



August 6, 2018
16236

Ms. Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04063

**Proposed Major Cluster Subdivision Sketch Plan-Land of Nod Road Property in Farm(F) District
Tax Map 7, Lot 29, 120 Land of Nod Road, Windham, ME
Grondin Corporation, Windham, Maine**

Dear Ms. Lessard:

On behalf of Grondin Corporation we are pleased to submit 5 copies of the attached Pre-Application and Sketch Plan for the proposed major Cluster Subdivision Sketch Plan for property located at 120 Land of Nod Road, in Windham. We are requesting that the project be scheduled for Sketch Plan Review by the Planning Board at their next available scheduled meeting on Monday, September 10, 2018.

The proposed subdivision development will consist of a cluster subdivision that with the public open space bonus could allow for 35 lots. Total area of the parcel is shown as 65.67 acres on property currently owned by Leonard Sanborn. The site is identified as Lots 29 on the Town of Windham Tax Map 7 accessing of Land of Nod Road nearly opposite of Morgan Drive and zoned Farm (F) District . The proposed site will consist of a dead end cul de sac road, with an addition loop connect proposed to another Subdivision currently being proposed off of Highland Cliff Road, to the Windham Planning Board as submitted by DM Roma Consulting Engineers for Chris Wilson. We feel that the connection to these properties would make the two properties more marketable, and provide better safety, while meeting the goals of road connectivity of abutting properties.

The site is mostly undeveloped, but there are two vacated residential single family homes that are located on the subject parcel. The land consists, of a combination of open field meadows, and woods with defined wood line. The project would propose lots in both areas. The lot was once subject to gravel pit operations many decades ago and remnants of those excavated areas are noted on the peripheries of the sites. Due to the over excavation close to the water table there are wetlands created as a result and there are natural wetlands occurring to the rear and front of the site. However the proposed site has very limited impacts to the wetlands for the initial road crossing only proposed off Land of Nod Road.

The site lots will be served by private and subsurface wastewater systems, as there is no public water supply in proximity of the property. We anticipate that the lots could be required to provide sprinkler systems, but we intend to work with the fire department to potentially provide a cistern meeting NFPA requirements based on the development size in lieu of that requirement. Electric and communication services will be provided underground, and no other services will be required.

We anticipate that traffic maybe of concern given the maximum number of lots proposed and we will be providing the Town with a Traffic study discussing the routing and impacts to traffic depending on how interconnectivity occurs with the adjacent proposed development.

The estimated runoff from the proposed project appears to break into two direction heading to the rear of the site and to the front of the site but eventually all the discharges into the Colley Wright Brook which is a tributary of the Presumpscot River. Colley Wright Brook is not defined as a river, stream or brook "most at risk" from new development or a sensitive or threatened region or watershed as defined by the Maine Department of Environmental Protection (MDEP).

Due to the size and scope of the project it will require a Site Location of Development Application Permit from the Maine DEP. That process will take up to six months from time of permit submittals, which we intend to file concurrently with the Windham Subdivision Review process. In addition, the site will also require an updated Wetland Fill/Alteration Permit from the filling proposed by the road coming off of Land of Nod Road.

At this time we believe we have provide the Town with the requirements for the Sketch Plan Application and are seeking no waiver of the submission requirements. Going forward, the applicant Ken Grondin, of the Grondin Corporation has requested that a Subdivision Street Performance Requirement for the Road Monuments to be set with granite monuments at each point of curvature be reduced to allow for only one side of the proposed road be provided with such monuments, thereby reducing the substantial cost, and installation.

We have provided for the Board review a general layout following a conventional lot configuration using standard lot sizing for the (F) Farm Zone, and a preferred cluster subdivision layout using the allowed reduced lot sizes, while providing public open space to generate the potential for 35 lots. Open space would be provided around the perimeter of the parcel and into natural areas. The open space is connective in one technical parcel for the benefit of the public and into adjoining undeveloped areas.

We look forward to meeting with the Planning Board to discuss the project in greater detail. We request that the project be placed on the Board's next available agenda for Sketch Plan Review, assumed to be September 10, 2018.

In the interim, please give me a call if you have any questions or if you need any additional information.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Senior Project Manager

JRS:jrs
Enc.

cc: Kenneth Grondin

TOWN OF WINDHAM
MAJOR & MINOR SUBDIVISION APPLICATION

Sketch Plan

(Section 910 – Subdivision Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Five (5) collated submission packets, which must include
 - Full size paper copies of each plan, map, or drawing, and
 - A bound copy of the required information found in Section 910 of the Land Use Ordinance.
 - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
 - All plans, maps, and drawings.
 - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
 - A PDF of the required information found in Section 910 of the Land Use Ordinance

The submission deadline for Sketch plans is three (3) weeks before the Planning Board meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Amanda Lessard, Planner	allessard@windhammaine.us
Ben Smith, Planning Director	bwsmith@windhammaine.us

Sketch Plan - Minor & Major Subdivision

Project Name: LAND OF NOD PROPERTY

Tax Map: 7 Lot: 29

Number of lots/dwelling units: 35 Estimated road length: 2500 L.F (APPROX)

Is the total disturbance proposed > 1 acre? Yes No

Contact Information

1. Applicant

Name: GRONDIN CORPORATION c/o KENNETH GRONDIN

Mailing Address: 39 BELANGER ROAD, WINDHAM, ME 04062

Telephone: 207-749-6691 Fax: _____ E-mail: k.grondin@grondincorporation.com

2. Record owner of property

____ (Check here if same as applicant)

Name: LEONARD SANBORN

Mailing Address: 169 HIGHLAND CLIFF RD, WINDHAM, ME 04084

Telephone: _____ Fax: _____ Email: _____

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

Name: James R. Seymour P.E

Company Name: SEBAGO TECHNICS INC.

Mailing Address: 75 JOHN ROBERTS ROAD, SUITE 4A SO. PORTLAND, ME 04106

Telephone: 207 200-2083 Fax: 207-856-2206 E-mail: jseymour@sebagotechnics.com

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

Signature James R. Seymour Date 2/6/18

a.	Complete Sketch Plan Application form	✓	
b.	Project Narrative	✓	
	conditions of the site	✓	
	number of lots	✓	
	constraints/opportunities of site	✓	
	Outline any of the following studies that will be completed at a future stage:		
	traffic study	✓	
	utility study		
	market study		
c.	Name, address, phone for record owner and applicant	✓	
d.	Names and addresses of all consultants working on the project	✓	
e.	Evidence of right, title, or interest in the property	✓	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	✓	
g.	Any anticipated waiver requests (Section 908)		
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	NA	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	-	
	Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 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.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	✓	
i.	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		
j. Plan Requirements			
1	Name of subdivision, north arrow, date and scale	✓	
2	Boundary and lot lines of the subdivision	✓	
3	Approximate location, width, and purpose of easements or restrictions	✓	
4	Streets on and adjacent to the tract.	✓	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	✓	
6	Existing buildings, structures, or other improvements on the site	✓	
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.	✓	
Electronic Submission		✓	

TOWN OF WINDHAM
SUBDIVISION & SITE PLAN APPLICATION

Performance and Design Standards Waiver Request Form
(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name:

Tax Map: **7** Lot: **29**

Waivers are requested from the following Performance and Design Standards (add rows as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
911.A.3.	MONUMENTS - Street line MONUMENTS	

- 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.

GIVEN THE PROPOSED DEVELOPMENTS ROAD LENGTH THERE WOULD BE SUBSTANTIAL NUMBER OF MONUMENTS. TYPICAL PRACTICE ONLY REQUIRES ONE SIDE OF THE STREET FOR SURVEY R.O.W LAYOUT. GIVEN THAT THESE 4"x4" MONUMENTS END UP OR ARE SET IN PORTIONS OF PROPOSED FRONT YARDS THEY END UP AS OBSTACLES IN YARD MAINTENANCE, OR GET DAMAGED. IN LIEU, OF MONUMENTS ON ^(continued next page) BOTH SIDES OF A PROPOSED ROAD, WE OFFER TO SET ONE SIDE WITH THE GRANITE MONUMENTS AND THE OTHER WITH IRON PINS PLACED BELOW _{1 of 2} LAND GRADES. THIS WAIVER WILL HAVE NO IMPACT ON THE ENVIRONMENT OR PROPOSED PROJECT.

Ordinance Section: 911. A. 3. MONUMENTS

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

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

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

Handwritten note: 1.2.25 Copy

PURCHASE AND SALE AGREEMENT:

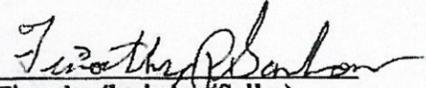
- 1) **Parties:** Grondin Corporation of Windham, Maine (the "Purchaser"), agrees to purchase from Timothy and Leonard Sanborn of Windham, Maine (the "Seller"), a certain piece of real estate under the terms and conditions provided herein.
- 2) **Real Estate:** The piece of real estate to be purchased is 65.67 Acres/Land as shown on Exhibit A, part of Lot 29 Map 7 in Windham, Maine.
- 3) **Purchase Price:** The total price to be paid by Purchaser for the above named real estate is [REDACTED]
- 4) **Payment Terms:** Purchaser shall give to Seller a non-refundable down payment in the amount of Ten Thousand Dollars (\$10,000) unless due to seller default. The remaining purchase price of [REDACTED] shall be paid in cash at closing, which shall occur no later than two weeks after final approval by Windham Planning Board. *OR OCT 6 2018 DEADLINE.*
- 5) **Closing Adjustments:** Real estate property taxes shall be prorated as of the closing date. The Seller and Purchaser shall pay real estate transfer taxes equally in accordance with Maine law.
- 6) **Acceptance/Closing:** Seller shall have two (2) business days from date of Purchaser's signing for acceptance hereof. Closing to take place after satisfaction of all contingencies.
- 7) **Contingencies:** Seller will have obtained clear title to subject Property, which is currently owned by Seller.
- 8) **Conveyance at Closing:** The property shall be conveyed to Purchaser at closing by Quitclaim Deed conveying good, clear and marketable record title.
- 9) **Title:** Purchaser will cause to be conducted, at Purchaser's expense, any title search, title examination, or purchase of any title insurance policies. Purchaser shall give written notice to Seller of any title defects, and Seller shall have thirty (30) days thereafter to remedy the title, after which time, if such defects are not corrected, Purchaser may, at its option, withdraw its offer and be relieved from all obligations hereunder relative to the purchase of the Property.

10) Miscellaneous:

- A. This Agreement shall be binding upon and inure to the benefit of the parties and the heirs, personal representatives, successors and assigns of each of them.

1. RETAIN CONTENTS OF Old House 122 Land of Nod Rd
2. TO PUT Old BARN Shell & GAS HOUSE INTO Old PIT TO BE BURIED.

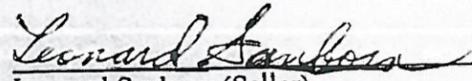
- B. This Agreement is the entire understanding of the parties with respect to the transactions contemplated herein and may be amended only by a written instrument signed by both parties.
- C. This Agreement and the documents relating thereto are to be construed in accordance with the laws of the State of Maine.
- D. All communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been duly given to either the Seller or Purchaser if delivered personally or by certified mail, return receipt requested.
- E. Provisions herein regarding specific dates, time and deadlines are an essential part of this Agreement and shall be strictly observed and construed.


Timothy Sanborn (Seller)

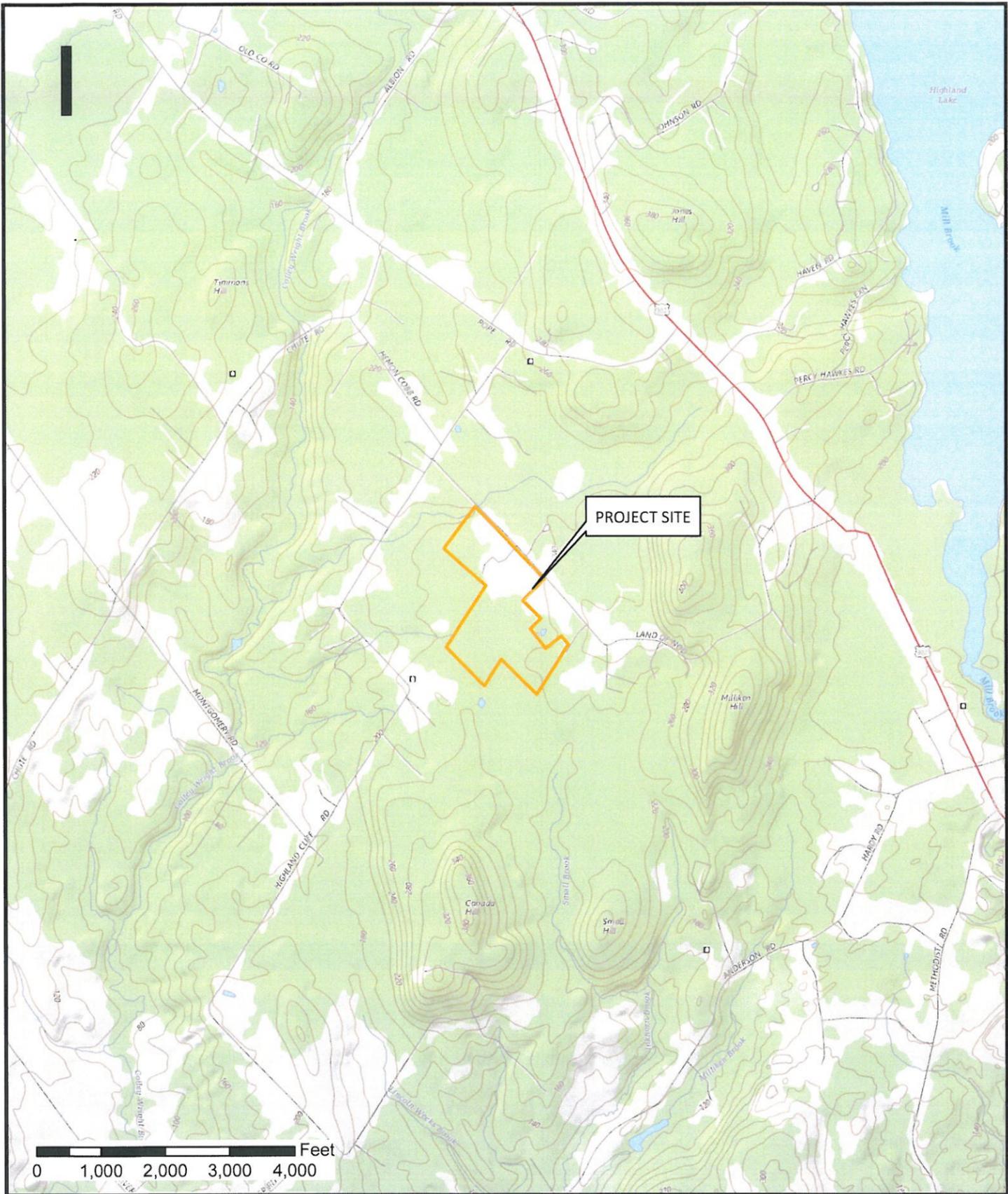
Date: 4-5-18


Kenneth Grondin (Purchaser)
Grondin Corporation

Date: APRIL 4, 2018


Leonard Sanborn (Seller)

Date: 4-5-18



0 1,000 2,000 3,000 4,000 Feet

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

TITLE SITE LOCATION MAP FOR: LEONARD SANBORN		SCALE: 1" = 2,000' DATE: 08\06/2018
LOCATION: 120 Land of Nod Road Windham, ME 04062	INFORMATION: USGS Quadrangles: North Windham/ Gorham/ Cumberland Center/ Portland West	



THESE MAPS ARE FOR ASSESSMENT PURPOSES ONLY AND ARE NOT FOR CONVEYANCE.

These Tax Maps are based on original maps compiled by James W. Sewall Co.

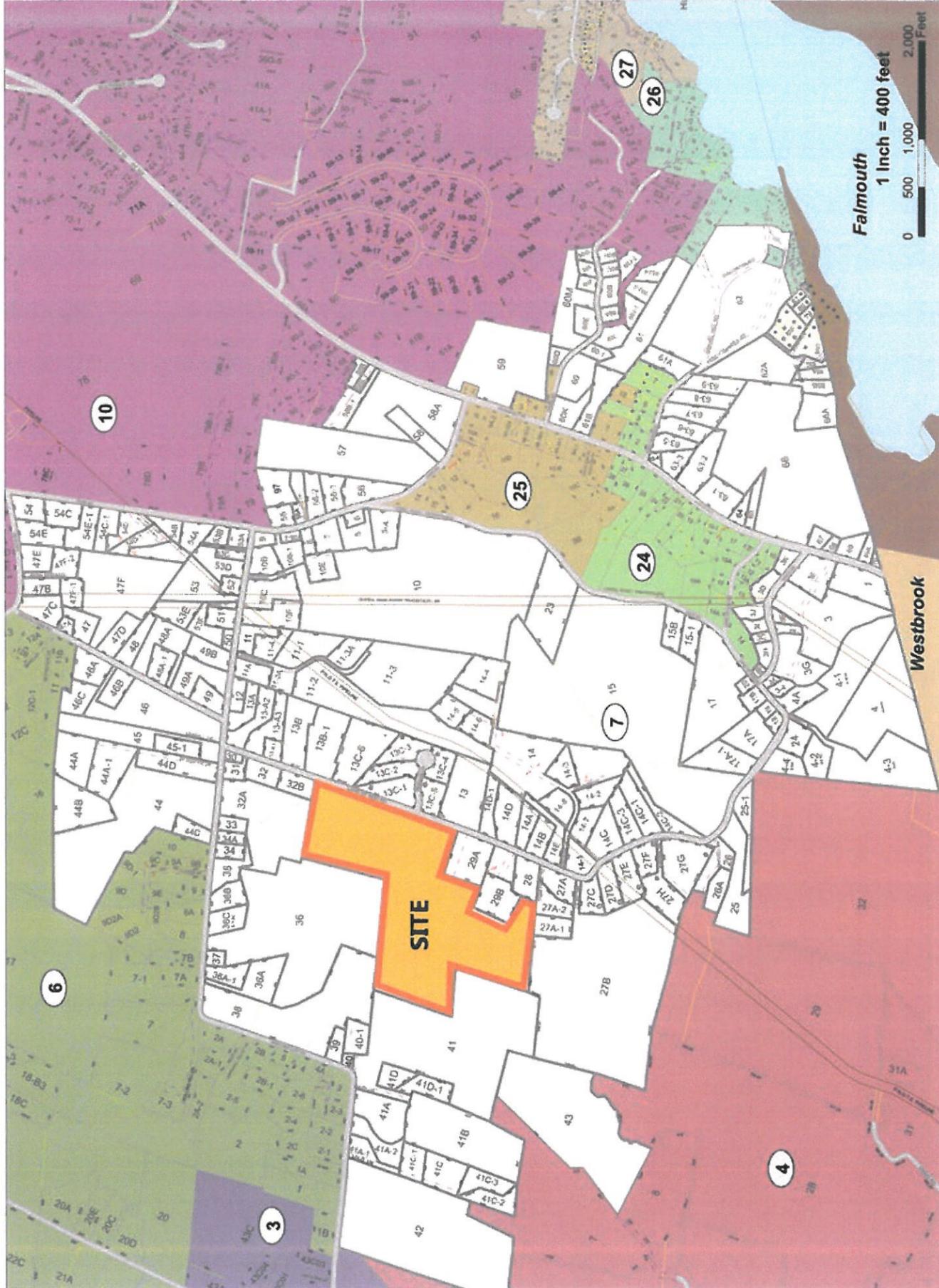
TOWN OF WINDHAM CUMBERLAND COUNTY, MAINE 2017 PROPERTY MAPS

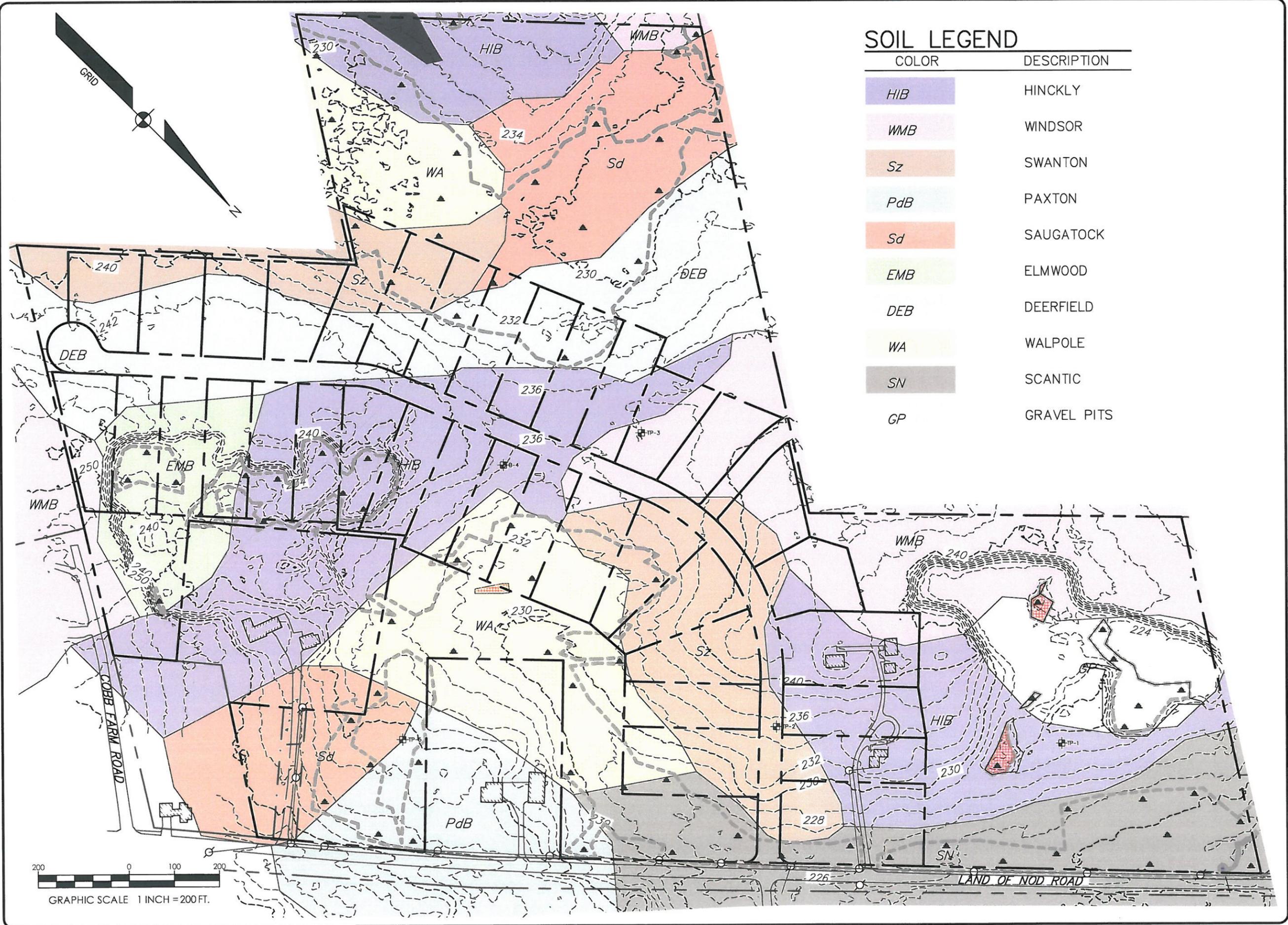
SOURCES:
Windham Tax Assessor's Office
Completion Date: April 1, 2017
UTM NAD83 Z19N
Prepared by: Gregory Hanscom
Windham GIS Dept.
Scale is based on printing at 24" x 36"

Legend

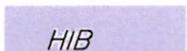
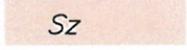
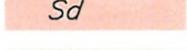
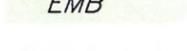
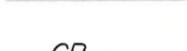
Water	Water
Wetland	Wetland
Forest	Forest
Open Space	Open Space
Other	Other
Property Line	Property Line
Lot Number	Lot Number
Sublot Number	Sublot Number
Parcel Number	Parcel Number
Block Number	Block Number
Street Name	Street Name

Map 7





SOIL LEGEND

COLOR	DESCRIPTION
	HINCKLY
	WINDSOR
	SWANTON
	PAXTON
	SAUGATOCK
	ELMWOOD
	DEERFIELD
	WALPOLE
	SCANTIC
	GRAVEL PITS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
TECHNICS
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South Portland, ME 04106
Tel. 207-200-2100

MEDIUM INTENSITY SOILS
OF:
LAND OF NOD ROAD PROPERTY
120 LAND OF NOD ROAD
WINDHAM, MAINE
FOR:
GRONDIS CORPORATION
39 BELANGER ROAD
WINDHAM, MAINE 04062

DRAWN TSL	CHECKED MWE
PROJECT NO. 16236	SCALE 1" = 200'
DATE 8-03-18	SHEET 1 OF 1