



965 Roosevelt trail
Windham, ME 04062

August 17, 2022

Re: Roosevelt Apartment Homes
963 Roosevelt Trail, Apts. 1-50
Response to Planning Department comments

We have updated plans to reflect the comments in the August 10, 2022 letter as noted below and herewith included supplemental information.

1. Enclosed is the completed Final Site Plan Application.
2. Existing Conditions survey and boundary survey has been added to the plan set.
3. Authorization from the owner is included in the application.
4. Good standing certificates for the business entities have been included.
5. A section for the parking space size and reduction waiver of number of spaces from 30% to 10% has been added to the site plan.
6. The applicant is not proposing a public sidewalk along this frontage due to its dangerous location for pedestrian traffic. The applicant will elect to pay a North Windham Sidewalk Impact fee established in the C1N district.
7. Exterior lighting fixture specification has been added to the construction details with photometric plan.
8. An access point to access the snow storage area has been added to the site plan.
9. A landscaped buffer strip along the frontage of Roosevelt Trail has been added to the site plan.
10. Landscape plan is included with the on the site plan.
11. Under section 6 on plan notes, the parking calculation reference has been removed.
12. The conference room is associated with the hotel was previously approved in 2013 which included the addition of guest rooms and the conference space. The applicant is not proposing additional conference room space.
13. The building use is stated as Multifamily and will remain as its intended use.
14. A guard rail is proposed on top of the wall along the drainage basin. A detail has been added to the plan.
15. Added a note to the Stormwater Detail plan requiring temporary stormwater controls.
16. Hydrocad model has been previously submitted.
17. The Stormwater Management permit has been issued by the Department of Environmental Protection for this project. During the review by the DEP staff, all of the design elements have been fully analyzed and approved and any modification is not necessary as it would require a modification to the current approval.

Heyland Development, LLC

Erik Heyland



MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW		APPLICATION FEE: (\$25/1,000 SF up to 5,000 SF) AMENDED APPLICATION FEE: REVIEW ESCROW: (GFA) 2,000 SF to 5,000 SF = \$2,000 5,000 SF to 15,000 SF = \$3,000 15,000 SF to 35,000 SF = \$4,000 Over 35,000 SF = \$5,000 AMENDED REVIEW ESCROW:		<input type="checkbox"/> \$1,3000.00 <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$350.00 <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$250.00		AMOUNT PAID: \$ _____ DATE: _____	
<input checked="" type="checkbox"/> Amended Site Plan - Each Revision							
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	021	Lot(s) #	19/A/2	Zoning District(s):	C1N
	Total Disturbance. >1Ac	<input type="checkbox"/> Y <input type="checkbox"/> N	Est. Building SF:			No Building; Est. SF of Total Development:	
	Physical Address:	965 Roosevelt Trail				Watershed:	Pettingill
PROPERTY OWNER'S INFORMATION	Name:	Heyland LLC & NBCRE 11161 LLC				Name of the Business:	Roosevelt Apartment Homes
	Phone:	207-451-8288				Mailing Address:	965 Roosevelt Trail
	Fax or Cell:						Windham, ME 04062
	Email:	eheyland@heylanddevelopment.com					
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Erik Heyland				Name of Business:	Heyland Development, LLC
	Phone:	207-893-8870				Mailing Address:	PO Box 407
	Fax or Cell:						Moody, ME 04054
	Email:	eheyland@heylanddevelopment.com					
APPLICANT'S AGENT INFORMATION	Name:	SAME				Name of Business:	
	Phone:					Mailing Address:	
	Fax or Cell:						
	Email:						
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): Hotel						
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): The applicant is proposing to construct a 3 story 50 unit multifamily building with associated infrastructure. The building will be a wood frame slab on grade.						
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):						

MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

Section 811 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 unless a waiver of a submission requirement is granted.

The Major 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: three (3) weeks before the desired Staff Review Committee meeting.
 - Five copies of the application and plans
 - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Contact information:
 - Windham Planning Department (207) 894-5960, ext. 2
 - Steve Puleo, Town Planner sipuleo@windhammaine.us
 - Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 811, 812, & 813. Due to projects specifics, are required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

Final Plan Submission Requirements:	Applicant	Staff	Plan Requirements – Existing Conditions (Continued):	Applicant	Staff
A. Completed Major Site Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Evidence of Payment of application & escrow fees	<input type="checkbox"/>	<input type="checkbox"/>	F. Tax map and lot number of the parcel(s) on which the project is located	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Written information – submitted in a bounded report			G. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. A narrative describing the proposed use or activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Bearings and lengths of all property lines of the property to be developed, and the stamp of the	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	<input type="checkbox"/>	<input type="checkbox"/>	I. Existing topography of the site at 2-foot contour intervals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Names and addresses of all abutting property owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Documentation demonstrating right, title, or interest in the property	<input type="checkbox"/>	<input type="checkbox"/>	K. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Copies of existing proposed covenants or deed restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Location, dimensions, and ground floor elevation of all existing buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Copies of existing or proposed easements on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	M. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N. Location of intersecting roads or driveways within 200 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Evidence of applicant's technical capability to carry out the project.	<input type="checkbox"/>	<input type="checkbox"/>	O. Location of the following:	<input type="checkbox"/>	<input type="checkbox"/>
			1) Wetlands	<input type="checkbox"/>	<input type="checkbox"/>

Final Plan Submission Requirements (continued)	Applicant	Staff			
			2) Stone walls	<input type="checkbox"/>	<input type="checkbox"/>
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) Graveyard,	<input type="checkbox"/>	<input type="checkbox"/>
			4) Fences	<input type="checkbox"/>	<input type="checkbox"/>
			5) Stands of trees or treeline, and,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Estimated demands for water and sewage disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6) Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provisions for handling all solid wastes, including hazardous and special wastes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	P. Location & dimensions of existing easements that encumber or benefit the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Detail sheets of proposed light fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Listing of proposed trees or shrubs to be used for landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Q. Location & dimensions of existing easements that encumber or benefit the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. . Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	R. Location of the nearest fire hydrant, dry hydrant, or other water supply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Requirements - Proposed Development Activity		
			1) Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. stormwater calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) Grading plan showing the proposed topography of the site at 2-foot contour intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. stormwater calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. erosion and sedimentation control measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4) Location and proposed screening of any on-site collection or storage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. water quality and/or phosphorous export management provisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5) Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6) Proposed landscaping and buffering	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Financial Capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7) Location, dimensions, and ground floor elevation of all buildings or expansions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Estimated costs of development and itemize estimated major expenses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Financing (submit one of the following)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Letter of commitment to fund	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Location of all utilities, including fire protection systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Self-financing	<input type="checkbox"/>	<input type="checkbox"/>	11) Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Annual corporate report	<input type="checkbox"/>	<input type="checkbox"/>	Major Final Site Plan Requirements		
3) Bank Statement	<input type="checkbox"/>	<input type="checkbox"/>	I. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c. Other	<input type="checkbox"/>	<input type="checkbox"/>	II. Stormwater drainage and erosion control program shows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Cash equity commitment of 20% of the total cost of development	<input type="checkbox"/>	<input type="checkbox"/>	a. The existing and proposed method of handling stormwater runoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Financial plan for remaining financing.	<input type="checkbox"/>	<input type="checkbox"/>	b. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g. sheet flow, concentrated flow, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Letter from institution indicating intent to finance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Plan Submission Requirements (continued):	Applicant	Staff	d. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If a registered corporation a Certificate of Good Standing from:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Methods of minimizing erosion and controlling sedimentation during and after construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Secretary of State, or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. the statement signed by a corporate officer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IV. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Technical Capacity (address both).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	V. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Prior experience relating to developments in the Town. Personnel resumes or documents showing experience and qualification of development designers	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Plan Requirements – Existing Conditions					
A. Location Map adequate to locate project within the municipality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	VI. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2) Approximate location of all property lines and acreage of the parcel(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	VII. Digital transfer of any site plan data to the town (GIS format)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4) Location and designations of any public spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	VIII. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Outline of the proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
C. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
D. Location of all required building setbacks, yards, and buffers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PDF\Electronic Submission.	<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

8/17/22

DATE

Erik Heyland

PLEASE TYPE OR PRINT THE NAME



APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW COMMERCIAL DISTRICT DESIGN STANDARDS SECTION 813

The following checklist includes Design Standards for developments within the Windham's Commercial 1, Commercial 2, Commercial 3, and Village Commercial districts. Where there is a conflict between provision of the Design Standards and any other ordinance provision, the more restrictive provision shall apply. In addition to meeting all Design Standards required in the applicable zoning districts, development must comply with the minimum of eight (8) other Design Standards.

For purposes of this section, "development" shall mean that portion of the project that:

- a. Is subject to the site plan review under Section 800; or*
- b. Will renovate twenty percent (20%) or more of the entire wall area of a structure on the site. (For this type of renovation, the renovation will be subject to the required Design Standards in Section A. but will not be subject to other required Design Standards.)*

Design Standards Framework

		C-1	C-2	C-3	VC	Checklist	
A. Architecture/Building						Applicant	Staff
1	Building Style	R ¹	R	R	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Materials	R	R	R	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Color	R	R	R	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Roofline	R	R	R	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Façade	R	R	R	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Building style coordination (multi-building)	R	R	R	R	<input type="checkbox"/>	<input type="checkbox"/>
7	Entrance	R	R	R	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Architectural Details	R	R	R	R	<input type="checkbox"/>	<input type="checkbox"/>
9	LEED certification					<input checked="" type="checkbox"/>	<input type="checkbox"/>
B Site/Parking							
1	Parking location					<input type="checkbox"/>	<input type="checkbox"/>
2	Internal traffic flow					<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Interconnected Parking lots					<input type="checkbox"/>	<input type="checkbox"/>
4	Orientation of Building					<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Screening - Parking		R			<input type="checkbox"/>	<input type="checkbox"/>
6	Screening – utilities and service areas/structures	R	R		R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Parking Lot Landscaping					<input type="checkbox"/>	<input type="checkbox"/>
8	Low – Impact Design Stormwater					<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Shared Stormwater Treatment					<input type="checkbox"/>	<input type="checkbox"/>
C Landscaping/Lighting							
1	Lighting/Photometric Plan	R			R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Lighting coordinated with architecture	R			R	<input type="checkbox"/>	<input type="checkbox"/>
3	Light coordinated with landscaping	R			R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Existing trees preserved			R		<input type="checkbox"/>	<input type="checkbox"/>
5	Snow area designated	R	R	R	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Planting variety					<input type="checkbox"/>	<input type="checkbox"/>
7	Planting suitability					<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Mass plantings					<input type="checkbox"/>	<input type="checkbox"/>
9	Illumination levels					<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Bike/Ped							
1	Internal walkways	R				<input type="checkbox"/>	<input type="checkbox"/>
2	Links to community	R	R		R	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Outdoor activity area					<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Sidewalk	R				<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Crosswalk	R				<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Bike parking/racks	R	R		R	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹. Any item with a R in the Table is required Design Standards in that zoning district.

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	NBCRE 1161 LLC			
PROPERTY DESCRIPTION	Physical Address	965 Roosevelt Trail		Map	21
		965 Roosevelt Trail		Lot	19/A/2
APPLICANT'S AGENT INFORMATION	Name	Erik Heyland			
	Phone	207-893-8870	Business Name & Mailing Address	Roosevelt Apartments, LLC 965 Roosev	
	Fax/Cell				
	Email	eheyland@heylanddevelopment			

Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.


APPLICANT SIGNATURE

8/12/22
DATE

Daniel Gaquin SELF NUMBER
PLEASE TYPE OR PRINT NAME HERE


CO-APPLICANT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE


APPLICANT'S AGENT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

Ordinance Section: 120-812C(1)(d)

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

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

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

WAIVER REQUEST TO REDUCE THE SIZE OF PARKING SPACES

120-812C(1)(d)

A waiver is requested for a reduction in the size of the parking spaces from 10'x20' to 9'x18' in 20% of the spaces. The proposed parking lot will provide for about 10% of the spaces to be oversized (10'x20') where 30% is required. The reason for the reduction in space size is a result of the intended use (multifamily dwelling) which does not typically warrant an oversized space. The proposed 9'x18' is a standard size and is considered acceptable for this use. The benefit to reducing the size is it creates less impervious surface and would be considered beneficial to the surrounding environment.



MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Aug 11 2022 09:30:13. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
HEYLAND DEVELOPMENT, LLC	20001007DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
04/05/2000	N/A	MAINE

Other Names (A=Assumed ; F=Former)

SURREY LANE, LLC	F
------------------	---

Clerk/Registered Agent

ERIK DAVID HEYLAND
PO BOX 407
MOODY, ME 04054

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Certificate of Existence ([more info](#))

[Short Form without amendments \(\\$30.00\)](#)

[Long Form with amendments \(\\$30.00\)](#)

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MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Aug 11 2022 09:31:33. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
NBCRE 11161 LLC	20190480FC	LIMITED LIABILITY COMPANY (FOREIGN)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
11/01/2018	N/A	MASSACHUSETTS

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

ERIC D. HEYLAND
64 PINE MOUNTAIN ROAD
CAPE NEDDICK, ME 03902

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