

March 6, 2017

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

**Re: Site Plan – Recreation Vehicle Display Lot
Moose Landing North, LLC – Applicant**

Dear Amanda:

On behalf of Moose Landing North, LLC we have prepared the enclosed Site Plan Sketch Application for Planning Board review of a proposed gravel parking area for display of recreational vehicle sales inventory. The 10-acre subject property is identified as Lot 2 on the Town of Windham Assessor's Map 15 and is located in the Commercial III Zoning district.

Moose Landing North, LLC will be the new owner and manager of the adjacent parcel, which is currently operated as Lees Family Trailer Sales & Service. The proposed parking area will be an expansion of the existing outdoor sales use, and will connect to the rear parking area of the existing sales site. The gravel parking area has been designed to accommodate a 30-foot wide drive aisle and 50-foot wide parking on both sides for display. The gravel road will connect to Danielle Drive, but will be secured with a gate.

The proposal is to construct up to 1 acre of the parking lot as soon as possible. The total parking area, as currently shown on the attached plan, would create approximately 2.3 acres of impervious surface and will require a Stormwater Permit from the Maine DEP. We intend to apply to the MDEP for permits to build the entire 2.3-acre site concurrent with our application to the Town, but it will likely require phasing in order to have the parking lot constructed before the peak summer season.

Stormwater Management will be addressed through the construction of two ponds. The presence of wetlands and potential streams will need to be verified over the next few weeks, but based on the surveys completed by the existing property owner we do not anticipate that wetland alteration will be significant.

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: Daniel Craffey, Moose Landing North LLC

Project Name: Recreational Vehicle Sales

Tax Map: 15 **Lot:** 2

Estimated square footage of building(s): NONE

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

ONE ACRE FOR FIRST PHASE - UP TO 2.5 ACRES TOTAL

Contact Information

1. Applicant

Name: MOOSE LANDING NORTH, LLC

Mailing Address: PO BOX 177, NAPLES, ME 04055

Telephone: 693 - 9559

Fax:

E-mail: DANIELCRAFFEY@YAHOO.COM

2. Record owner of property

_____ (Check here if same as applicant)

Name: SKILLINS WINDHAM, LLC

Mailing Address: 89 FORESIDE ROAD, FALMOUTH, ME 04105

Telephone: 781 - 3860

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

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan	X	
	traffic study	N/A	
	utility study	N/A	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 808)	X	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards in Section 812 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.		
	Submit initialed form regarding additional fees, from applicant intro packet		
h.	Plan Requirements		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicants interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)	X	
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.		
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.		

89 Foreside Road
Falmouth ME 04105
(207) 781-3860 • 1-800-244-3860

201 Gray Road
Cumberland ME 04021
(207) 829-5619 • 1-800-348-8498



www.skillins.com

422 Bath Road
Brunswick, ME 04011
(207) 442-8111 • 1-800-339-8111



Garden Center — Gifts — Florists — Nursery — Greenhouse

March 3, 2017

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

Dear Amanda,

Skillins Windham, LLC currently owns a 9.96 +/- acre C3 Zoned Commercial Lot located directly behind and next to the Tractor Supply Retail Store, reference Map 15, Lot 2.

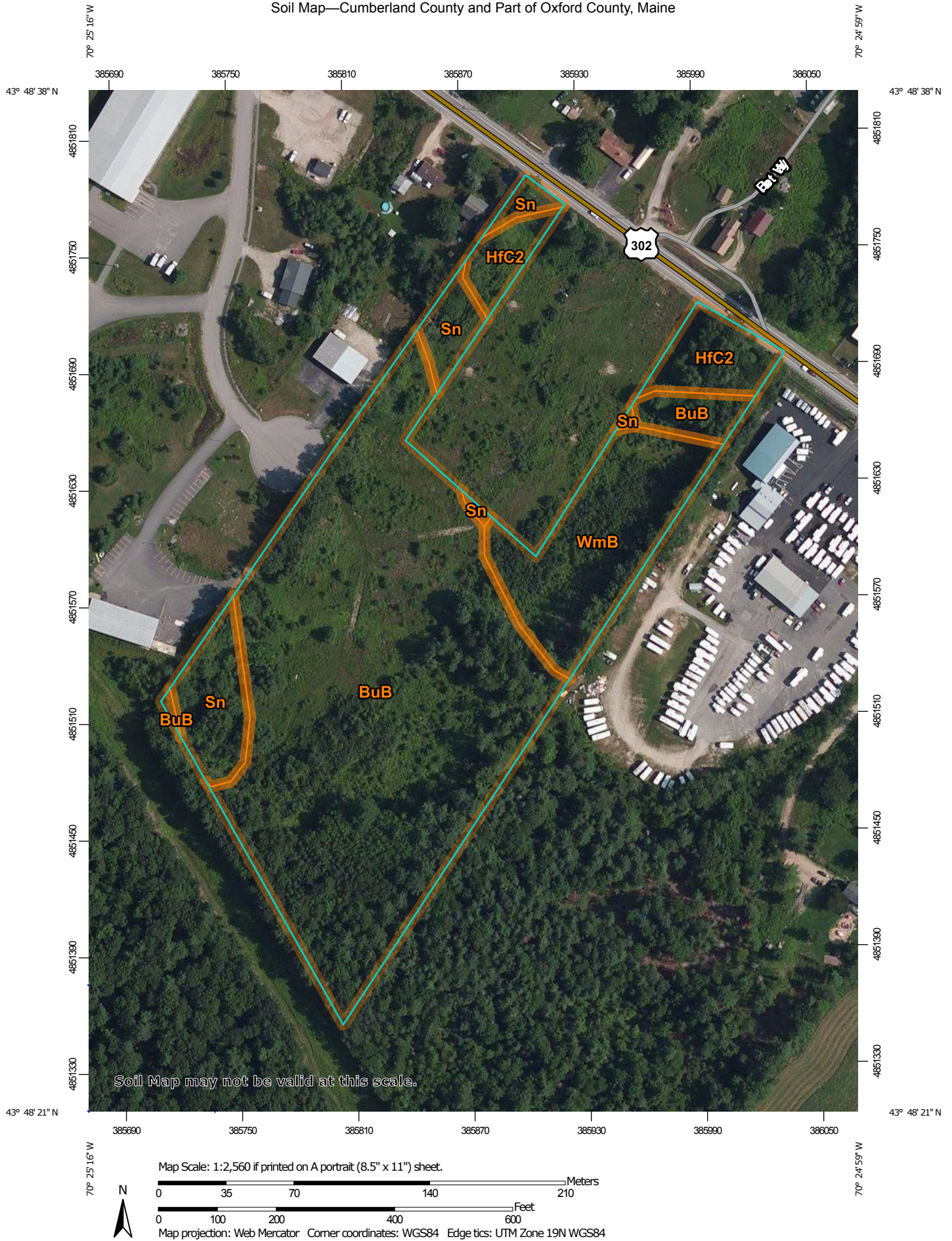
Moose Landing North, LLC has contracted to purchase the 9.96 +/- acre lot from Skillins Windham, LLC.

Skillins Windham, LLC hereby authorizes Moose Landing North, LLC to apply for and obtain land use permits from the Town of Windham.

Sincerely,

Michael Skillin
Authorized Member
Skillins Windham, LLC
89 Foreside Road
Falmouth, Maine 04105

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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/6/2017
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Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	8.4	70.1%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	0.8	6.9%
Sn	Scantic silt loam, 0 to 3 percent slopes	1.0	8.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	1.7	14.4%
Totals for Area of Interest		12.0	100.0%