

Project Name:

Tax Map: 4 Lot: 31

Estimated square footage of building(s):

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

Contact Information

1. Applicant

Name: DAVID MOORE

Mailing Address: 15 Craig Rd. Windham, ME 04062

Telephone: (207) 749-1829

Fax:

E-mail:

2. Record owner of property

☒ (Check here if same as applicant)

Name:

Mailing Address:

Telephone:

Fax:

E-mail:

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

Name:

Company Name:

Mailing Address:

Telephone:

Fax:

E-mail:

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

David Moore 2.2.2017
Signature Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
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"?		
	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.	✓	
8	If this subdivision involves 20 or more acres in the Farm Zone, or 10 or more acres in the Farm Residential Zone, submit both cluster and conventional subdivision plans		

Sketch Plan - Craig Rd Subdivision
Minor Subdivision review.

Current site condition:

The proposed area is currently in hay production and described as rolling pasture. It abuts Anderson Rd and Craig Rd.

Number of Lots:

Two lots - Lot 1 (157,625 sq. ft. 3.61 Ac.) Lot 2 (95,436 sq. ft. 2.19 Ac)

Constraints & Opportunities:

Both lots will be accessed via a town road (Craig Rd.)

Portland Pipe Line was contacted to explore any setback requirements and/or constraints with building adjacent to the easement. The survey was finalized upon their recommendations and requirements in reference to the easement.

Record Owner/Applicant:

David & Krista Moore
15 Craig Rd.
Windham, Maine 04062
(207) 749-1829

Consultants:

Middle Branch LLC
Professional Land Surveyors
1A Depot St.
Alfred, Maine 04002
Brad Lodge
(207) 324-8172

Albert Frick Associates Inc.
95A County Rd.
Gorham, Maine 04038
Al Frick
(207) 839-5563

Evidence of Right, Title or Interest in the property:

Please find the attached DEED of SALE.

DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)

KNOW ALL MEN BY THESE PRESENTS

THAT I, JAMES H. CHAPMAN, of Raymond, County of Cumberland and State of Maine, duly appointed and acting Personal Representative of the ESTATE OF LUCILLE THOMPSON CHAPMAN, also known as Lucille T. Chapman, deceased (testate), as shown by the probate records of the County of Cumberland, Maine, Docket No. 2015-0625, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to DAVID MOORE and KRISTA MOORE of Gorham, County of Cumberland and State of Maine, whose mailing address is 24 Hidden Brook Drive, Gorham, Maine 04038, as JOINT TENANTS, the real property in Windham, County of Cumberland, State of Maine, described as follows:

A certain parcel of land situated on the northerly side of Anderson Road and the easterly side of Craig Road in the Town of Windham, County of Cumberland and State of Maine, being bounded and described as follows:

BEGINNING at the intersection of the northerly sideline of Anderson Road and the easterly sideline of Craig Road as shown on a plan entitled "Boundary Survey 15 Craig Road Windham, Maine for: Scott Chapman" dated November 19, 2008 by Survey, Inc.; thence by and along the sideline of Craig Road the following courses and distances: N 23° 04' 45" W a distance of 492.62 feet; N 16° 04' 45" W a distance of 666.64 feet; S 88° 23' 44" W a distance of 165.32 feet; N 10° 33' 14" W a distance of 234.12 feet; N 12° 11' 38" E a distance of 137.40 feet; N 30° 31' 33" E a distance of 72.56 feet to land now or formerly of Ronald J. Tilton and Nancy N. Tilton as described in a deed recorded in Book 10671, Page 192 in the Cumberland County Registry of Deeds (CCRD); thence S 50° 29' 39" E, by and along land of Ronald J. Tilton and Nancy N. Tilton, a distance of 99.64 feet; thence N 33° 40' 33" E, by and along land of Ronald J. Tilton and Nancy N. Tilton, a distance of 345.28 feet; thence N 41° 53' 16" W, by and along land of Ronald J. Tilton and Nancy N. Tilton, a distance of 116.03 feet; thence N 32° 36' 28" E, by

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and along land of Ronald J. Tilton and Nancy N. Tilton, a distance of 80.04 feet to land now or formerly of Anne E. Chapman as described in a deed recorded in Book 6775 Page 312 CCRD; thence S 41° 53' 13" E, by and along land of Anne E. Chapman, a distance of 371.65 feet; thence N 63° 49' 16" E, by and along land of Anne E. Chapman, a distance of 234.27 feet; thence N 41° 53' 13" W, by and along land of Anne E. Chapman, a distance of 497.64 feet to land of Ronald J. Tilton and Nancy N. Tilton; thence N 32° 36' 28" E, by and along land of Ronald J. Tilton and Nancy N. Tilton, a distance of 661.46 feet to land now or formerly of Philip D. Spiller Jr. and Elaine E. Spiller as described in a deed recorded in Book 31194 Page 199 CCRD; thence S 43° 33' 11" E, by and along land of Philip D. Spiller Jr. and Elaine E. Spiller, a distance of 215.68 feet; thence S 1° 04' 25" W, by and along land of Philip D. Spiller Jr. and Elaine E. Spiller, a distance of 286.41 feet; thence S 23° 57' 57" E, by and along land of Philip D. Spiller Jr. and Elaine E. Spiller, a distance of 989.69 feet to land now or formerly of Philip F. Brown and Gail E. Brown as described in a deed recorded in Book 3983 Page 184 CCRD; thence S 6° 35' 55" W, by and along land of Philip F. Brown and Gail E. Brown, a distance of 149.71 feet; thence S 16° 27' 05" W, by and along land of Philip F. Brown and Gail E. Brown, a distance of 275.28 feet; thence S 10° 50' 46" W, by and along land of Philip F. Brown and Gail E. Brown, a distance of 237.60 feet; thence S 4° 45' 39" W, by and along land of Philip F. Brown and Gail E. Brown, a distance of 319.21 feet to the northwesterly sideline of Anderson Road; thence southwesterly, by and along the northwesterly sideline of Anderson Road, and along a curve concave to the left having a radius of 1297.12 feet, an arc distance of 163.29 feet to a point of tangency; thence S 58° 47' 28" W, by and along the northwesterly sideline of Anderson Road, a distance of 503.88 feet to the point of beginning, containing approximately 42.75 acres.

Bearings are Grid North.

Subject to easements and rights of way of record.

Being a portion of the premises conveyed to David A. Chapman and Lucille T. Chapman as joint tenants by deed from Jean B. Johnson dated May 23, 1961 and recorded at the Cumberland County Registry of Deeds in Book 2605, Page 239. The said David A. Chapman having died on June 9, 1996 and the said Lucille T. Chapman being the surviving joint tenant.

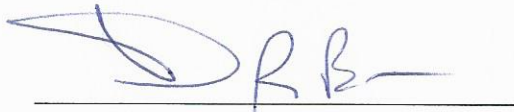
Also conveying a right-of-way easement described in deed from Ronald J. Tilton and Nancy N. Tilton to David A. Chapman, Lucille T. Chapman and Anne E. Chapman dated May 15, 1985 and recorded at the Cumberland County Registry of Deeds in Book 6775, Page 314, to which reference is hereby made for a more specific description, said easement together with and subject to the rights, terms and conditions therein being incorporated in this deed.

This conveyance is subject to an Easement Deed from Lucille T. Chapman to Portland Natural Gas Transmission System dated March 30, 1998 and recorded at said Registry of Deeds in Book 13739, Page 266, to which reference is hereby made for a more particular description, the terms and conditions of which Easement Deed are hereby incorporated herein and made a part hereof with the same force and effect as if said terms and conditions were fully set forth in the herein deed.

WITNESS my hand and seal this 16 day of February, 2016.

Signed, Sealed and Delivered
in presence of:

ESTATE OF LUCILLE THOMPSON
CHAPMAN



By: James H. Chapman
James H. Chapman
Personal Representative

STATE OF MAINE
COUNTY OF CUMBERLAND

February 16, 2016

Then personally appeared the above-named JAMES H. CHAPMAN in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public

Print Name: _____

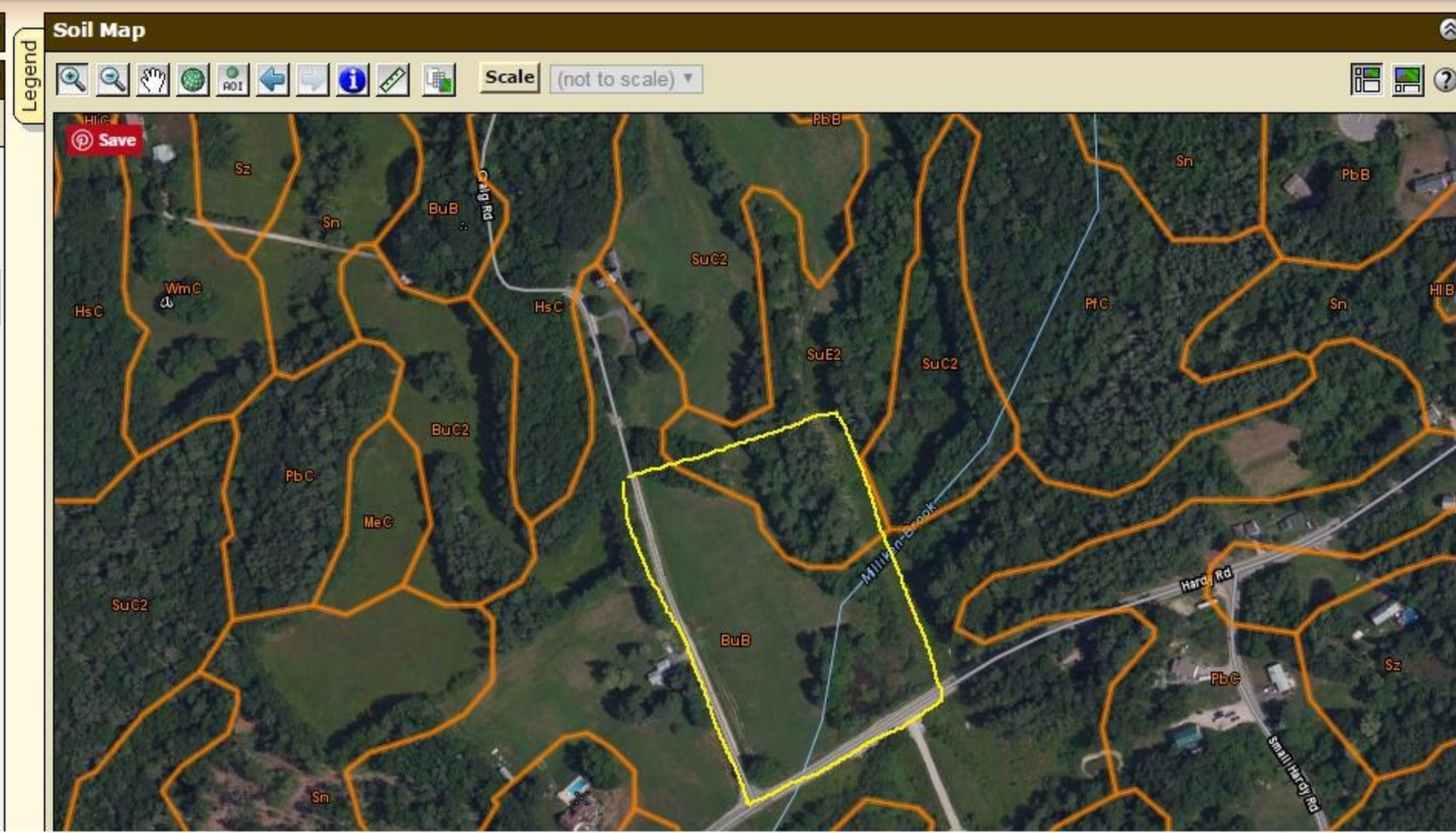
My Commission Expires: _____

Received
Recorded Register of Deeds
Feb 18, 2016 02:05:57P
Cumberland County
Nancy A. Lane

DAVID R. BUTLER
Notary Public - Maine
My Commission Expires
June 21, 2021

SEAL

Search			
Map Unit Legend			
	slopes, very stony		
BkD	Becket fine sandy loam, 15 to 35 percent slopes, very stony	382.6	0.0%
Bo	Biddeford mucky peat, 0 to 3 percent slopes	1,448.9	0.2%
Bp	Brayton-Peacham complex, very stony	1,741.1	0.2%
BRB	Brayton-Peacham complex, gently sloping, very stony	2,395.4	0.3%
BuB	Lamoine silt loam, 3 to 8 percent slopes	30,097.2	3.7%
BuC2	Buxton silt loam, 8 to 15 percent slopes	5,234.1	0.6%
Ca	Charles silt loam, 0 to 2 percent slopes, occasionally flooded	40.1	0.0%
CaB	Canaan sandy loam, 3 to 8 percent slopes	249.7	0.0%
CaC	Canaan sandy loam, 8 to 15 percent slopes	500.9	0.1%
Ch	Charles silt loam, 0 to	27.6	0.0%



☒ Use Map ☒ Box/Point ☐ Current Extent ☐ Coordinates ☐ Located Point ☐ Polygon:

☐ Map Indices ☐ 1 Degree ☐ 15 Minute ☐ 7.5 Minute ☐ All

Address/Place ▼ 15 Craig Rd. Windham Maine

Go

Clear

