

March 6, 2017

Amanda Lessard, Town Planner  
Town of Windham  
8 School Road  
Windham, ME 04062

**Re: Subdivision Plan Amendment  
Whites Bridge Road Condominium  
Whites Bridge Owners Association – Applicant**

Dear Amanda:

Enclosed please find our application to amend the Subdivision Plan for the Whites Bridge Road Condominium on property identified on the Town of Windham Assessor's Map 74A Lot 48. The proposal is to create a single-family residential lot to be divided from the 13-acre Condominium Parcel. The new lot will be approximately 40,000 square feet and will utilize the existing Woldbrook Drive for road frontage. The lot will be served by public water, underground electrical service and a private subsurface wastewater disposal system on the parcel.

The creation of the new residential lot requires approval from the Maine Department of Environmental Protection as a modification to a Site Law Permit. Application has been made to the MDEP to amend the permit, and we have responded to their initial review comments with plan revisions and additional information. The MDEP Site Law permit requires that Stormwater Phosphorus Export Management be provided, which has been accommodated by a forested buffer to be preserved on the downhill portion of the lot. The buffer measures approximately 120 feet in width at the center and tapers narrower towards the western property line.

Soils analysis was performed on the property to demonstrate that suitable soils exist for a subsurface wastewater disposal system, and that a system could be sited uphill of the forested stormwater buffer.

Upon your review of the enclosed information please contact me if you have any questions or if you require any additional information.

Sincerely,  
DM ROMA CONSULTING ENGINEERS

*Dustin M Roma*

Dustin M. Roma, P.E.  
President

Cc: Steve Merrill, Whites Bridge Owners Association

**Project Name:** WHITES BRIDGE ROAD CONDOMINIUM

**Tax Map:** 74A **Lot:** 48

**Estimated square footage of building(s):**

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

40,000 SF RESIDENTIAL SINGLE-FAMILY LOT

**Contact Information**

1. Applicant

Name: WHITES BRIDGE OWNERS ASSOCIATION

Mailing Address: 5 SHAMROCK LANE, WINDHAM, ME 04062

Telephone:

Fax:

E-mail: MERRILLPS@ROADRUNNER.COM

2. Record owner of property

X  (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: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: 59 HARVEST HILL RD, WINDHAM, ME 04062

Telephone: 310 - 0506

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.

*Dustin M Roma*

3-6-17

Signature

Date

Applicant

Staff

Final Plan - Major Subdivision: Submission Requirements		
A. Mandatory Written Information		
1	A fully executed application form	X
2	Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit	TBD
3	If public open space is to be provided, written offers of cession to the Town of Windham shall be provided	N/A
4	If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents.	N/A
5	Copies of any outside agency approvals	PENDING
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	N/A
7	Digital transfer of subdivision plan data	X
B. Mandatory Plan Information		
1	All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	X
2	Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department	TBD
3	Seal of the Maine Licensed Professional who prepared the plan	X
4	All public open space for which offers of cession are made by the subdivider and those spaces to which title is reserved by the subdivider	N/A
5	Location of all permanent monuments	X

#L- \_\_\_\_\_  
ATS # \_\_\_\_\_  
Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_

### MINOR REVISION APPLICATION

For Site Location, Natural Resources Protection Act & Stormwater Projects

This form shall be used for minor revisions to a project that has received previous Site Law, NRPA or Stormwater Law approval from the Department, where the revision(s) significantly decreases or eliminates an environmental impact, does not significantly expand the project, does not change the nature of the project or does not modify any Department findings with respect to any licensing criteria. If significant project changes are proposed, then an amendment application will be required by the Department.

Please contact the DEP for current fee schedule information. The fee schedule is updated every November 1. The fee is payable to "Treasurer, State of Maine", and **MUST** accompany the application.

**Please type or print in black ink only**

<b>1. Name of Applicant:</b>	WHITES BRIDGE OWNERS ASSOCIATION	<b>5. Name of Agent:</b>	DUSTIN ROMA
<b>2. Applicant's Mailing Address:</b>		<b>6. Agent's Mailing Address:</b>	59 HARVEST HILL RD WINDHAM, ME 04062
<b>3. Applicant's Daytime Phone #:</b>		<b>7. Agent's Daytime Phone #:</b>	(207) 310 - 0506
<b>4. Applicant e-mail address (REQUIRED):</b>	MERRILLPS@ROADRUNNER.COM	<b>8. Agent e-mail address (REQUIRED):</b>	DUSTIN@DMROMA.COM
<b>LOCATION OF ACTIVITY</b>			
<b>9. Name of Project:</b>	WHITES BRIDGE CONDOMINIUM		
<b>10. Name of Town where project is located:</b>	WINDHAM	<b>11. County:</b>	CUMBERLAND
<b>REQUIRED INFORMATION:</b>			
<b>12. Existing DEP permit number:</b>	SITE LAW L-7673-L3-I-A LAST KNOWN MODIFICATION	<b>13. DEP Project Manager for previous application (if known):</b>	PREVIOUSLY ASSIGNED TO CHRISTINE WOODRUFF
<b>14. Description of Proposed Change: (Use additional sheet, if necessary)</b>		ADD ONE ADDITIONAL RESIDENTIAL LOT ON THE CONDOMINIUM PARCEL UTILIZING EXISTING ROAD FRONTAGE AND UTILITIES.	

Provide all documentation necessary to support the proposed change. This documentation should include, as appropriate, revised site plans, construction drawings, and technical data such as HHE-200 forms. (If you are unsure of what information to include, please contact the original DEP project manager, or the Division of Land Resource Regulation in the appropriate regional office for assistance.)

This completed application form, fee and all supporting documents summarized above shall be sent to the appropriate DEP Office in Augusta, Portland or Bangor.

Bureau of Land and Water Quality 17 State House Station Augusta, ME 04333 Tel: (207) 287-3901	Bureau of Land and Water Quality 312 Canco Road Portland, ME 04103 Tel: (207) 822-6300	Bureau of Land and Water Quality 106 Hogan Road Bangor, ME 04401 (207) 941-4570
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**CERTIFICATIONS / SIGNATURES on PAGE 2**

**IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.**

**By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :**

**CERTIFICATIONS / SIGNATURES**

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by e-mailing the decision to the electronic address located on the front page of this application (see #4 and #8)"

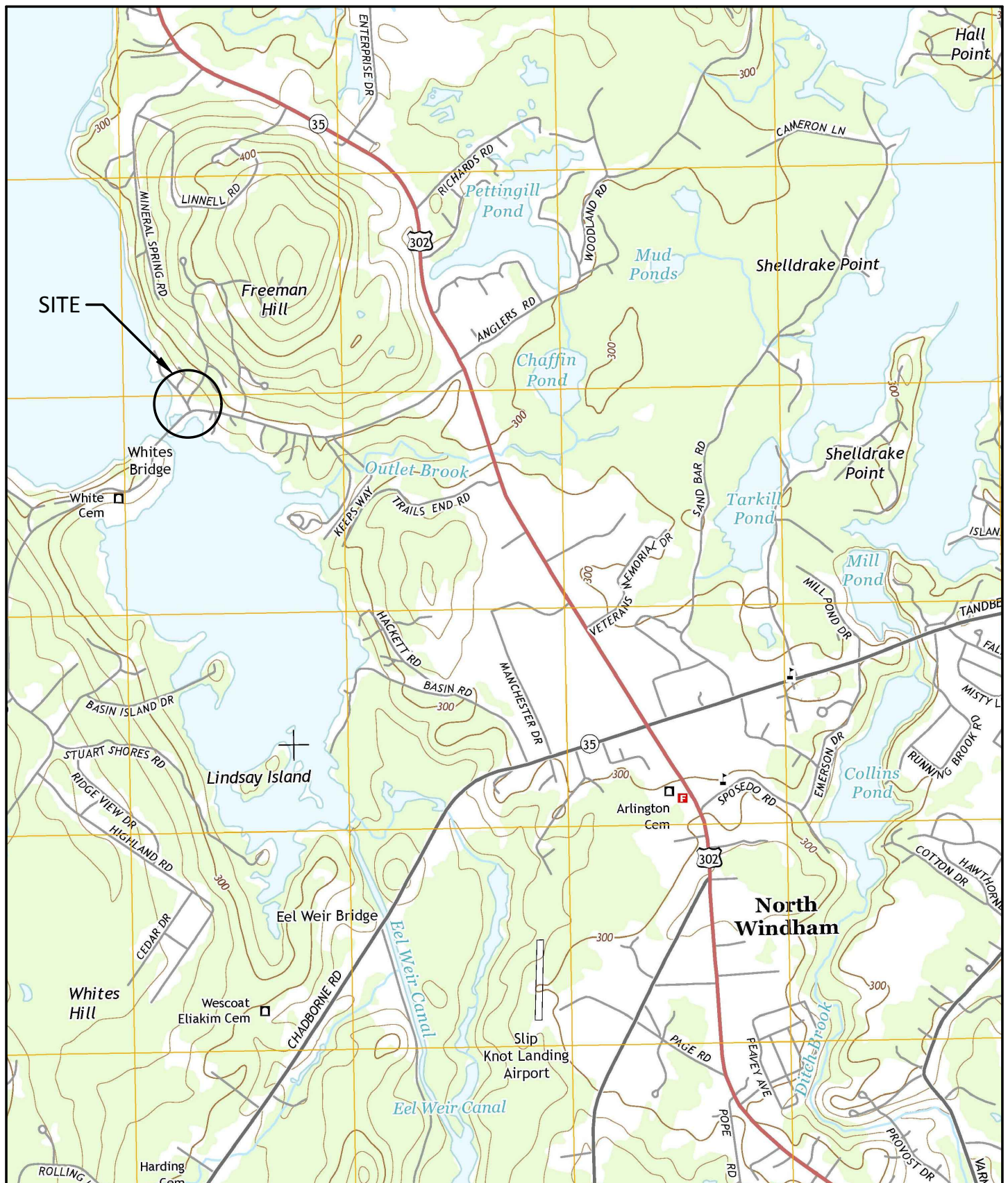
Signed: \_\_\_\_\_ Title \_\_\_\_\_ Date: \_\_\_\_\_

**Notice of Intent to Comply  
with Maine Construction  
General Permit**

If over one acre of new disturbance will result as part of the proposed minor revision, please sign here acknowledging that with this minor revision form and signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards.

Signed \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE:** If a Notice of Intent is required, you must file a Notice of Termination (NOT form available from the Department) within 20 days of completing permanent stabilization of the project site.



## VICINITY MAP

WHITES BRIDGE CONDOMINIUM  
WINDHAM, MAINE

FOR:  
WHITES BRIDGE OWNERS ASSOCIATION

# DM ROMA

CONSULTING ENGINEERS

59 HARVEST HILL RD  
WINDHAM, ME 04062  
(207) 310 - 0506

SCALE: 1"=2000'  
DATE: 1-10-2017  
JOB NUMBER: 16033



Whites Bridge Owners Association  
Minutes of Special Meeting held September 28, 2016

Attending: Amy & Tim Robey, Andrea Littlefield, Anita Rondeau, Rick and Maureen Charette, Mark Lipsky, Mike and Barbara Kadetsky, Steve and Patty Merrill, Amy Powers, Monica Noel. Absent: Barbara Powers and Bruce Noel.

President Monica Noel called meeting to order at 6:15pm.

Due to Secretary Barbara Powers absence, President Noel appointed Rick Charette Secretary Pro Tempore for this special meeting to keep the minutes, vote count, and proxies.

President Noel reviewed the sole purpose of the meeting is to vote on the items listed in the Notice of Special Meeting. These items are connected to the potential sale of a 1.47 +/- acre lot of undeveloped land that is presently a part of the Condominium common elements. Approval requires signatures on the prepared proxies from at least 80% of the unit owners. If approved, the next steps will include working with a civil engineer, the DEP, and the Windham Planning Board. The Condo Act requires that the terms of sale including the price be approved by the Owners. We would address that once there was a proposed contract.

Steve Merrill motioned to adopt the proposed Certificate of Seventh Amendment to the Declaration and Partial Termination Agreement in accordance with the attached Exhibit. Mark Lipsky seconded.

Discussion followed and included these questions and answers.

Single family lot – yes

Beach rights – yes

Beach reservations – yes

Boat launch ramp rights – yes

Marina rights – no

Parking lot rights – no, however special requests submitted to Recreation Committee

Maintenance fee for shared common area, beach, boat launch = 2% of any costs payable to WBOA, and Windemere fee reduced from 80% to 78%.

Maintenance fee for Woldbrook Drive (Shamrock Ln to Kennard Rd) = 10% of any costs payable to WBOA.

Motion approved 9-0 (unanimous). Proxies collected and saved. Meeting adjourned at 6:51pm.

Respectfully submitted,

Rick Charette, Secretary Pro Tempore

Exhibit

WHITE'S BRIDGE CONDOMINIUM

CERTIFICATE OF SEVENTH AMENDMENT to the DECLARATION

and

PARTIAL TERMINATION AGREEMENT

The undersigned officers of the **White's Bridge Owners Association** hereby certify that the following Amendments to the Amended and Restated Declaration of the **White's Bridge Condominium** located in the Town of Windham, County of Cumberland and State of Maine (the "Condominium") and Partial Termination Agreement were duly adopted on September 28, 2016 at a duly called meeting of the unit owners at which 100% of the members voted in favor of the Declaration Amendments, Partial Termination Agreement, and other actions set forth below.

WHEREAS, Woldbrook Corporation subjected certain premises located on White's Bridge Road, Windham, Maine to the Maine Unit ownership Act (33 MRSA Sections §§560 et seq) pursuant to a Declaration dated January 20, 1982 and recorded in the Cumberland County Registry of Deeds at **Book 4912, Page 116** as shown on a survey and floor plans entitled "White's Bridge Condominium" which survey and floor plans are dated August 27, 1981 and January 20, 1982 respectively and recorded in the Cumberland County Registry of Deeds on January 26, 1982 in Unit ownership File #76; and

WHEREAS, the said Declaration was amended and restated by instrument dated November 22, 1982 and recorded in said Registry of Deeds in **Book 6613, Page 82** as further amended of record; and

WHEREAS, the Owners now desire to adopt the following amendments and take the following actions in order to permit the sale of a parcel of land located on the southerly side of Woldbrook Drive generally described in the attached Exhibit A; and

WHEREAS, the owners of 80% in interest or more units in the White's Bridge Condominium and have adopted this amendment pursuant to Section 17 of said Declaration, the Maine Unit Ownership and the Maine Condominium Act by expressing their approval in writing by proxy.

NOW THEREFORE, the undersigned officers of White's Bridge Owners' Association hereby certify that the following amendments to said Declaration were duly adopted:

**I. Amendment to Subject the Condominium to the Maine Condominium Act.** The Association hereby elects to subject the Condominium and the Declaration to the Maine Condominium Act (33 MRSA §§1601-101 et. seq), including without limitation, the provisions of §1602-117 entitled Amendment of Declaration and §1602-118 entitled Termination of Condominium.



**II. Future Amendments – Restated Article 17.** Effective upon the adoption of the foregoing amendment in Section I above, Article 17 of the Declaration is hereby amended and restated as follows:

**“17.1 Amendment.** The Declaration and the accompanying Plats and the Plans may be amended as follows:

- (a) The terms of the following procedures shall apply to an amendment of this Declaration, including without limitation any amendment adopted immediately following the adoption of this Restated Article 17:
  - (i) *Proposal and Notice.* An amendment to the Declaration may be proposed by either the Board of Directors or by Unit Owners holding at least ten (10) percent of the votes in the Association. Notice of the subject matter of a proposed amendment, including the proposed text thereof, shall be included in the notice of any meeting in which a proposed amendment is to be considered, and such notice shall be given to all Unit Owners and all Eligible Mortgage Holders.
  - (ii) *Approval.* The amendment shall be adopted if it receives the affirmative vote or written consent of Sixty-Seven percent (67%) or more of the total percentage in interest of all votes in the Association in all cases and such Eligible Mortgage Holders as may be required herein. Unit Owners and mortgagees may express their approval in writing or by proxy. Provided however that no amendment may change the uses to which a Unit may be put without the unanimous consent of the owners of Units affected. Except as specifically provided to the contrary in this Declaration or the Act, no amendment may alter the boundaries of a Unit or the Allocated Interests allocated to a Unit without the unanimous consent of all affected owners.
  - (iii) *By Written Agreement.* In the alternative, an amendment may be made by an agreement signed by the record Owners of Units to which are allocated one hundred percent (100%) of the Units in the manner required for the execution of a deed and acknowledged by at least one of them, with any required approval by Eligible Mortgage Holders, and such amendment shall be effective when certified and recorded as provided below.

**§17.2 Notice, Execution and Recording.** After each amendment to this Declaration adopted by the Association pursuant to this Article has been recorded, notice thereof shall be sent to all Unit Owners and to all Eligible Mortgage Holders, but failure to send such notices shall not affect the validity of such amendment. A certificate of each such amendment shall be executed and acknowledged by such officer(s) or director(s) of the Association designated for that purpose by the Bylaws. The amendment shall be effective when such certificate and copy of the Amendment are recorded.

**§17.3 Notice and Challenge.** No action to challenge the validity of an amendment to the Declaration adopted by the Association may be brought more than one (1) year after such amendment is recorded.”

**III. Termination – New Article 22 and Partial Termination Agreement.** Following the adoption of the foregoing amendments, Article 22 of the Declaration and a Partial Termination Agreement is hereby adopted as follows:

**“§22.1 Termination.** In accordance with Condominium Act, the Condominium may be terminated in whole or part with the agreement of the owners of Units to which at least eighty (80) percent of the Votes in the Association are allocated, and that percentage of Eligible Mortgage Holders required in the Condominium Act. Termination shall not bar the subsequent resubmission of the Property to the Condominium Act.

**§22.2 Effect of Termination – Termination Agreement.**

(a) Since the Condominium does not contain any units with horizontal boundaries between Units, this Amendment shall operate as a Partial Termination Agreement in order to permit sale of a portion of the Common Element land and accompanying easements as described in the attached Exhibit A with a closing to occur on or before September 30, 2022 (the "Termination Date") on such terms as the Association acting through the Board of Directors may approve. This Amendment shall be void unless recorded by July 31, 2017.

(b) The Association may contract for the sale of Common Element land and accompanying easements described in the attached Exhibit A or such portion thereof as the Association may deem proper following adoption of this Amendment and Partial Termination Agreement on such terms as it may approve. Upon the recording of this Certificate of Amendment and Partial Termination, title to the land and easements described in Exhibit A shall vest in the Association as trustee for the holders of all interests in the Units, and the Condominium Plat is hereby revised in accordance with the revised Partially Amended Plat entitled " \_\_\_\_\_ " dated \_\_\_\_\_, 2016 as approved or to be approved by the Town of Windham Planning Board, a reduced copy of which is attached hereto Exhibit B. Thereafter, the Association through its Board of Directors has all powers necessary and appropriate to effect the sale, subject to the provisions of the Maine Condominium Act Section 1602-117(e) requiring final member approval of the contract of sale.

(c) If the real estate constituting the condominium is not sold by the Termination Date, title to the land and easements described in Exhibit A shall re-vest in the unit owners as Common Elements in proportion to their respective Allocated Interests, any mortgages or other liens on the units shall shift accordingly, and the Association shall execute and record an certificate of re-vesting.

(g) Following partial termination of the condominium, the net proceeds of any sale of the land and easements described in Exhibit A shall be held by the Association as trustee for unit owners and holders of Eligible Mortgage Holders on the Units as their interests may appear and for unpaid creditors of the Association (as opposed to the Unit Owners) in accordance with the Maine Condominium Act, which funds may at the option of the Board of Directors be held in a reserve account, credited against amounts due from Unit Owners as common charges or contributions to the reserves and used to reimburse any current Unit Owners for special assessments made by the Association on or after the closing of the sale against the against the Unit they now own.

Dated \_\_\_\_\_, 2016

**White's Bridge Owners Association**

By: \_\_\_\_\_  
\_\_\_\_\_, President

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary

State of Maine

County of Cumberland, ss

\_\_\_\_\_, 201\_\_\_\_

Then personally appeared before me the above named \_\_\_\_\_ in  
his/her said capacity and acknowledged the foregoing to be his/her free act and deed and  
the free act and deed of said association.

Before me,

\_\_\_\_\_  
Notary Public/Maine Attorney at Law

Name: \_\_\_\_\_

## EXHIBIT A

A certain lot or parcel of land situated on the northwesterly side of Woldbrook Drive in the Town of Windham, County of Cumberland, State of Maine bounded and described as follows:

Beginning at an iron pin set on the northwesterly sideline of Woldbrook Drive at the southeasterly corner of land now or formerly of Robert J. School as recorded in the Cumberland County Registry of Deeds in Book 24331, Page 128 said pin also being at the southeasterly corner of lot 2 as shown on a plan of Windemere on Sebago Lake as recorded in the said Registry of Deeds in Plan Book 150, Page 37.

Thence running southwesterly along Woldbrook Drive on a curve to the right having a radius of 575.00 feet an arc distance of 365.63 feet to a point.

Thence running S 57°-00'-00" W along said road a distance of 115.30 feet to a point.

Thence running Southwesterly along said road on a curve to the left having a radius of 275.00 feet an arc distance of 35.44 feet to an iron pin set at land to be retained as part of the Whites Bridge Condominium Common Elements.

Thence running N 40°-23'-04" W along said Common Element land to be retained a distance of 5.10 feet to an iron pipe found at the southeasterly corner of land now or formerly of Mary Lou Richardson as recorded in the said Registry of Deeds in Book 22818, Page 296.

Thence running N 11°-25'-05" W along land of said Richardson, and continuing along land now or formerly Deborah A. Vargo as recorded in the said Registry in Book 11667, Page 10, along land now or formerly Alice S. Aaskov as recorded in the said Registry in Book 6346, Page 220, along land now or formerly Sandy Toes Cottages, LLC as recorded in the said Registry in Book 19836, Page 1, a distance of 217.06 feet to an iron pipe found on the southeasterly sideline of a private way.

Thence running N 41°-51'-56" E along said private way a distance of 40.28 feet to an iron pipe found at the northwesterly corner of land now or formerly of Leona Doucette as recorded in the said Registry of Deeds in Book 3049, Page 79.

Thence running S 17°-26'-42" E along land of said Doucette a distance of 38.40 feet to an iron pipe found.

Thence running N 69°-29'-04" E along land of said Doucette a distance of 27.62 feet to an iron pipe found.

Thence running N 20°-10'-59" E along land of said Doucette a distance of 15.19 feet to an iron pipe found at land now or formerly of Charles Young as recorded in the said Registry in Book 9763, Page 29.

Thence running S 68°-01'-29" E along land of said Young a distance of 69.68 feet to an iron pipe found.

Thence running N 37°-40'-35" E along land of said Young a distance of 53.68 feet to an iron pipe found at the end of a private right of way.

Thence running N 66°-37'-51" E along said private right of way a distance of 22.72 feet to an iron pin set at land now or formerly of Francis M. Gay as recorded in the said Registry in Book 25127, Page 315.

Thence running N 89°-44'-01" E along land of said Gay a distance of 59.31 feet to an iron pin set.

Thence running N 07°-21'-48" W along land of said Gay a distance of 157.98 feet to an iron pin found at land of said School.

S 72°-55'-44" E along said land now or formerly of Robert J. School a distance of 177.54 feet to the point of beginning.

The above described parcel contains 1.47 acres. Bearings are referenced to magnetic north 1981.

Together with the following perpetual easements, subject to the rights of others as recorded:

(i) An easement for passage on foot and by vehicles for all purposes over all of Woldbrook Drive as shown on the plans recorded in the Cumberland County Registry of Deeds in Unit Ownership File 76 as amended in Plan Book 145, Page 16 (the "Condo Plat").

(ii) An easement on, over Woldbrook Drive running southerly to White's Bridge Road as shown on the Condo Plat for the connection to, installation, repair, maintenance and replacement of underground utility lines and equipment in a good and workmanlike manner in accordance with applicable codes at the expense of the easement holder together with a right of entry for such purposes, provided that following any excavation the surface shall be promptly restored and that such work shall minimize any disruption of the use of Woldbrook Drive by others.

(iii) An easement for the use in common with the owners of Units in the Condominium and other entitled to the use of the same for the use of the beach area adjoining Sebago Lake located westerly of Kennard Road, so-called, the gazebo, provided however that the owners of

condominium units and others holding rights of record shall have first priority in the use of such facilities and that the Condominium Association may adopt rules and regulations governing use of all such facilities.

(iv) An easement for the use in common with the owners of Units in the Condominium and others entitled to the use of the same for the use of the boat launch adjoining Sebago Lake located southerly of White's Bridge Road, but not for boat storage or use of any of the marina facilities.

Other than use of the boat launch, no rights to use the marina facilities or other property located southerly of White's Bridge Road are included in this grant of easements.

Excepting and reserving the fee title to Woldbrook Drive

SUBJECT TO:

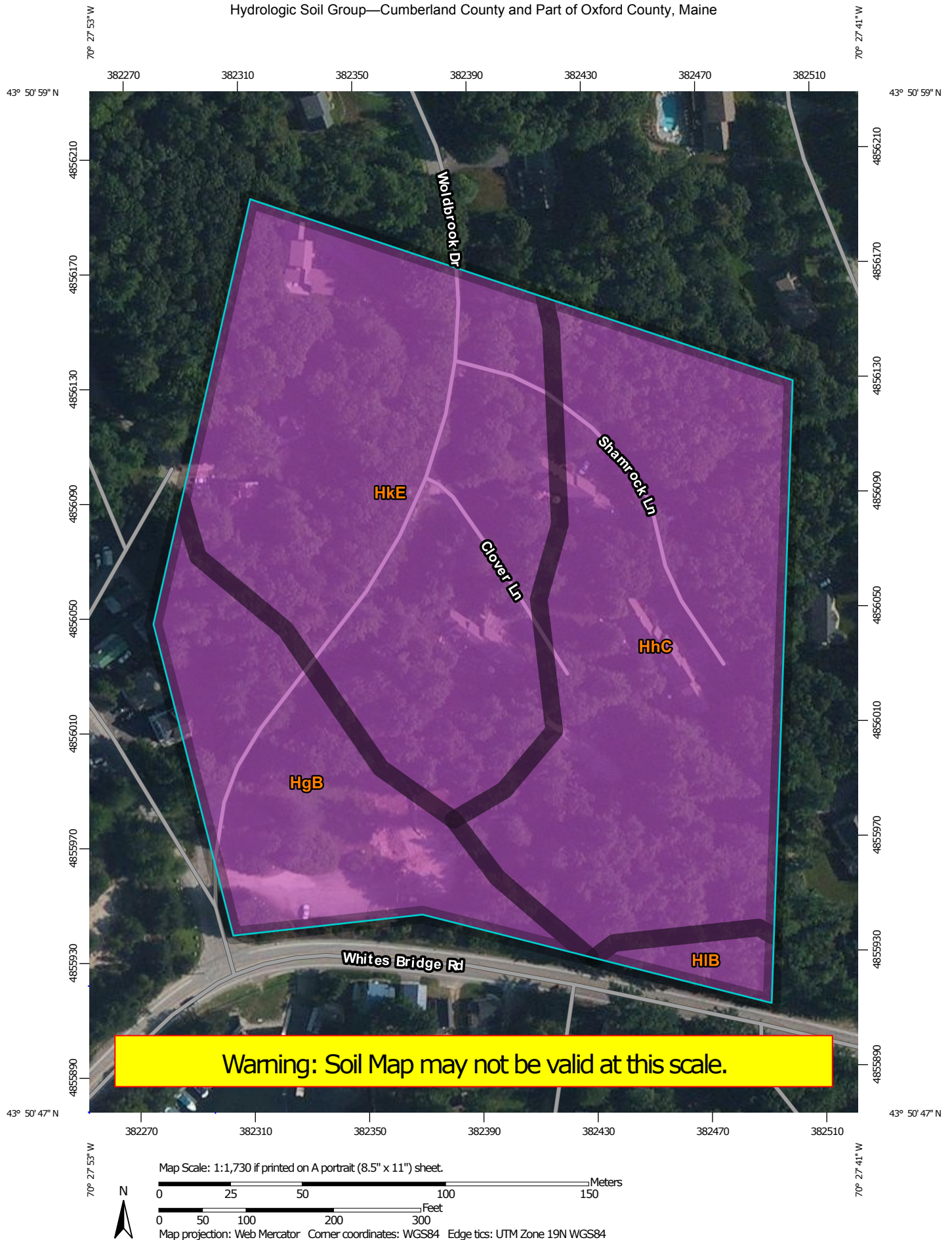
(a) the Declaration of Covenants governing the foregoing property dated \_\_\_\_\_, 2016 and recorded in said Registry of Deeds in Book \_\_\_\_, Page \_\_\_\_\_;

(b) the easements and rights reserved by Woldbrook Corporation or referenced in the Schedule A legal description of the remaining White's Bridge Condominium land not being withdrawn pursuant to the Third Amendment to the White's Bridge Condominium Declaration dated October 2, 1984 and recorded in said Registry of Deeds in Book 6613, Page 51, provided that this lot shall not be considered by such reference to be a part of the Windemere Subdivision; and

(b) Perpetual easements in favor of the White's Bridge Condominium Association and the Units located therein to install, maintain, repair and replace any existing utilities and drainage improvements that may now existing and for future utility lines and drainage improvements extending 25 feet from the centerline of Woldbrook Drive and for the flow of surface waters from Woldbrook Drive

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# Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine





## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Cumberland County and Part of Oxford County, Maine (ME005)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgB	Hermon sandy loam, 3 to 8 percent slopes	A	2.2	18.3%
HhC	Hermon very stony sandy loam, 8 to 15 percent slopes	A	4.5	38.0%
HkE	Hermon extremely stony sandy loam, 20 to 60 percent slopes	A	4.9	41.7%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	A	0.2	2.0%
<b>Totals for Area of Interest</b>			<b>11.8</b>	<b>100.0%</b>



## Preliminary Soils Evaluation Report

January 18, 2017

**Property Owner/Address:** Whites Bridge Condo Association  
c/o: DM Roma Consulting Engineers  
59 Harvest Hill Road  
Windham, ME 04062

**Subject Parcel:** Woldbrook Drive (Proposed Lot A)  
40,010 sf – Windham, Maine

**Findings:** On January 17, 2017 a soils evaluation was conducted at the above-mentioned parcel. Suitable soils were found within the property as well as adequate space to support a subsurface wastewater disposal system in accordance with the Maine State Plumbing Code.

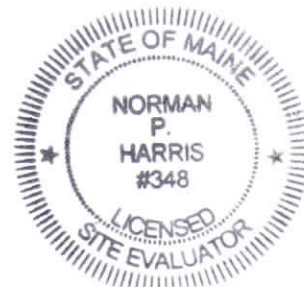
**Conclusion:** Suitable conditions exist within the property to support a subsurface wastewater disposal system. It should be noted that these findings are in accordance with the current Maine State Plumbing Code guidelines. Changes in code, Town regulations, development ordinances, alterations in property and neighboring features can affect these findings. Steps should be taken to complete a "Subsurface Wastewater Disposal System Design" in order to secure the build ability of the site.

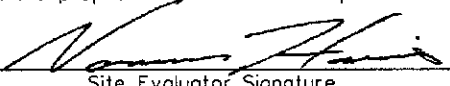
Please feel free to call with any questions you may have regarding this report.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman P. Harris", is written over a light blue horizontal line.

Norman "Bud" Harris, LSE#348



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Dept. Health & Human Services Div. of Environmental Health, 11 SHS (207) 287-5672 FAX (207) 287-4172	
PROPERTY LOCATION		>> Caution: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	WINDHAM	Town/City _____	Permit # _____
Street or Road	WOLDBROOK DRIVE	Date Permit Issued ____/____/____ Fee: \$ _____ Double Fee Charged ( )	
Subdivision, Lot *	PROPOSED LOT A	L.P.I. # _____	
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____ <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> State	
Name (last, first, MI) WHITES BRIDGE CONDO ASSOCIATION		The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Mailing Address of Owner/Applicant DM ROMA CONSULTING ENGINEERS 59 HARVEST HILL ROAD WINDHAM, ME 04062			
Daytime Tel. # 310-0506			
Owner or Applicant Statement		Caution: Inspection Required	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) Date Approved _____ _____ (2nd) Date Approved _____	
PERMIT INFORMATION			
<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type Replaced: _____ Year Installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Approval	<b>DISPOSAL SYSTEM COMPONENTS</b> 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd+) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous Components	
<b>SIZE OF PROPERTY</b> 40,010 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres	<b>DISPOSAL SYSTEM TO SERVE</b> 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: 3-4 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____ (SPECIFY) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<b>TYPE OF WATER SUPPLY</b> 1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____	
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY 1000 gallons	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> 1. <input checked="" type="checkbox"/> Stone Bed 2. Stone Trench 3. <input type="checkbox"/> Proprietary Device a. <input type="checkbox"/> cluster array c. <input type="checkbox"/> Linear b. <input type="checkbox"/> regular load d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: _____ SIZE: _____ <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin.	<b>GARBAGE DISPOSAL UNIT</b> 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> multi-compartment tank b. <input type="checkbox"/> _____ c. <input type="checkbox"/> in-cabinet tank d. <input type="checkbox"/> Filter on tank outlet	<b>DESIGN FLOW</b> 300-400 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 4A (dwelling units) 2. <input type="checkbox"/> Table 4C (other facilities) SHOW CALCULATIONS - for other facilities - 3 TO 4 BEDROOMS AT 100 GALLONS PER DAY EACH <input type="checkbox"/> Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. ____ d ____ m ____ s Lon. ____ d ____ m ____ s if g.p.s., state margin of error ____
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION 2 / C at Observation Hole # TP-1A Depth 19" of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> 1. <input type="checkbox"/> Medium - 2.5 sq.ft./gpd 2. <input type="checkbox"/> Medium-Large 3.3 sq.ft./gpd 3. <input type="checkbox"/> Large 4.1 sq.ft./gpd 4. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd	<b>EFFECTIVE PUMP</b> 1. <input type="checkbox"/> Not required #348 2. <input checked="" type="checkbox"/> May be required 3. <input type="checkbox"/> Required Specify only for approved systems: DOSE: _____ Gallons	
SITE EVALUATOR STATEMENT			
I certify that on <u>1/17/17</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
 Site Evaluator Signature		#348 SE #	1/18/17 Date
NORMAN "BUD" HARRIS (HARRIS SEPTIC SOLUTIONS, INC.) (207) 892-2435 harriseseptic@gmail.com		Page 1 of 3 HHE-200 Rev. 08/2011	
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Div. of Environmental Health, 11 SHS  
(207) 287-5672 FAX (207) 287-3165

Town, City, Plantation  
**WINDHAM**

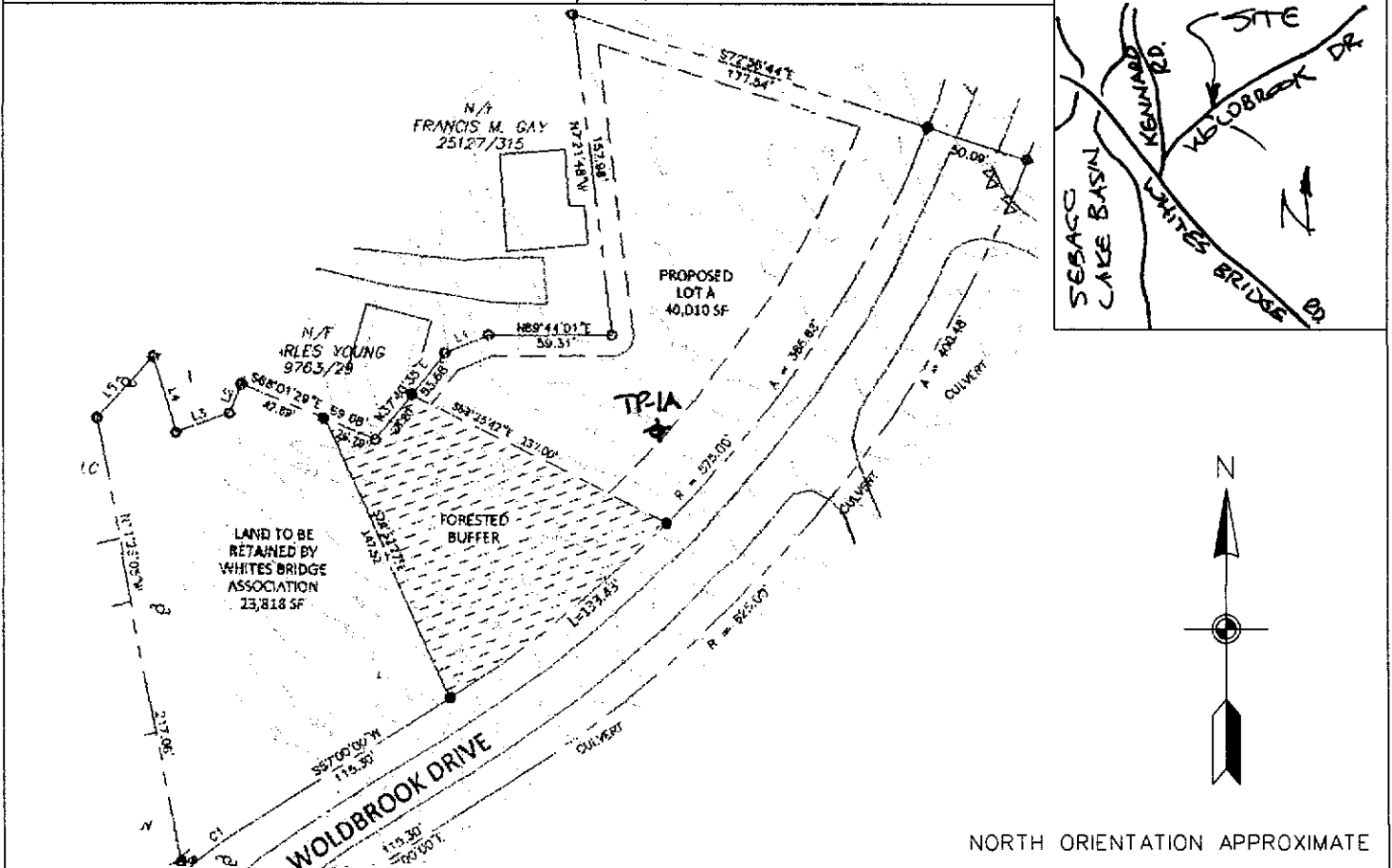
Street, Road, Subdivision  
**WOLDBROOK DRIVE, PROPOSED LOT A**

Owner's Name  
**WHITES BRIDGE CONDO ASSOC.**

## SITE PLAN

Scale 1" = NTS ft. or as shown

## SITE LOCATION PLAN



NORTH ORIENTATION APPROXIMATE

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1A ☒ Test Pit ☐ Boring  
1" Depth of Organic Horizon Above Mineral Soil

Observation Hole            ☐ Test Pit ☐ Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 SANDY LOAM	FRIABLE	DARK BROWN	
10 LOAMY COARSE SAND	FRIABLE	MEDIUM BROWN	
20 REFUSAL IN STONE AT 19"			
30			
40			
50			

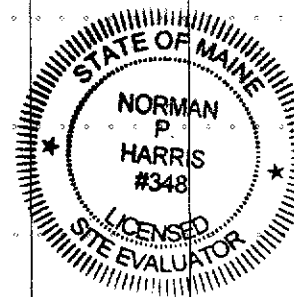
  

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
2 Profile C	2-4 %	19"	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input checked="" type="checkbox"/> Pit Depth

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile Condition	%	"	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth



*Norman P. Harris*  
Site Evaluator Signature

#348  
SE •

1/18/17  
Date