



**TOWN OF WINDHAM
CONTRACT ZONE APPLICATION**

**For:
322 Roosevelt Trail
Windham, Maine**

**Applicant:
322 Roosevelt Trail, LLC
963 Main Street
Westbrook, Maine 04092**

**Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106**

**September 2022
20380**

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Contract Zone Plan**

September 6, 2022
21547

Ms. Amanda Lessard, Planning Director
Mr. Steve Puleo, Town Planner
Town of Windham Planning Department
8 School Road
Windham, Maine 04062

RE: Proposed Contract Zone
322 Roosevelt Trail, Windham
Tax Map/Lot: 12/58
Applicant: 322 Roosevelt Trail, LLC

Dear Amanda and Steve:

On behalf of 322 Roosevelt Trail, LLC we respectfully request that the Windham Town Council consider a contract zone at 322 Roosevelt Trail (Route 302) for review and recommendation by the Planning Board. As we have discussed, the project site consists of the existing Northeastern Motel site and a contract zone is proposed to permit the applicant to expand the motel rooms to provide efficiency apartments that are legally conforming long-term rental units. The applicant will coordinate with Town Staff and the Planning Board regarding associated site improvements that can be implemented to improve the aesthetics of the property.

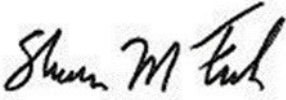
The proposed contract zone is specific to the 322 Roosevelt Trail (Map 12/Lot 58) site for conforming multi-use under the provisions of an approved contract zone. The overall unit count will not expand from the existing 23-units. The site is on a corner lot at Roosevelt Trail and Nash Road as shown on the Site Location Map (Exhibit A) and on the plan sheets. Per the application requirements, a written statement regarding conformance with the Town's current Comprehensive Plan is enclosed highlighting the areas of compliance with the plan.

The applicant proposes that the entire property be rezoned as an overlay to the underlying Farm (F) District. No easements are proposed and restrictions on the property will limit the overall unit count as it currently exists. The applicant proposes expansion in square footage to the existing motel room units to provide the required kitchen facilities to create an efficiency dwelling unit. The existing buildings and current layout are shown on the enclosed Existing Conditions Plan. Proposed improvements including removal of the existing boulders along the parking lot perimeter are shown on the Contract Zone Plan.

There are no major natural features located within the developed area of the site. Surveyed conditions show the existing treeline and indicate that the site is not located in a floodplain.

We are hopeful that the enclosed application and associated information is sufficient to allow the Town Council to initiate the Contract Zone review process. Upon your review of the submittal documents, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely
Sebago Technics, Inc.

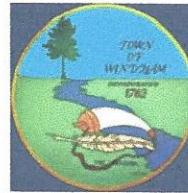
A handwritten signature in black ink, appearing to read "Shawn M. Frank". The signature is fluid and cursive, with the first name "Shawn" and last name "Frank" clearly distinguishable.

Shawn M. Frank, P.E.
Senior Vice President, Commercial and Development

Enc.

A

Contract Zone Application Form & Site Location Map



Town of Windham

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

CONTRACT ZONE APPLICATION

FEES FOR CONTRACT ZONE APPLICATION REVIEW		APPLICATION FEE:		<input checked="" type="checkbox"/> \$800.00	AMOUNT PAID:		Office Use:	Office Stamp:
		REVIEW ESCROW:		<input checked="" type="checkbox"/> \$500.00	DATE: _____			
PROPERTY INFORMATION	Parcel ID	Map(s) #	12	Lot(s) #	58	Current Zoning District(s):	Farm (F)	
	Property Size SF:		148975.2			Requested Zoning District(s):	322 Roosevelt Trail Contract Zone	
	Physical Address:	322 Roosevelt Trail				Watershed:	Upper Presumpscot River Watershed	
PROPERTY OWNER'S INFORMATION	Name:	322 Roosevelt Trail, LLC				Name of Business:	c/o Scott Smith	
	Phone:	(207) 591-0365				Mailing Address:	963 Main Street, Westbrook, ME 04092	
	Fax or Cell:							
	Email:	scott@clarkepaint.com						
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:					Name of Business:		
	Phone:					Mailing Address:		
	Fax or Cell:							
	Email:							
APPLICANT'S AGENT INFORMATION	Name:	Shawn M. Frank, PE				Name of Business:	Sebago Technics	
	Phone:	(207) 200-2062				Mailing Address:	75 John Roberts Road, Suite 4	
	Fax or Cell:					South Portland, ME 04106		
	Email:	sfrank@sebagotechnics.com						
PROJECT INFORMATION	Current Use of the Property (Use extra paper, if necessary): Allowed short-term rental units in an existing motel structure and annex building.							
	Requested Use of the Property (Use extra paper, if necessary): Proposed efficiency apartment rentals with expanded footprints in the motel structure and continued rentals in the annex as a conforming use. No change to the overall unit count is proposed.							

CONTRACT ZONE APPLICATION REQUIREMENTS

Section 107 of the Land Use Ordinance

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

The Contract Zone 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 the preparer of plans with professional information
 - Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: All required submission material must be submitted to the Town of Windham Planning Department three (3) weeks before the desired to be heard by the Town Council.
 - Five copies of the application and plans (The submittal must be in a bound report)
 - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- The Town Council Chair and Vice-Chair shall place the request on the Town Council's agenda at their discretion.
- 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

Submission Requirements:	Applicant	Staff
A. Contract Zone Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Payment of application and escrow fees when the application is filed with the Planning Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. An explanation of how rezoning the property in question would support the goals and objectives of the Town of Windham Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. A detailed written explanation that includes the following information		
1. How the proposal is in conformance with the Town's most recently adopted Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The current zoning district(s) applicable to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The current zoning district(s) applicable to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. A draft contract agreement, if the Town Staff, Planning Board or Council determines it to be necessary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. A copy of the tax map on which the property is located.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. A detailed written explanation that includes the following information:		
4. Lot lines of the lot(s) proposed to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Approximate location, width, and purpose of easements or restrictions on the property (if applicable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Streets on and adjacent to the lot(s).	<input type="checkbox"/>	<input type="checkbox"/>
7. Approximate location of existing buildings, structures, or other improvements to the site (if none, please note).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Major natural features of the site, approximated by the applicant, including wetlands, streams, ponds, floodplains, treelines, and other important natural features (if none, please note)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes an 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.



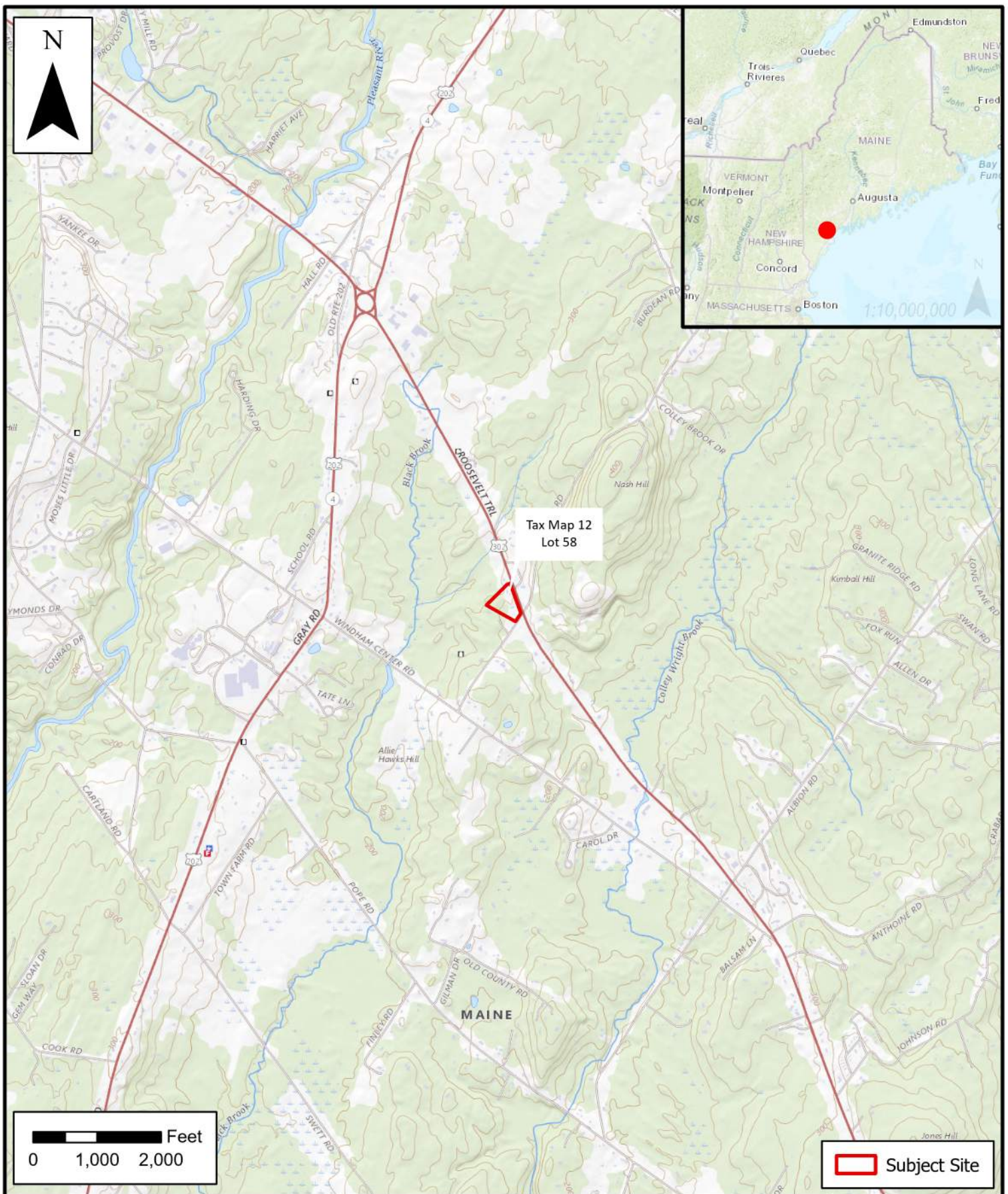
APPLICANT OR AGENT'S SIGNATURE

8/30/2022

DATE

Scott Smith, Applicant

PLEASE TYPE OR PRINT THE NAME



SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

LOCATION MAP
322 ROOSEVELT TRAIL, LLC

LOCATION:
322 ROOSEVELT TRAIL
WINDHAM, ME

INFORMATION:

MAINE GEOLIBRARY
USGS QUADRANGLE

SCALE: 1:24,000

DATE: 4/6/2022



HUC: 010600010301
Little Sebago
Lake-Pleasant
River Watershed



HUC: 010600010304
Upper Presumpscot
River Watershed



Colley Wright Brook

Black Brook

0 1,000 2,000 US Feet

 USGS HUC12
 SUBJECT SITE

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

USGS WATERSHED MAP
322 ROOSEVELT TRAIL, LLC

LOCATION:
322 ROOSEVELT TRAIL
WINDHAM, ME

INFORMATION: MAINE GEOLIBRARY
USGS WATERSHED BOUNDARY DATASET
ESRI WORLD TERRAIN BASE

SCALE: 1:12,000
DATE: 8/23/2022

B

Deed

Received
Recorded Register of Deeds
Jun 01, 2017 10:34:47A
Cumberland County
Nancy A. Lane

WARRANTY DEED
Maine Statutory Short Form

SARONIS CORP., a Maine Corporation with a place of business at 322 Roosevelt Trail, Windham ME 04062, for consideration paid, **grants with Warranty Covenants** to **322 ROOSEVELT TRAIL, LLC**, with a place of business at 963 Main Street, Westbrook ME 04092, a certain lot or parcel of land with any buildings thereon, situated in Windham, County of Cumberland, and State of Maine, being further described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Roosevelt Trail (also known as U.S. Route 302) and the northwesterly side of the Nash Road, in the Town of Windham, County of Cumberland, and State of Maine, and being shown as "Lot 1. Area = 166,502 sq. ft" on plan entitled "Standard Boundary Survey Plan of Land Suburban Pines Motel, U.S. Route 302 and Nash Road, Windham, Maine made for V.P. Associates, 547 Main Street, Westbrook, Maine," dated September 1, 1989, prepared by James C. Lauzier, RLS, Land Surveying Consultants, P.O. Box 234, So. Windham, Maine and recorded in the Cumberland County Registry of Deeds in Plan Book 185, Page 22.

Grantor received title to the above premises by deed of Marguerite L. Potter dated January 13, 2004 and recorded in the Cumberland County Registry of Deeds in Book 20768 Page 172 on January 14, 2004.

WITNESS, my hand this 31st day of May, 2017.

[Signature] Saronis Corp.

Witness

By: Grantor – Peter Gionis, President Saronis Corp.

State of Maine
Cumberland, SS

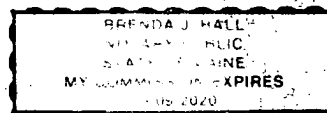
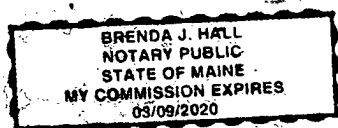
Personally appeared before me Peter Gionis in his capacity as President of Saronis Corp., acknowledged the foregoing instrument to be his free act and deed, and subscribed his name above.

Before me,

5-31-17
Date

[Signature]
Notary Public/Attorney

Brenda J. Hall
Print Name or Stamp



MAINE REAL ESTATE TAX PAID

C

Payment

D/E

Comprehensive Plan/Town Objectives Narrative

SECTIONS D./E.: LAND USE AND COMPREHENSIVE PLAN NARRATIVE

Per the Town of Windham, Chapter 108 Conditional or Contract Zoning, we offer the following narrative in support of a Contract Zone for Map 12/Lot 58, locally known as the Northeastern Motel Property at 322 Roosevelt Trail (Route 302), owned by 322 Roosevelt Trail, LLC. The purpose of the Contract Zone agreement is to allow conforming long-term rental/residential use with provision for unit square footage expansion (1,080 square feet total) at the nine (9) motel rooms converting to efficiency apartments without a unit number expansion from the current 23 residential units between the two existing buildings as follows:

1. A motel structure consisting of 9 allowed short-term rental units, an office, and an owner residential unit, (c. 1962), 10 total units.
2. Annex building: 1 apartment and 12 short-term rental units (c. 1987), 13 total units.

It is the intention of the applicant that the buildings, limited to a total of 23 units, be recognized as an allowed and legally conforming use that is included in a proposed *322 Roosevelt Trail Contract Zone* that will be an overlay to the underlying Farm (F) District. The site improvements will include a footprint expansion to create efficiency apartments at (9) existing short-term rental units, grounds improvements including vegetative buffering, and painted stone removal.

HOW THE PROPOSAL IS IN CONFORMANCE WITH THE TOWN'S MOST RECENTLY ADOPTED COMPREHENSIVE PLAN;

The Town's 2016 Comprehensive Plan (CP) states that *Windham is and should continue to be a community for people of all ages and economic means* implicating that the Town should increase the availability of housing options beyond single family homes (CP, Pg 15.) reference is also made to Housing - Goals & Suggested Strategies to Implement Goals (CP, Pg. 104)

Goal 1: to encourage and promote adequate workforce housing to support the community's and region's economic development;

Goal 2: To ensure that the land use controls encourage the development of quality affordable housing, including rental housing.

The proposed Contract Zone at 322 Roosevelt Trail is in alignment with goals 1 & 2 above and will provide much-needed efficiency unit housing for the workforce and retirees by providing continued residential use as efficiency apartments located within an existing built-up property. The project complies with the major goal of the housing portion of the CP to provide affordable housing. Acceptance of the proposed Contract Zone contributes to the economic vitality and community life within an area of Windham where residential use is preferred over additional commercial or other intensive non-residential uses.

Transit-Goals & Suggested Strategies to Implement Goals (CP, Pg. 138): The location of the residential use is on a transit route (Route 302) that encourages uses and supports the transportation system along a main corridor in the Town. Route 302 is served by the Regional Transportation Program (RTP), providing weekday bus service along Route 302 between Bridgton and Portland.

Preservation of the rural character, Big Thing #3-Invest in Rural Windham and to keep it rural (CP, Pg. 32). The Contract Zone will not result in a visual change that negatively affects the rural character of the 322 Roosevelt Trail, LLC or neighboring properties. Since the proposed unit expansion is on the rear of the former motel building, there are no views to or from the building expansion area. This section of Roosevelt Trail (Route 302) is a mixture of residential, business, and commercial uses. The installation of vegetative buffering between the residential units and the street contributes to the rural feel of the neighborhood. No expansion to municipal services is necessary as part of the zone change request.

THE CURRENT ZONING DISTRICT APPLICABLE TO THE PROPERTY

LUO Sec. 400 Zoning Districts.406 Zoning Districts

The property is located in the Farm District (F) and is intended primarily for rural and residential land uses. The existing motel property is and will remain compatible with neighboring residential uses, including the proposed building modification to expand the unit size at the rear of the motel structure per the proposed Contract Zone agreement (See Draft, Section F, this application).

THE PROPOSED CONDITIONS OR RESTRICTIONS REGARDING THE USE/OR DEVELOPMENT

The applicant wishes to enter an agreement with the Town to address non-conforming residential use issues and amend and modify the current use to allow long-term rental use as efficiency apartments at the existing motel building and the annex building, including a proposed 9-unit footprint expansion (1,080 SF) per the provisions of a new contract zone agreement. The applicant proposes the density of the project as follows:

1. Main Building – No more than 10 apartment units
(9) Efficiency, (1) Owner Unit
2. Annex Apartment Building-No more than (12) efficiency apartments, (1) existing apartment, 13 units, total.

The permitted uses for the project shall be mixed-use as follows:

Apartment
Office/maintenance facilities
Accessory Uses

Other Site Improvements

The applicant proposes to improve the site aesthetics by removing the large painted rocks along the street frontage (Roosevelt Trail) and installing vegetative buffering to screen the site. The

vegetative buffering will provide a pleasing view from the street and offer visual privacy to the tenants.

The property will be generally developed in accordance with the Contract Zone Plan (CZP), which may be amended from time to time pursuant to the provisions of the Windham Site Plan Review Ordinance and the CZ agreement. The physical layout, dimensions, setbacks, parking, and proposed uses and improvements are indicated on the CZP included in this application.

LAND USES ON ABUTTER PROPERTY AND HOW THEY RELATED TO THE PROPOSED USES

Land uses on abutting properties include unimproved properties, single-family residential, a duplex dwelling immediately adjacent to the site, and commercial gravel/sand extraction activities opposite the site on Nash Road. The uses on the site have been in place for many years, and given the distance between the neighboring uses and mature vegetation; we do not anticipate a change in compatibility between the abutting properties.

The proposed contract zone is considered to be an overlay (322 Roosevelt Trail Contract Zone) that meets the space and bulk of the underlying Farm (F) Zone as follows:

Total Parcel Area is ±3.82 Acres (±166,399.2 square feet)

Net Residential Density: 60,000 SF

Minimum Lot Size: 80,000 SF

Minimum Lot Width: 200 FT

Minimum Front Yard: 40 FT

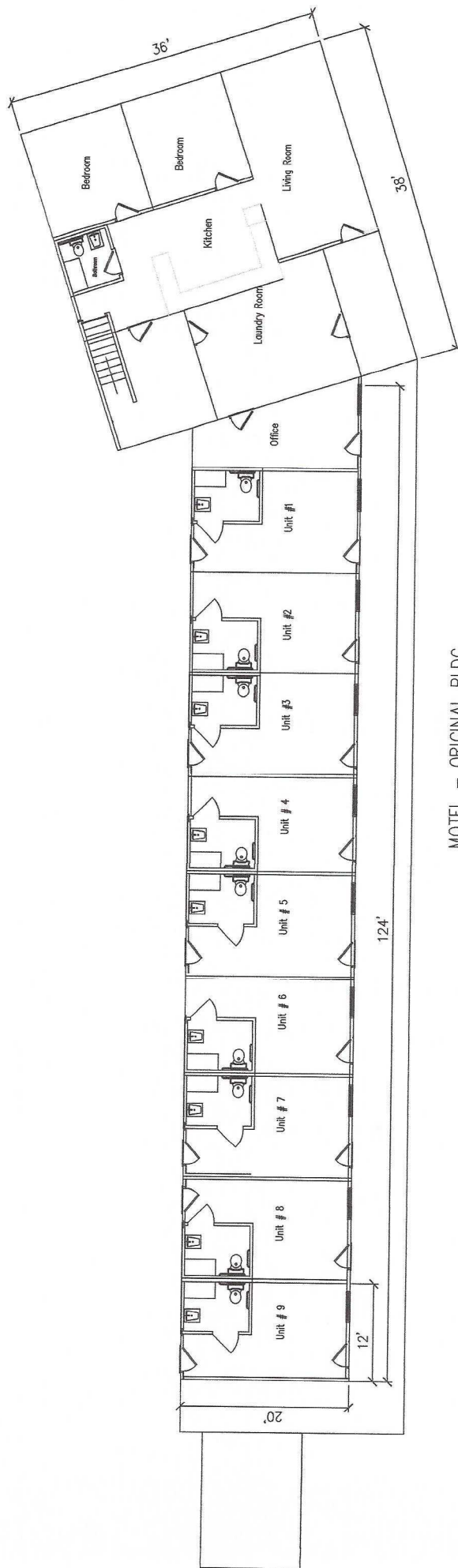
Minimum Side Yard: 10 FT

Minimum Rear Yard: 10 FT

Maximum Building Height: 35 FT

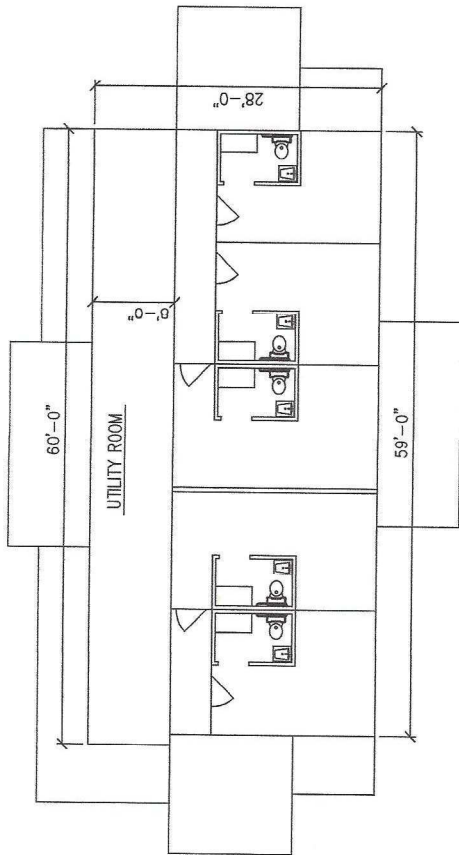
Maximum Building Coverage: 25%

Parking: Per the Town Land Use Ordinance Chapter 140 from the Code from the Town of Windham, Section 800-Site Plan Review (Page 8-30, Section 812-Performance Standards and Approval Criteria C.Parking and Loading Requirements) 2. Minimum Off-Street Parking Space Requirements, no minimum number of parking spaces are required. The existing parking includes 26 spaces that currently serve the 23 units with sufficient direct pedestrian access to the residential units.

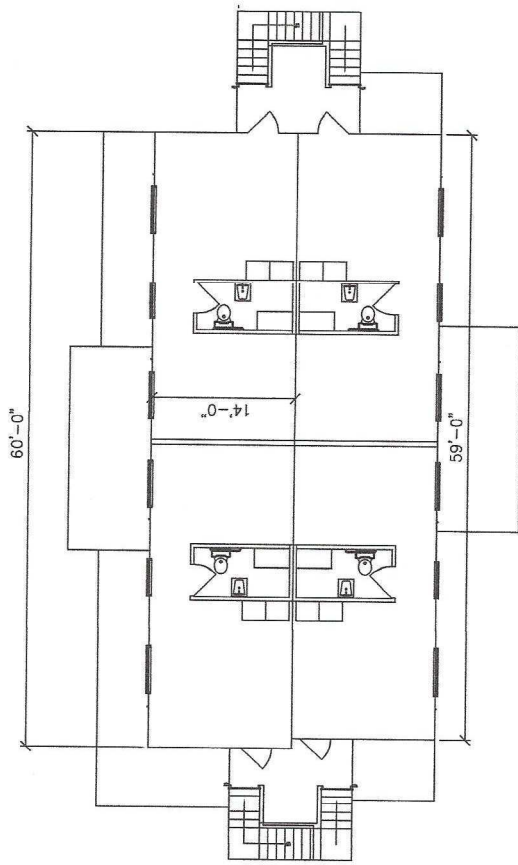


MOTEL - ORIGINAL BLDG

EXISTING
CONDITIONS



BASEMENT



FLOOR 2&3

**EXISTING
CONDITIONS
ANNEX**

F

Draft

Contract Zone Agreement

322 Roosevelt Trail Contract Zone

322 ROOSEVELT TRAIL
CONTRACT ZONING AGREEMENT

This Contract Zoning Agreement (this “Agreement”) made this # day of MONTH, 2022 (the “Effective Date”), by and between the TOWN OF WINDHAM, a body corporate and politic located in Cumberland County and State of Maine (the “Town”) with a mailing address of 8 School Road, Windham, Maine and 322 Roosevelt Trail, LLC, a Maine limited liability company with a mailing address of 963 Main Street, Westbrook, Maine 04092 (the “Developer”).

WITNESSETH

WHEREAS, the Town is authorized to enter into contract zoning agreements pursuant to the provisions of the Windham Land Use Ordinance incorporated therein by reference Sec. 108 as of October 22, 2009.

WHEREAS, the Owner of the real estate parcel located at 322 Roosevelt Trail, Windham, Maine, consisting of approximately 3.42+/- acres, generally being shown on the Town’s Tax Map 12, Lots 58, all of which Property is shown on the attached Exhibit A-Site Location Map (the “Property”);

WHEREAS, the Property is currently located in the Farm (F) Zoning District, as further described in the Land Use Ordinance, Chapter 140, from the Code of the Town of Windham (the “Ordinance”);

WHEREAS, the Developer proposes to expand the square footage of one of the two existing residential buildings on the Property, creating larger residential dwelling units and improving site aesthetics (the “project”).

WHEREAS, the Town’s Comprehensive Plan cites the need and potential for expanding economical residential development and maintaining the rural integrity of this section of the Town;

WHEREAS, the Developer is proposing to create a recognized and permitted overlay zone on the Property in Windham.

WHEREAS, Developer also intends to improve existing aesthetics and conditions at the Project site by the addition of vegetative buffering from the street and the removal of existing hand-placed stones in keeping with the updated residential use of the Property;

WHEREAS, the rezoning provided in this Agreement is therefore consistent with the Windham Comprehensive Plan; and

WHEREAS, the Town, by and through its Town Council, has determined that said rezoning would be consistent with the Town’s Comprehensive Plan adopted pursuant to Title 30-A, Maine Revised Statutes, Chapter 187, Sub-part 6-A, and consistent with the existing and proposed overlay residential use within the Farm Zoning District and has authorized the execution of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. Zoning Map Amendment. The Town hereby amends the Zoning Map of the Town of Windham by adopting the zoning map change amendment shown on Exhibit A-1.
2. 322 Roosevelt Trail Contract Zoning District. The Town hereby creates a 322 Roosevelt Trail Contract Zoning District as defined herein, which shall apply to the Property. For purposes of this Agreement, the 322 Roosevelt Trail Contract Zoning District means residential development that involves footprint expansion to the nine (9) existing units within the original motel building and that are part of the overall 23 units on the Property as further set forth in this Agreement.
3. Permitted Densities, Uses and Dimensional Criteria.
 - a. Density: The density of the Project shall be as follows:
 - i. Up to 23 efficiency dwelling units to be located in two (2) existing buildings on the Property.
 - b. Uses. The permitted uses in the Project shall be mixed-use:
 - i. Residential dwelling units;
 - ii. Office/maintenance uses;
 - iii. Accessory Uses.
 - c. Residential Dimensional, Parking Criteria, and Design Criteria:
 - i. Lot Size: No restriction on lot size, limited to 23 dwelling units for the Project.
 - ii. Minimum front Setbacks for all buildings: No change, same as the underlying district.
 - iii. Minimum side Setbacks for all buildings: No change, same as the underlying district.
 - iv. Height: Not to exceed height requirements of the underlying district, 35 feet.
 - v. Existing parking will remain as it exists, 26 spaces.
4. Contract Zone Plan. The Property shall be generally developed and used in accordance with the Contract Zone Plan, as it may be further approved and amended from time to time pursuant to the provisions of the Windham Site Plan Ordinance and this Agreement (the "Contract Zone Plan"). Notwithstanding any other provisions of the Ordinance, the physical layout, dimensions, setbacks, parking, and proposed uses and improvements shown on the Contract Zone Plan, as they may be varied, shall be permitted under the Ordinance.
5. General.
 - a. Owners shall record this Agreement in the Cumberland County Registry of Deeds within 30 days after receipt of final land use approvals for the development of the Property.
 - b. The provisions of this Agreement shall be deemed restrictions on the use of the Property, and this Contract Zoning Agreement may be amended by future written Agreement between the Town of Windham and the Owner affected or its successors in interest without need for approval of any other party.

- c. The provisions of this Agreement shall operate as an “overlay” zone, and all other requirements of the underlying Zoning District shall apply except as otherwise set forth herein.
- d. The restrictions, provisions, and conditions of this Agreement are an essential part of the rezoning, shall run with the Property, shall bind the Developer, its heirs, successors in interest and assigns of said Property or any part thereof, and shall inure to the benefit of and be enforceable by the Town.
- e. Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law. However, the provisions of this Agreement are severable, and if any one clause or provision hereof shall be held invalid or unenforceable in whole or in part in any jurisdiction, then such invalidity or unenforceability shall affect only such clause or provision, or part thereof, in such jurisdiction, and shall not in any manner affect such clause or provision in any other jurisdiction, or any other clause or provision of this Agreement in any jurisdiction.
- f. No waiver of any of the terms of this Agreement and no extension thereof will be deemed to have occurred or to be effective unless in writing signed by the parties. No course of dealing heretofore or hereafter between the parties or any failure or delay on the part of any party in exercising any rights or remedies under this Agreement shall operate as a waiver or preclusion of the exercise of any rights or remedies under this Agreement.
- g. Enforcement. This Contract Zoning Agreement shall be enforced pursuant to the land use enforcement provisions of state law. Following any determination of a zoning violation by the Code Enforcement Officer, the Town Council, after the recommendation of the Planning Board, may amend, modify or rescind its contract rezoning of the Property. In the event that the Property Owner or its successors or assigns fail to maintain and operate the Property in accordance with this Agreement, or in the event that any other breach of any condition set forth in this Agreement, the Town Council shall have the authority, after hearing, to resolve the issue resulting in the breach or the failure to maintain or operate.

[Signatures on Following Page]

G

Tax Map



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

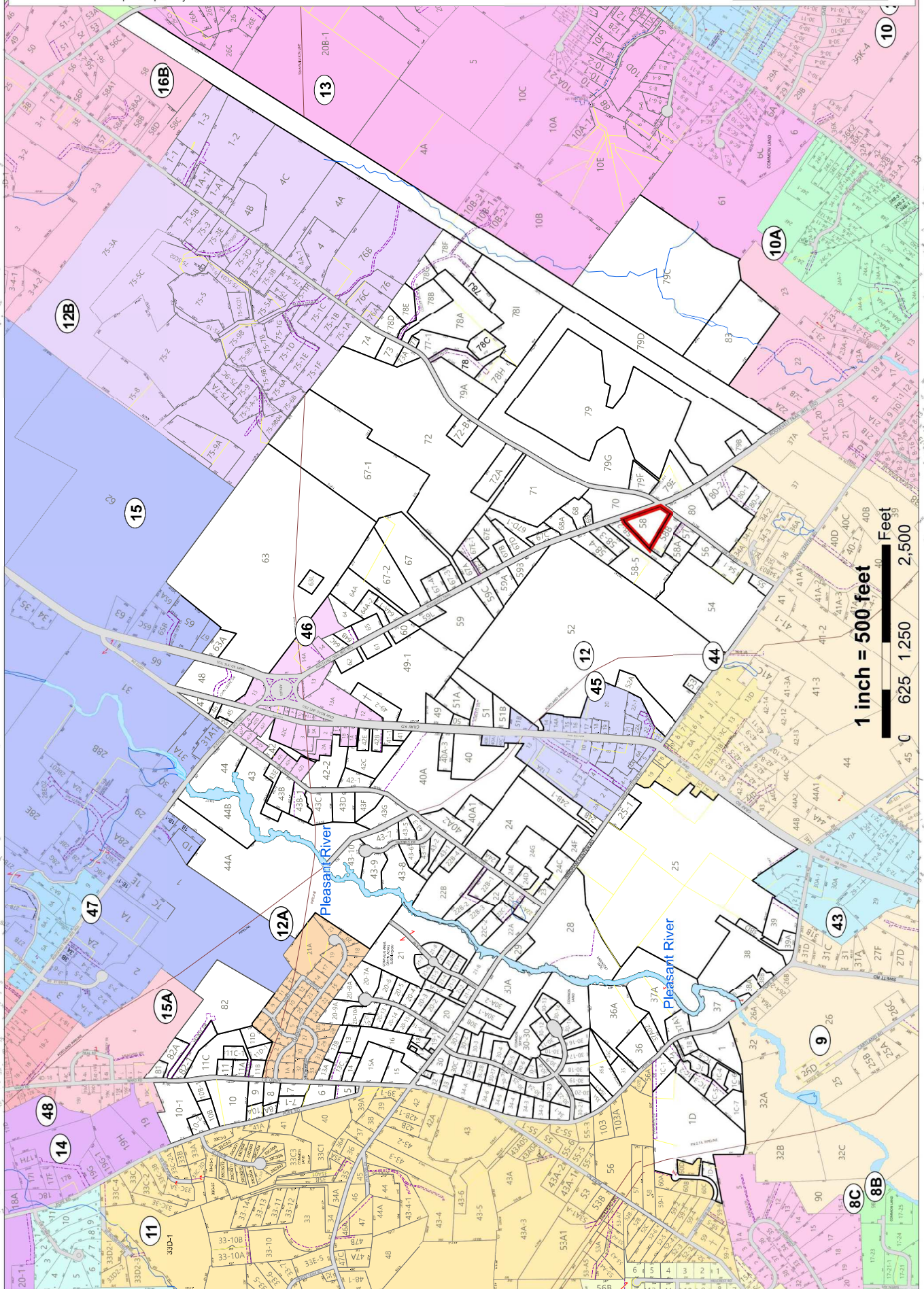
These Tax Maps are based on original maps compiled by James W. Sewall Co.

TOWN OF WINDHAM CUMBERLAND COUNTY, MAINE 2021 PROPERTY MAPS

SOURCES:
Windham Assessor's Office
Completion Date: April 1, 2021
Originated by: Windham Assessing
Updated by: Steve Harmon
Printed on: February 28, 2022

Legend	
	Water
	Wetland
	Road
	Rail
	Unimproved Land
	Forest Land
	Agricultural Land
	Residential Land
	Commercial Land
	Industrial Land
	Public Land
	Other Land

Map 12





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.

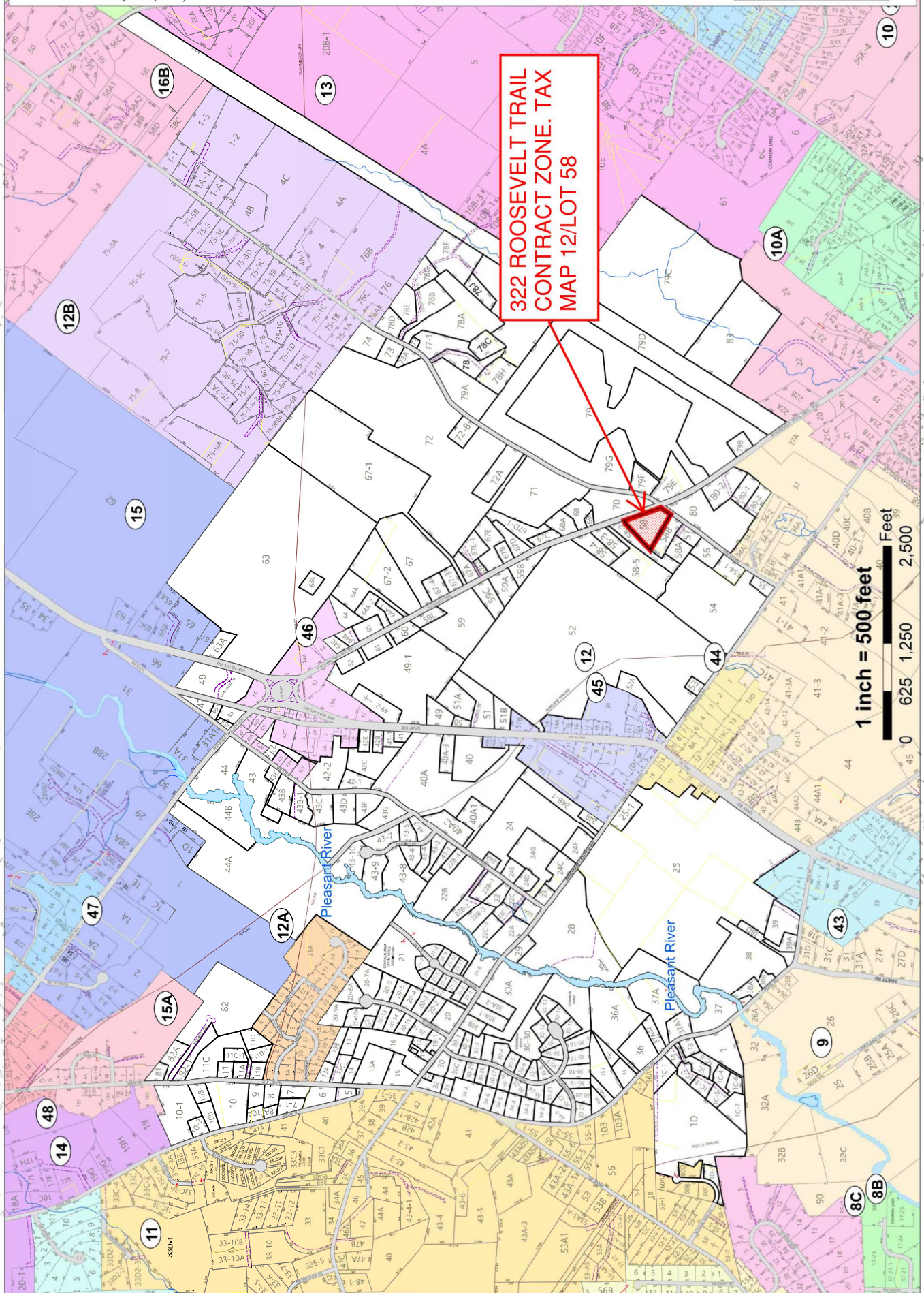
TOWN OF WINDHAM CUMBERLAND COUNTY, MAINE 2021 PROPERTY MAPS

SOURCES:
Windham Assessor's Office
Completion Date: April 1, 2021
Originated by: Windham Assessing
Updated by: Steve Harmon
Printed on: February 28, 2022

Legend
Water
Unimproved Land
Residential
Commercial
Industrial
Forest
Open Space
Other
Map 12

Map 12

A-1

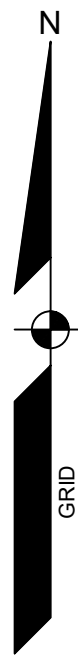


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**Detailed Written Explanation,
See Cover Letter**

APPENDIX

Plans: Existing Conditions Plan, Contract Zone Plan



LEGEND

EXISTING

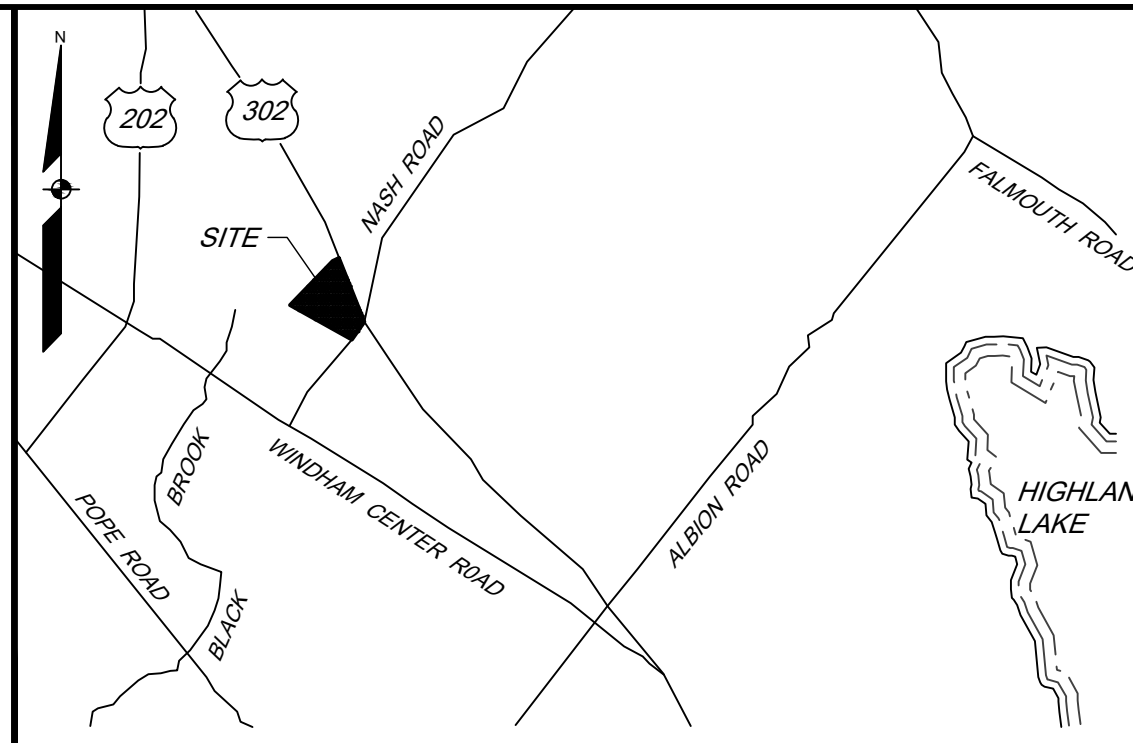
- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- SETBACK
- IRON PIPE/ROD
- NIF
- NOW OR FORMERLY
- BM-1 BENCHMARK
- BUILDING
- DECK/STEPS/
OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- EDGE GRAVEL
- CURB LINE
- TREELINE
- CONTOURS
- SPOT GRADE
- POST & RAIL FENCE
- STOCKADE FENCE
- GUARD RAIL
- SHRUB

- DECIDUOUS TREE
- CONIFEROUS TREE
- MULCH LINE
- ELECTRICAL POST
- SIGN
- WELL
- CULVERT
- CATCH BASIN
- OVERHEAD UTILITY
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- BOULDER

STRUCTURE DATA

CB 118
RIM: 240.34'
INV. IN 10" HDPE: 236.08'
INV. OUT 12" HDPE: 235.84'
SUMP: 233.74'

CB 178
RIM: 239.97'
INV. IN 12" HDPE: 235.05'
INV. OUT 12" HDPE: 234.92'
SUMP: 233.37'

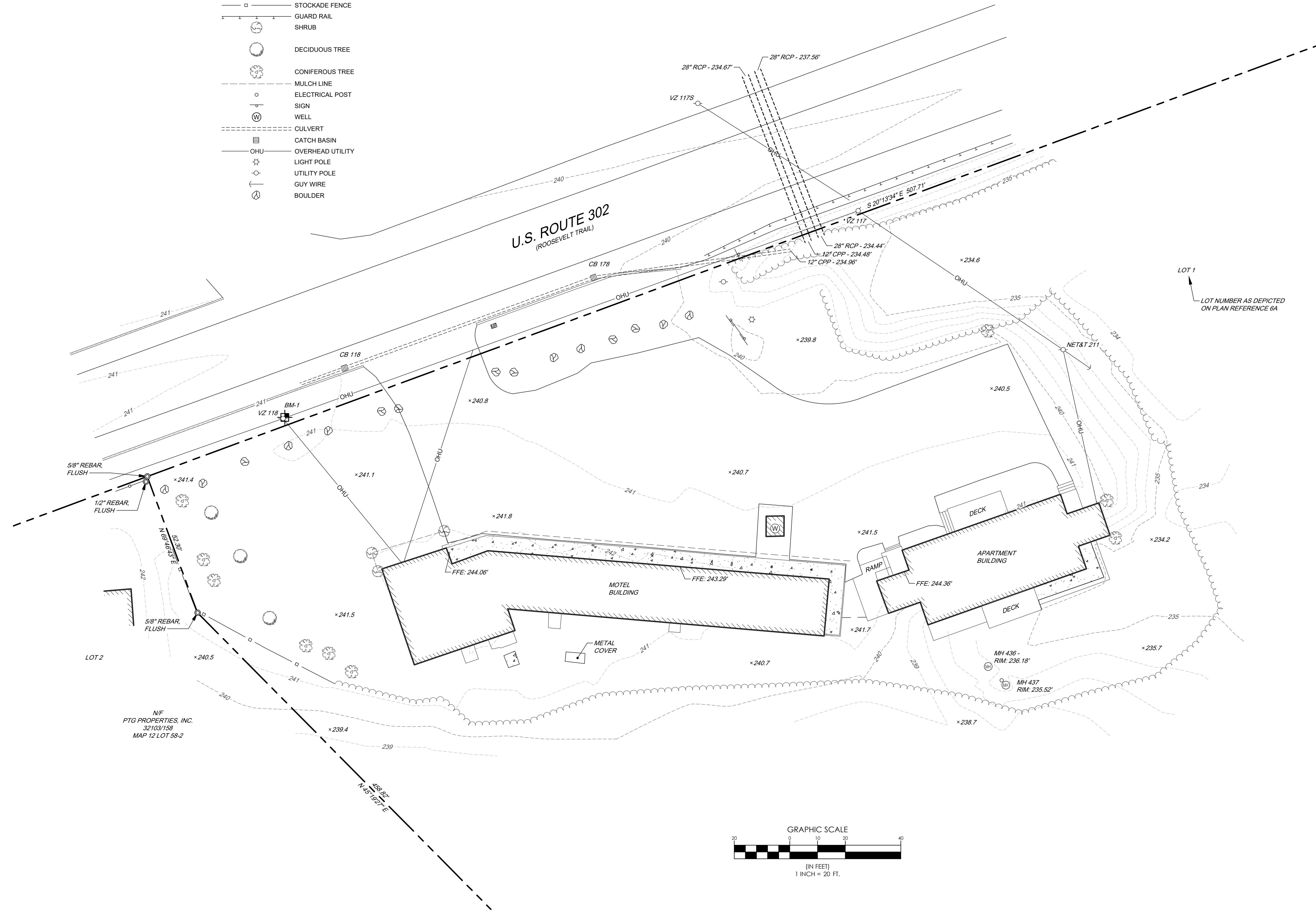


LOCATION MAP

N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS 322 ROOSEVELT TRAIL LLC BY DEED DATED MAY 31, 2017 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34047, PAGE 213.
- THE PROPERTY IS SHOWN AS LOT 58 ON THE TOWN OF WINDHAM TAX MAP 12 AND IS LOCATED IN THE FARM (F) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE FARM (F) DISTRICT ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY: 60,000 S.F.
MINIMUM LOT SIZE: 80,000 S.F.
MINIMUM LOT WIDTH: 200 FEET
MINIMUM FRONT YARD: 40 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 10 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 25%
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 3.82 ACRES PER PLAN REFERENCE 6A.
- BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REFERENCE 6A AND THE DEED REFERENCED IN NOTE 1 HEREON AND MONUMENTS LOCATED IN APRIL OF 2022. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL OF 2022.
- PLAN REFERENCES:
A. *STANDARD BOUNDARY SURVEY PLAN OF LAND SUBURBAN PINES MOTEL, U.S. ROUTE 302 & NASH ROAD, WINDHAM, MAINE MADE FOR V.P. ASSOCIATES, 547 MAIN STREET, WESTBROOK, MAINE, DATED SEPTEMBER 1, 1989 BY JAMES C. LAUZIER, R.L.S. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 185, PAGE 22.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
BM-1 SPIKE SET IN UTILITY POLE VZ 118 ELEVATION: 242.05 FEET (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD GIASC 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WINDHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230189 0030 B, HAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING).
- NO WETLAND INVESTIGATION HAS BEEN CONDUCTED ON THIS PROPERTY BY SEBAGO TECHNICS, INC.



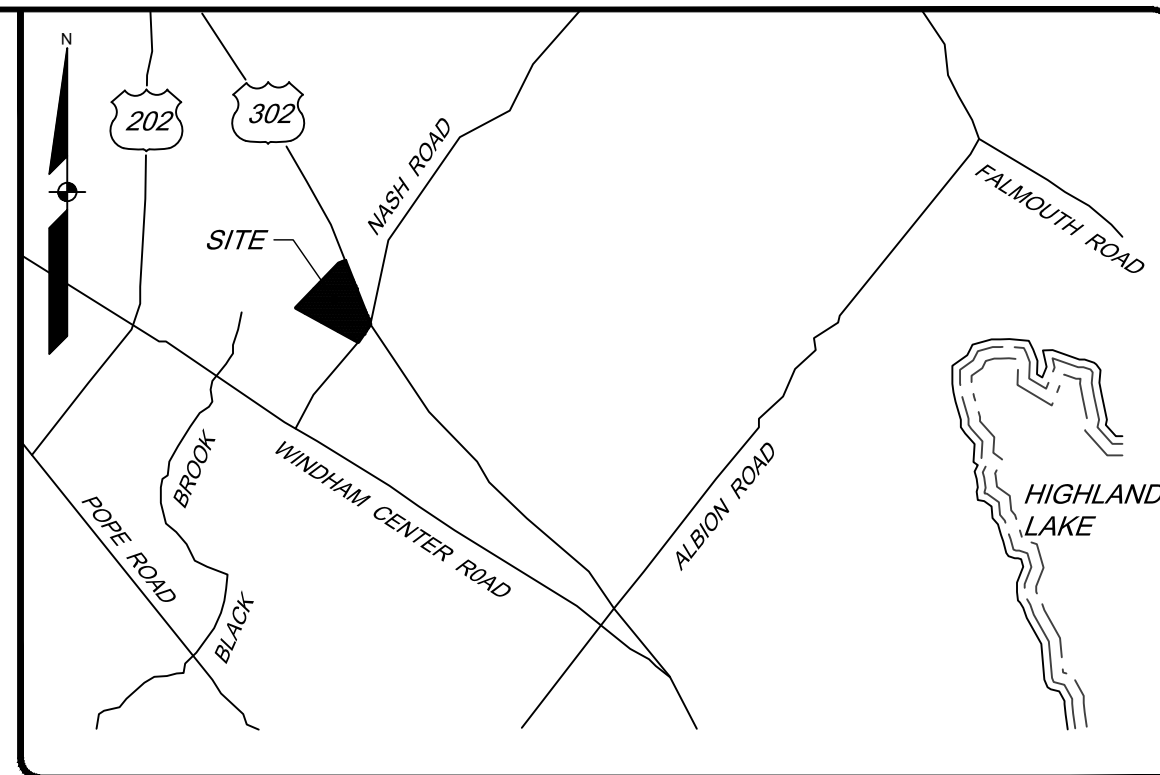
NIF
PTG PROPERTIES, INC.
32103/158
MAP 12 LOT 58-2

SEBAGO
TECHNICS
WWW.SEAGOTECHNICS.COM
75 Shig Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-290-2100

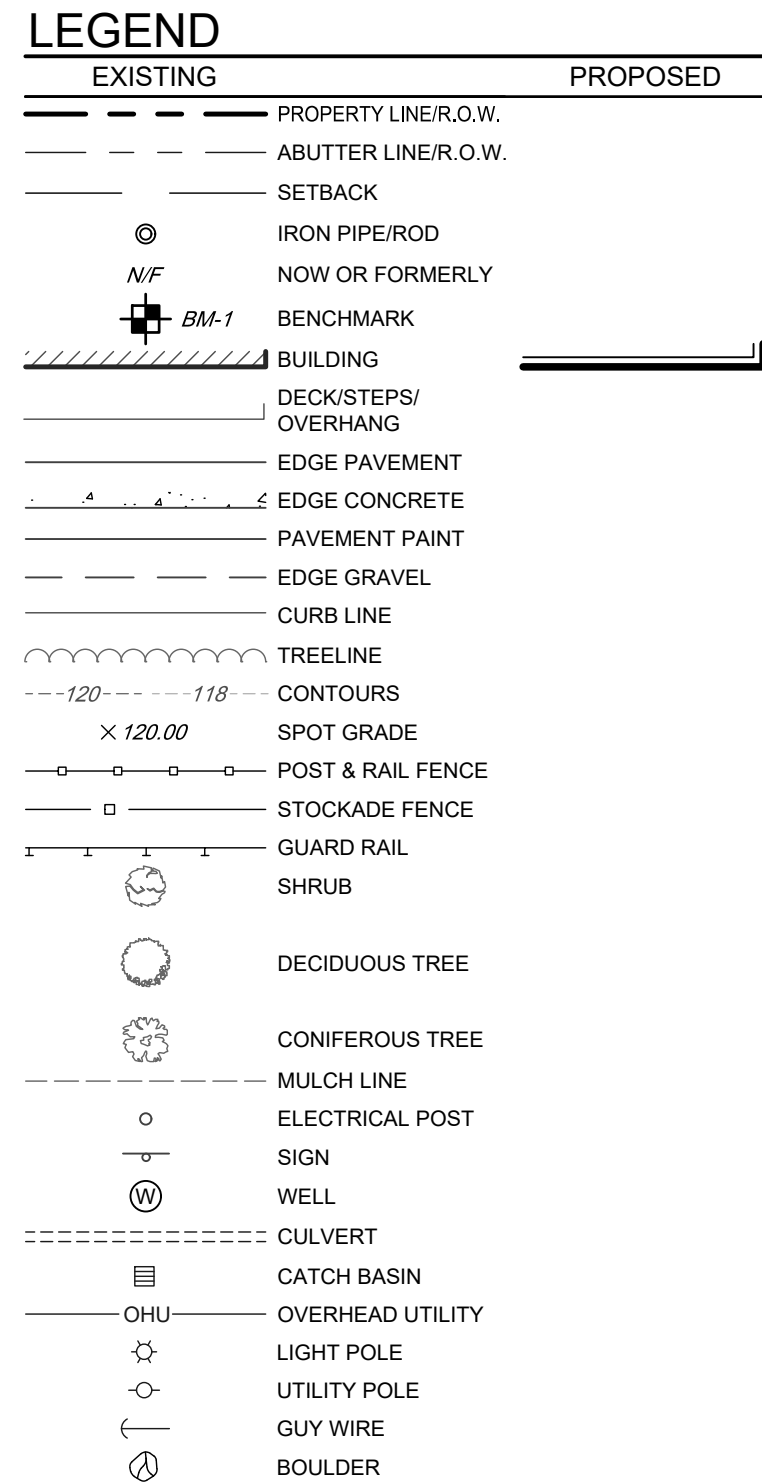
EXISTING CONDITIONS PLAN
OF:
THE NORTHEASTERN MOTEL
WINDHAM, ME
FOR:
CLARKE PROPERTY MANAGEMENT
983 MAIN, SUITE 1
WESTBROOK, ME 04092

DESIGNED	-
DRAWN	CDM/TSL
CHECKED	JIB
DATE	05-17-2022
SCALE	1" = 20'
PROJECT	20380

SHEET 1 OF 1



N.T.S

[illegible]

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Sullivan, MA 01461
South Portland, ME 04106
Tel. 207-200-2100

CONTRACT ZONE PLAN
OF: THE NORTHEASTERN MOTEL ADDITION
322 ROOSEVELT TRAIL
WINDHAM, ME
FOR: CLARKE PROPERTY MANAGEMENT
963 MAIN, SUITE 1
WESTBROOK, ME 04092

DESIGNED	SMF
DRAWN	CDM/TSL
CHECKED	JIB
DATE	08-31-2022
SCALE	1" = 20'
PROJECT	20380