



November 22, 2021

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

**Re: Sketch Major Site Plan and Sketch Major Subdivision Plan Applications
Badger Run Apartments
Robie Holdings, LLC - Applicant**

Dear Steve:

On behalf of Robie Holdings, LLC we have prepared the enclosed application and plan for review of a Major Site Plan Sketch Plan and Major Subdivision Sketch Plan for a proposed 30-unit residential development project on a 1.8-acre property located off Tandberg Trail. The property is located in the Commercial-1 Zone and is generally undeveloped except for the portion of the private road Badger Run that runs through the property. The applicant is proposing to build 30 dwelling units in 3 multi-family buildings with off-street parking. Badger Run will be extended and improved with curbing and sidewalk within a widened right-of-way that will be expanded to 30 feet from the existing 24-foot width.

We will perform a traffic study to estimate the vehicle traffic that will be generated by the project and to ensure that the estimated increases in vehicle traffic will not produce a significant negative impact to Tandberg Trail. We do not anticipate the need to perform any market studies for the proposed development.

Utility service for the project will be coordinated with the Portland Water District, Central Maine Power Company and the Town of Windham. Based on our preliminary inventory of available public utilities we anticipate that sufficient capacity exists to connect the project to public water and underground electrical service. Wastewater disposal will be addressed with private on-site subsurface disposal fields and advanced treatment tanks. Soils on the property consist of Hinckley loamy sand and we anticipate a relatively deep water table on this property.

Based on a review of the enclosed property deed the only easements that appear to exist on the property are related to Badger Run. We anticipate that a proposed easement will be provided to the Town of Windham for the driveway that enters the site to be utilized for a turn-around area.

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 black ink, appearing to read "Dustin M. Roma".

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Site Plan

Project Name: BADGER RUN APARTMENTS

Tax Map: 67 **Lot:** 80

Estimated square footage of building(s): 15,800 +/- FOOTPRINT

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

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

Contact Information

1. Applicant

Name: ROBIE HOLDINGS, LLC

Mailing Address: PO BOX 1508, WINDHAM, ME 04062

Telephone: 892 - 0650 **Fax:** **E-mail:** JARODROBIE@HOTMAIL.COM

2. Record owner of property

(Check here if same as applicant)

Name: JEFFREY CARR

Mailing Address: PO BOX 351, BRYANT POND, ME 04219

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

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

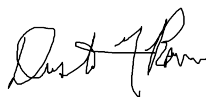
Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 591 - 5055 **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.



Signature

11-22-2021

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	X	
	market study	NO	
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.	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
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)	X	
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.		
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	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
Electronic Submission		X	

Sketch Plan - Minor & Major Subdivision

Project Name: BADGER RUN APARTMENTS

Tax Map: 67 Lot: 80

Number of lots/dwelling units: 30 DWELLINGS Estimated road length: 420 FT

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

Contact Information

1. Applicant

Name: ROBIE HOLDINGS, LLC

Mailing Address: PO BOX 1508, WINDHAM, ME 04062

Telephone: 892 - 0650 Fax: _____ E-mail: JARODROBIE@HOTMAIL.COM

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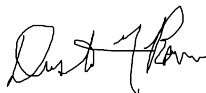
Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 591 - 5055 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.



Signature

11-22-2021

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative		
	conditions of the site	X	
	number of lots	X	
	constraints/opportunities of site	X	
	Outline any of the following studies that will be completed at a future stage:		
	traffic study	X	
	utility study	X	
	market study	NO	
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 908)		
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	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?	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
i.	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
	Submit initialed form regarding additional fees, from applicant intro packet	X	
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	
2	Boundary and lot lines of the subdivision	X	
3	Approximate location, width, and purpose of easements or restrictions	X	
4	Streets on and adjacent to the tract.	X	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	
6	Existing buildings, structures, or other improvements on the site	X	
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.	X	
Electronic Submission		X	

**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: BADGER RUN APARTMENTS

Tax Map: 67 **Lot:** 80

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

Ordinance Section	Standard	Mark which waiver this form is for
910-C-1-C-1	HIGH INTENSITY SOIL SURVEY	X

- 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 SOILS IN THIS PART OF WINDHAM ARE CONSISTENTLY A DEEP SAND, WHICH IS WHAT IS INDICATED ON THE MEDIUM INTENSITY SOIL MAPS. WE WILL BE CONDUCTING DEEP TEST PITS FOR SEPTIC SYSTEMS AND STORMWATER INFILTRATION SYSTEMS, WHICH WE BELIEVE WILL BE SUFFICIENT INFORMATION FOR THE DESIGN OF THE PROJECT.

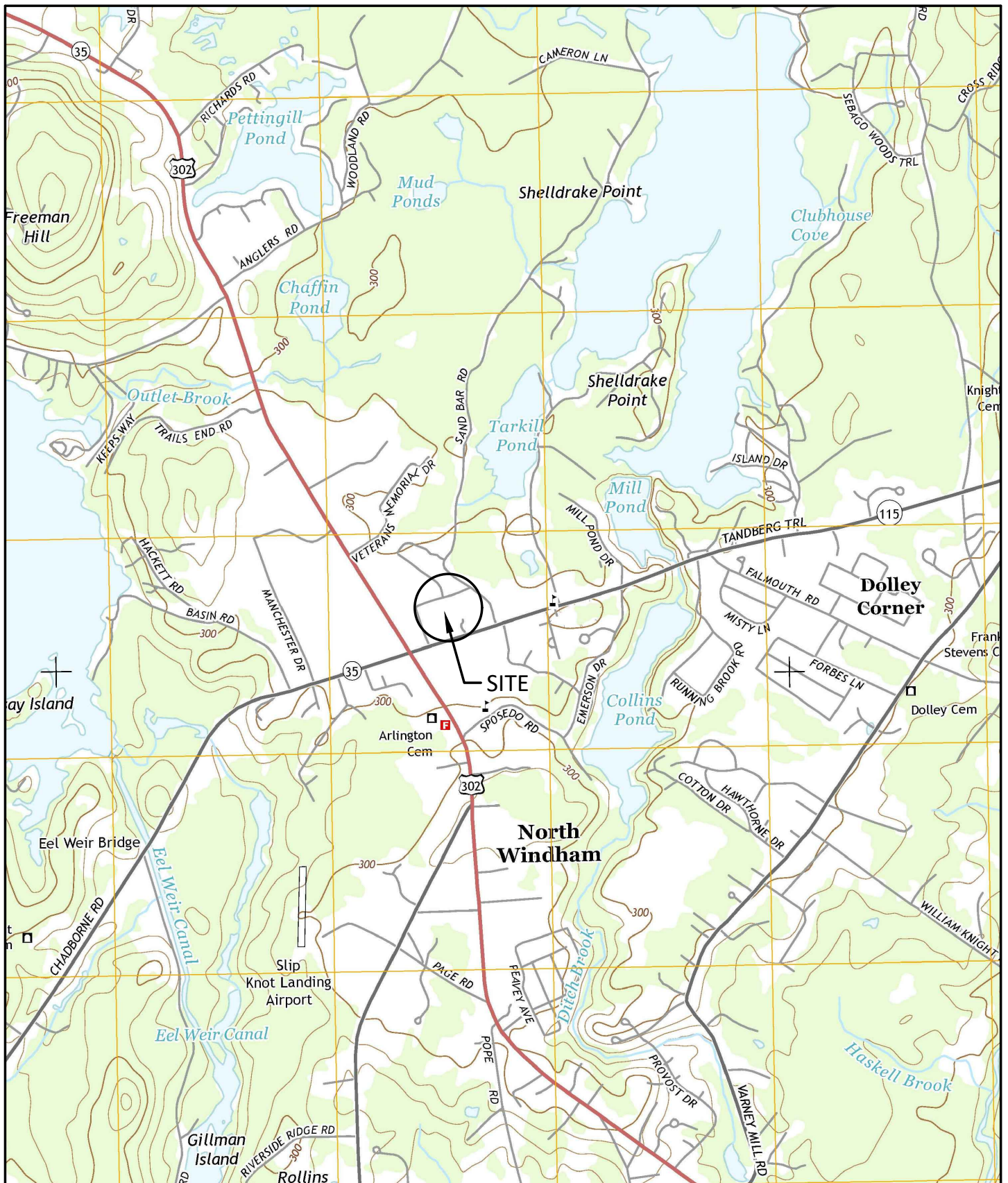
(continued next page)

Ordinance Section: 910-C-1-C-1

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

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

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



VICINITY MAP

BADGER RUN APARTMENTS
WINDHAM, MAINE

SCALE: 1"=2000'
DATE: 11-22-2021
JOB NUMBER: 21078

DM ROMA

CONSULTING ENGINEERS

PO BOX 1116
WINDHAM, ME 04062
(207) 591 - 5055

WARRANTY DEED

Know all persons by these presents that, I, Edith M. Bailey, of Gorham, Cumberland County, Maine, with a mailing address of 1322 Norway Road, Waterford, Maine 04088 (the Grantor herein), for financial consideration being paid by Jeffrey L. Carr, of Standish, Cumberland County, Maine, with a mailing address of 15 Southridge Drive, Standish, ME 04084 (the Grantee herein), do hereby give, grant, bargain, sell, and convey unto the said Jeffrey L. Carr, his heirs and assigns forever, the real property located in Windham, Cumberland County, Maine, bounded and described as follows:

The real property described in the attached Exhibit A fully incorporated by reference herein.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantor herein by Warranty Deed of Bobby L. Nelson and Hilda J. Nelson dated March 25, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2362, Page 354.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Jeffrey L. Carr, his heirs and assigns, to him or her and their own use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Edith M. Bailey, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this August 30th, 2006.

Signed Sealed and Delivered
in the presence of

Maureen Turner

Witness

Edith M. Bailey
T.O.A. Steven F. Bailey

Edith M. Bailey by Steven F. Bailey
Her duly authorized attorney-in-fact

STATE OF MAINE
OXFORD, ss.

August 30, 2006

Then personally appeared the above named Steven F. Bailey in his said capacity as the duly attorney-in-fact for Edith M. Bailey and acknowledged the foregoing instrument to be his free act and deed and that of Edith M. Bailey.

Before me,

Maureen Turner

Maureen Turner, Notary Public
My Commission Expires 12-21-2006

SEAL

MAINE REAL ESTATE TAX PAID

Grantor: Edith M. Bailey

Grantee: Jeffrey L. Carr

Premises: A portion of 82 Tandberg Trail; aka Lot #2 – 78,033 sq. ft., more or less

Exhibit A

Beginning at a 5" square granite monument found in the apparent northerly sideline of State Route 115 (aka Tandberg Trail), with said monument also marking the southwesterly corner of the herein conveyed parcel and the southeasterly corner of land now or formerly of Robert J. Dee (CCRD 16783/209);

Thence N88° 21' 32" E along Tandberg Trail a distance of 45.80 feet to a point;

Thence on a curve having an arc radius of 4965.00 feet, and an arc length of 33.17 feet to a point;

Thence continuing along the northerly apparent sideline of Tandberg Trail N 87° 58' 34" E a distance of 51.97 feet, to a point;

Thence N 02° 29' 24" W across land now or formerly of the Grantor herein a distance of 305.72 feet to a point;

Thence N 87° 19' 07" E and across land now or formerly of the Grantor a distance of 170.85, more or less, to a point on the boundary line between the herein conveyed parcel and land now or formerly of Southern Maine Alternative to Residential Treatment (SMART);

Thence N 00° 55' 40" W and along the land of SMART a distance of 29.88 feet to a 5" x 7" 26" high granite post with said post also marking the northwesterly corner of the land of SMART and the southwestern corner of land now or formerly of Busque (CCRD 19105/333);

Thence N 03° 01' 08" W and along the land of Busque a distance of 96.63 feet, more or less to a found iron pipe with said pipe also marking the southerly boundary of land now or formerly of Pelletier (CCRD 15656/052);

Thence S 87° 34' 20" W and along land of Pelletier, Dean and York a distance of 301.22 feet, more or less to a found ½" iron pipe found in the easterly boundary line of land now or formerly of Graves (CCRD 6391/100) and also marking the northwesterly corner of the herein conveyed parcel;

Thence S 02° 29' 24" E and along land of Graves and Dee a distance of 430.90 feet to an iron rod and a 5" square granite monument marking the apparent northerly sideline of Tandberg Trail and also being the Point of Beginning.

Said parcel contains 78,033 square feet, more or less. For further details, reference is made to a drawing entitled "Site Plan, North Windham Veterinary Hospital, Windham, ME drawn by Thomas S. Greer, PE, dated June 12, 2006 and amended August 2006, to be recorded in the Cumberland County Registry of Deeds.

SUBJECT to, however, a 12.5 foot wide easement for access and egress in common with others along the easterly sideline of the above described parcel for the benefit of Lot #1, so-called, as shown on the above referenced plan. Said easement to be used for access, egress, placement of all utilities either above, on or below ground and for any other use as a public way may be used for.

ALSO GRANTED HEREIN, in common with others, is an access and egress easement over a 12.5 foot wide easement along the westerly sideline of Lot #1, so called, AS SHOWN ON THE ABOVE REFERENCED PLAN, WITH THE SAME USES AS DESCRIBED FOR THE EASEMENT OVER Lot #2 described immediately above with said easement area abutting the herein conveyed parcel for a distance of 305.72 feet. Meaning and intending to provide a 25 foot wide access, egress and utility easement for the benefit of both parcels 1 and 2.

Subject parcel is also subject to any other easements that may be of record.

Received
Recorded Register of Deeds
Sep 01, 2006 02:19:47P
Cumberland County
John B. O'Brien

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

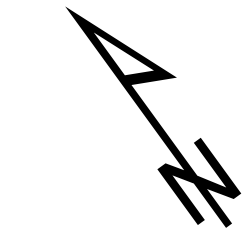
These Tax Maps are based on original maps compiled by James W. Sewall Co.

TOWN OF WINDHAM
CUMBERLAND COUNTY, MAINE
2020 PROPERTY MAPS

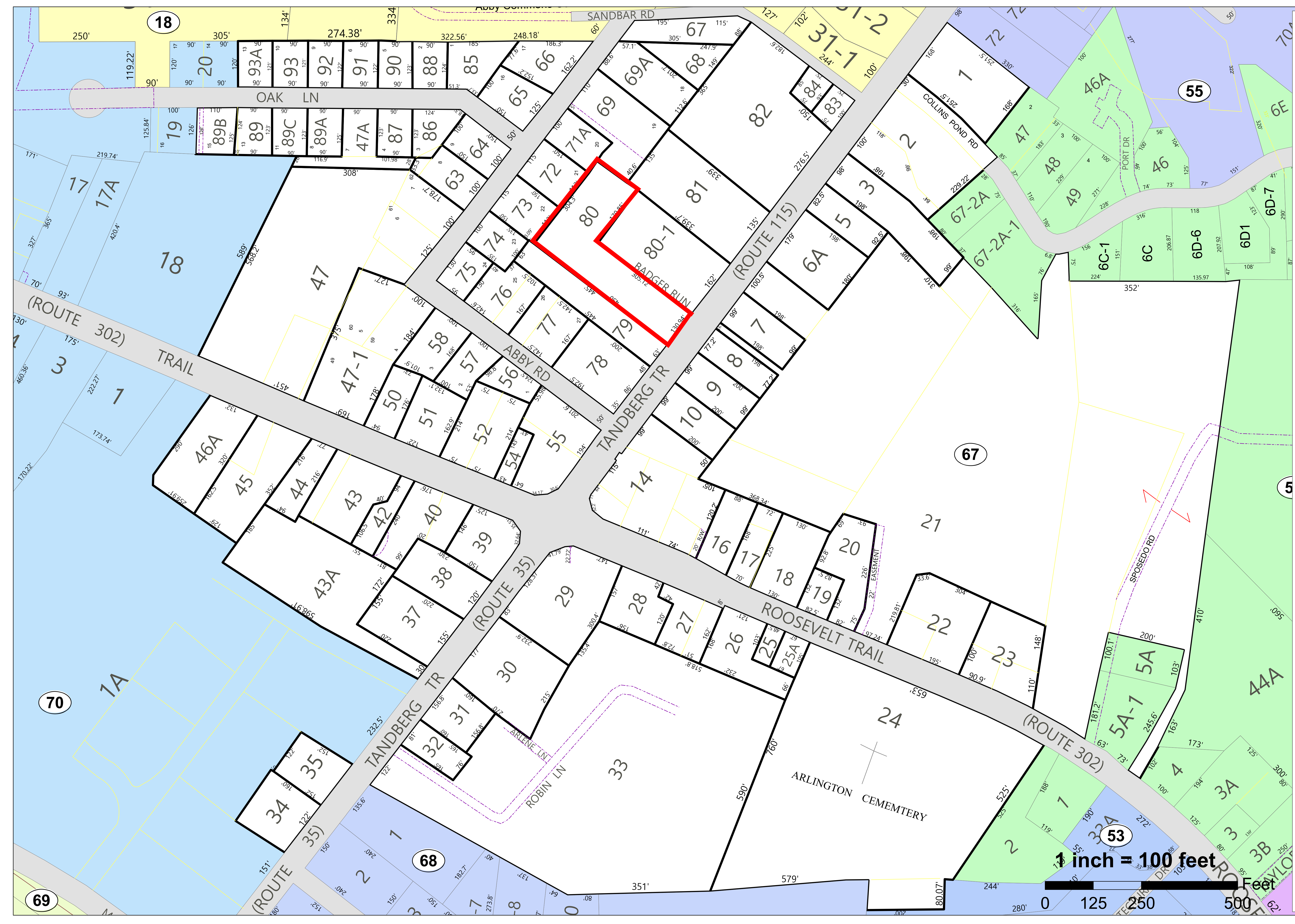
SOURCES:
Windham Tax Assessor's Office
Completion Date: May 21, 2021
Prepared by: Elisa Trepanier
Windham GIS Department
Not to scale.

Legend

LAYER
Abutting Town Parcel
Cemetery
Condominium
Farmstead
Hook
Old Property Lines
ROW Easement
ROW Easement PWD
Streams
TiltLine
Utility Lines
Subject Map



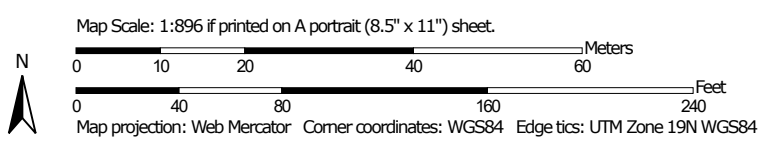
1 inch = 100 feet



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



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/22/2021
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 18, Aug 31, 2021

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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
HIB	Hinckley loamy sand, 3 to 8 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	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 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 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, riser, tread

Down-slope shape: Concave, convex, linear

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

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

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

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Ecological site: F144AY022MA - Dry Outwash

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 18, Aug 31, 2021