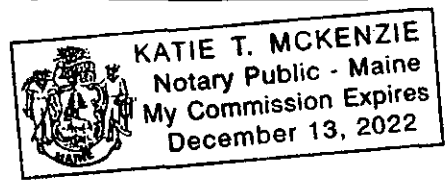
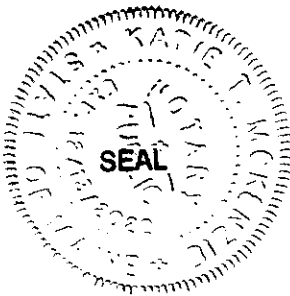


EXHIBIT A

A certain lot or parcel of land situated on the Southwesterly side of Beaulieu Drive in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar (#1328) found set in the ground at the Northerly corner of land now or formerly of David E. and Leann M. Luczek (33,146/45) on the Southwesterly side of Beaulieu Drive;

Thence S 56°00'00" W along land of the said Luczek 250.00 feet to a 5/8" capped rebar (#1328) found set in the ground at the Westerly corner of land of the said Luczek and on the Northeasterly boundary of land now or formerly of Steven R. Adams (21,479/59);

Thence N 31°43'08" W along land of the said Adams 344.58 feet to a 5/8" capped rebar (#1328) found set in the ground at the Northerly corner of land of the said Adams and on the Southeasterly boundary of land now or formerly of Donald E. and Dorothy Boutilier (2943/559);

Thence N 49°37'53" E along land of the said Boutilier 232.39 feet to a 5/8" capped rebar (#1328) found set in the ground on the Southwesterly side line of the said Beaulieu Drive;

Thence S 34°49'33" E along the Southwesterly side line of the said Beaulieu Drive 200.12 feet to a point;

Thence S 55°10'28" W continuing along the said Beaulieu Drive 50.00 feet to a point;

Thence S 34°49'33" E continuing along the said Beaulieu Drive 50.00 feet to a point;

Thence N 55°10'28" E continuing along the said Beaulieu Drive 50.00 feet to a point;

Thence S 34°49'33" E continuing along the said Beaulieu Drive 120.00 feet to the point of beginning. Containing 83,345 square feet.

The above described lot is conveyed together with rights in common with others in and to the said Beaulieu Drive, a 50 foot wide private right of way running Northwesterly from Fall Ridge Road to and along the entire Northeasterly boundary of the above described lot. Beaulieu Drive is intended to be used for any and all purposes for which a town road would be used, including utilities.

The above described lot is conveyed together with rights in common with others in and to Fall Ridge Road, a 50 foot wide private right of way running Northwesterly and then Southwesterly from Route

202 to and beyond Beaulieu Drive. Fall Ridge Road is intended to be used for any and all purposes for which a town road would be used, including utilities.

All bearings are Magnetic of the Year 1944.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 16,720 on Page 346.

22007-83,345 sq.ft.

Received
Recorded Register of Deeds
Sep 15, 2017 01:14:44P
Cumberland County
Nancy A. Lane

February 13, 2007

TO: File

FROM: Doug Webster, Planning

RE: 05-05 Beaulieu Drive Subdivision
Fall Ridge Road/ Beaulieu Drive
Tax Map 9, lot 22 located in a Farm Zone
Notes/ Conditions of approval from PB's 2/12/07 Meeting

Mr. Beaulieu's subdivision (SD) was heard by the PB at the 2/12/07 meeting. Based on reviewing notes from the meeting, I submit the following comments for the file.

- A. The Board approved a motion that no stormwater or hydrogeologic report is required.
- B. The Board granted final approval subject to the following conditions:
 1. The steep portion of the slope extending to the abutters property shall be protected by a 4' high fence a minimum of 100' long at the top of the slope.
 2. A storm drain underdrains shall be added between station 10:25 and 12:25 or add 190' of 12" pipe.
 3. Label all test pits shown on plan.
 4. Specified driveway location(s) shown on the plan. No driveways will be permitted off of the turn around.
 5. Culverts under all driveways, and their size, shall be shown on the plan.
 6. Update the plan showing present abutting property owners.
 7. The applicant shall submit proof of being part of the Road Association to the Town.
 8. Level spreaders shall be added at the end of the road to address the stormwater coming from the two ditches.
 9. A recording block, as specified in the Town's Ordinances, shall be added so the plan can be signed by the Board.

10. The plan shall clearly show the location of underground utilities serving lots in the subdivision.
 11. Any further vehicular trips generated by Beaulieu Drive must be approved by the Planning Board. This language shall be specifically noted as a "Condition of Approval" on the face of the final recorded plan.
 12. The final plan shall be amended to reflect that the applicant shall be responsible for extending a public water line by a minimum of 100' as per Section 213-37 of the Subdivision Ordinance.
- C. The Board noted that the applicant did not submit materials by the submission deadline.

Town of Windham Maine

PRELIMINARY COST ESTIMATE WORKSHEET

OWNER/APPLICANT: Yasin Ahmady

PROJECT NAME: 8 Beaulieu Drive, Windham, ME 04062

	<i>ITEM</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT COST</i>	<i>TOTAL</i>
1	Erosion/Sediment Control	Lump Sum	1	\$5,000.00	\$5,000.00
	Roadways				
2	Excavation/Box Cut	Cubic Yard	2930	\$18.00	\$52,731.78
3	Subbase Gravel	Cubic Yard	2245	\$28.00	\$62,846.52
4	Base/Finish Gravel	Cubic Yard	330	\$60.00	\$19,780.00
5	Base Paving	Ton	398	\$150.00	\$59,752.50
6	Finish Paving	Ton	239	\$160.00	\$38,241.60
	Clean Up				
7	Loam and Seed	1,000 Square Feet	13	\$500.00	\$6,690.00
8	Clean Up	Lump Sum	1	\$5,000.00	\$5,000.00
	Construction Contingency (15%)				\$37,506.36
	Design, Engineering, C.A. (20%)				\$50,008.48
	COST ESTIMATE TOTAL:				\$337,557.24

NOTES:

This cost estimate assumes that Fall Ridge Road would need to be brought up to Major Private Road Standards and Beaulieu Drive would need to be brought up to Minor Private Road Standards.