

April 3, 2017

Ben Smith, Planning Director
8 School Road
Windham, ME 04062

**Re: Major Subdivision Sketch Plan Application
Majestic Woods Subdivision – Phase 3**

Dear Ben:

On behalf of Shoreland Development, LLC we have prepared the enclosed Major Subdivision Sketch Plan and application for a proposed 22-lot residential subdivision located off Swett Road. The project is the third phase of the Majestic Woods Subdivision, which was last amended by the Planning Board in September 2015. The proposed development parcel is a 39-acre lot depicted as "Lot 16-13 Retained Land" on the Phase 2 Subdivision Plan. The lot will be accessed by a 1,800 foot long dead-end roadway with a cul-de-sac turnaround. The project will be developed utilizing the Cluster Subdivision standards, with 50% of the gross land area reserved and dedicated as Open Space.

The proposed layout does not currently meet the standard which requires 50% of the land suitable for development to be located in the open space. We believe that providing more good land within the residential lots is a better alternative than setting it aside as open space, so we will be requesting a waiver from this performance standard. The intent is to design the roadway for potential acceptance as a public way. Each of the proposed lots will be served by private wells, individual septic fields and underground electrical utilities. The project will require a Site Location of Development Act permit from the Maine Department of Environmental Protection for a project exceeding 15 lots on 30 acres.

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: Bruce Brown, Shoreland Development, LLC

Project Name: MAJESTIC WOODS SUBDIVISION

Tax Map: 6 **Lot:** 63-13

Estimated square footage of building(s):

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

22 LOT RESIDENTIAL SUBDIVISION ON 1,800 LINEAR FOOT ROAD

Contact Information

1. Applicant

Name: SHORELAND DEVELOPMENT, LLC

Mailing Address: 2320 CONGRESS STREET, PORTLAND, ME 04102

Telephone:

Fax:

E-mail:

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

4-3-2017

Signature

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	number of lots	X	
	constraints/opportunities of site	X	
	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	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 908)	X	
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	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?	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
i.	Submit initialed form regarding additional fees, from applicant intro packet	X	
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	
2	Boundary and lot lines of the subdivision	X	
3	Approximate location, width, and purpose of easements or restrictions	X	
4	Streets on and adjacent to the tract.	X	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	
6	Existing buildings, structures, or other improvements on the site	X	
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.	X	



VICINITY MAP

MAJESTIC WOODS SUBDIVISION
WINDHAM, MAINE

FOR:
SHORELAND DEVELOPMENT, LLC

SCALE: 1"=2000'
DATE: 4-3-2017
JOB NUMBER: 17002

DM ROMA

CONSULTING ENGINEERS

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CAMILLA R. KLUCHNIK** of Windham, Maine, for consideration paid, grant to **SHORELAND DEVELOPMENT, LLC**, a Maine limited liability company with a mailing address of P. O. Box 1052, Portland, Maine 04104, with WARRANTY COVENANTS, the land in Windham, County of Cumberland and State of Maine, described below

A certain lot or parcel of land with the buildings thereon situated in Windham in the County of Cumberland and State of Maine, and bounded and described as follows; viz: Commencing on the westerly side of the road leading past the house owned by Albert Howard and the house formerly owned by Martha Cram at the southeasterly corner of said road; thence northerly by the aforesaid road to land of the heirs of George Woodman; thence northwesterly by land of said Woodman heirs, and land now or formerly owned by Leslie A. Wentworth and land formerly owned by Dr. Howard Hamlin; thence southwesterly by land formerly owned by said Hamlin to the road leading past the house owned by Robert D. Timmons, known as the Swett Road; thence southeasterly by said road to the first mentioned bound; containing ninety (90) acres more or less.

Also, another parcel of land on the easterly side of said road leading past the house of Albert Heward and bounded as follows: Commencing at the most northwesterly corner of said Albert Heward's land, thence northeasterly by said road to land formerly owned by the heirs of Heman Cobb; thence southeasterly by said heirs' land to land of the heirs of George R. Pendexter; thence southwesterly by land of said Pendexter heirs to land of said Albert Heward; thence northwesterly by said Albert Heward's land to the first mentioned bound; containing forty (40) acres more or less.

Excepting from the above premises a certain lot or parcel of land conveyed by Peter Kluchnik and Camilla Kluchnik to Euchariste P. Archambault, et. al., by deed dated September 20, 1962 and recorded in the Cumberland County Registry of Deeds in Book 2705, Page 358.

Also conveying another lot or parcel of land described in deed of Euchariste P. Archambault and Yvonne M. Archambault to the Grantor and Peter Kluchnik, dated June 9, 1964 and recorded in said Registry of Deeds in Book

MAINE REAL ESTATE TAX PAID

2829, Page 160.

Also excepting a parcel of land conveyed by the Grantor and Peter K. Kluchnik to Sharon L. Kostopoulos by deed dated June 16, 1998 and recorded in said Registry of Deeds in Book 13955, Page 147.

Also excepting a parcel of land conveyed by Eva Klucknick (sic) to Central Maine Power Company dated April 9, 1959 and recorded in said Registry of Deeds in Book 2467, Page 294.

This conveyance is subject to an easement to Central Maine Power and New England Telephone and Telegraph Company, dated October 22, 1992, recorded in said Registry of Deeds in Book 10387, page 105 and an easement to Portland Natural Gas Transmission System, recorded in Book 13987, Page 244 as corrected by easement deed recorded in Book 14134, Page 250.

Being a portion of the premises conveyed to the Grantor herein and Peter Kluchnik by deed of Eva Kluchnik, dated June 12, 1961 and recorded in the Cumberland County Registry of Deeds in Book 2610, Page 27. The Grantor herein is the surviving joint tenant. Peter Kluchnik died on December 15, 2002.

This conveyance is subject to the following covenants, all of which expire on November 30, 2005:

1. Neither purchaser nor agents of purchaser shall do anything to disturb the premises except clean up and remove dead wood, engage in soil testing, engage in surveying and incidental activities necessary to obtain subdivision approval.
2. Neither purchaser nor agents of purchaser shall cause holes to be dug for soil testing without taking care to fill in such holes when such purposes have been achieved in order that no person or animal can be injured by stepping into such hole.
3. Neither purchaser nor agents of purchaser shall cause any fence existing at the time of the execution of this agreement to be damaged, removed or destroyed, and if for any reason purchaser or agents of purchaser should cause any such fence to be temporarily dismantled, purchaser or agents of purchaser shall take care to

restore said fence to its former condition in order to assure that no person or animal may easily pass through it.

4. Seller or her agents, without any obligation to pay rent, shall be permitted to keep horses or any other animals on the premises at their own risk. Purchaser shall have no obligation to care for such horses and other animals except for the obligation to do them no harm. Seller or her agents shall be permitted to work the horses or other animals on the "cemetery side" of the premises.

5. Elena Kluchnik, without any obligation to pay rent, shall be permitted to place a camper on the premises in which to live or use the barn in the woods in which to live.

6. Seller shall remove her shed or tangible personal property from the premises, and if not so removed by November 30, 2005, such property shall be deemed to have been abandoned by the Seller.

7. Purchaser shall limit public access to the premises, such that the only persons to access the premises prior to November 30, 2005, shall be the Seller, Elena Kluchnik and Seller's agents, the Purchaser and Purchaser's agents.

IN WITNESS WHEREOF, the said Camilla B. Kluchnik has set her hand this 25th day of March, 2005.

Witness

Camilla B. Kluchnik
Camilla B. Kluchnik

R.

STATE OF MAINE

COUNTY OF CUMBERLAND

March 25, 2005

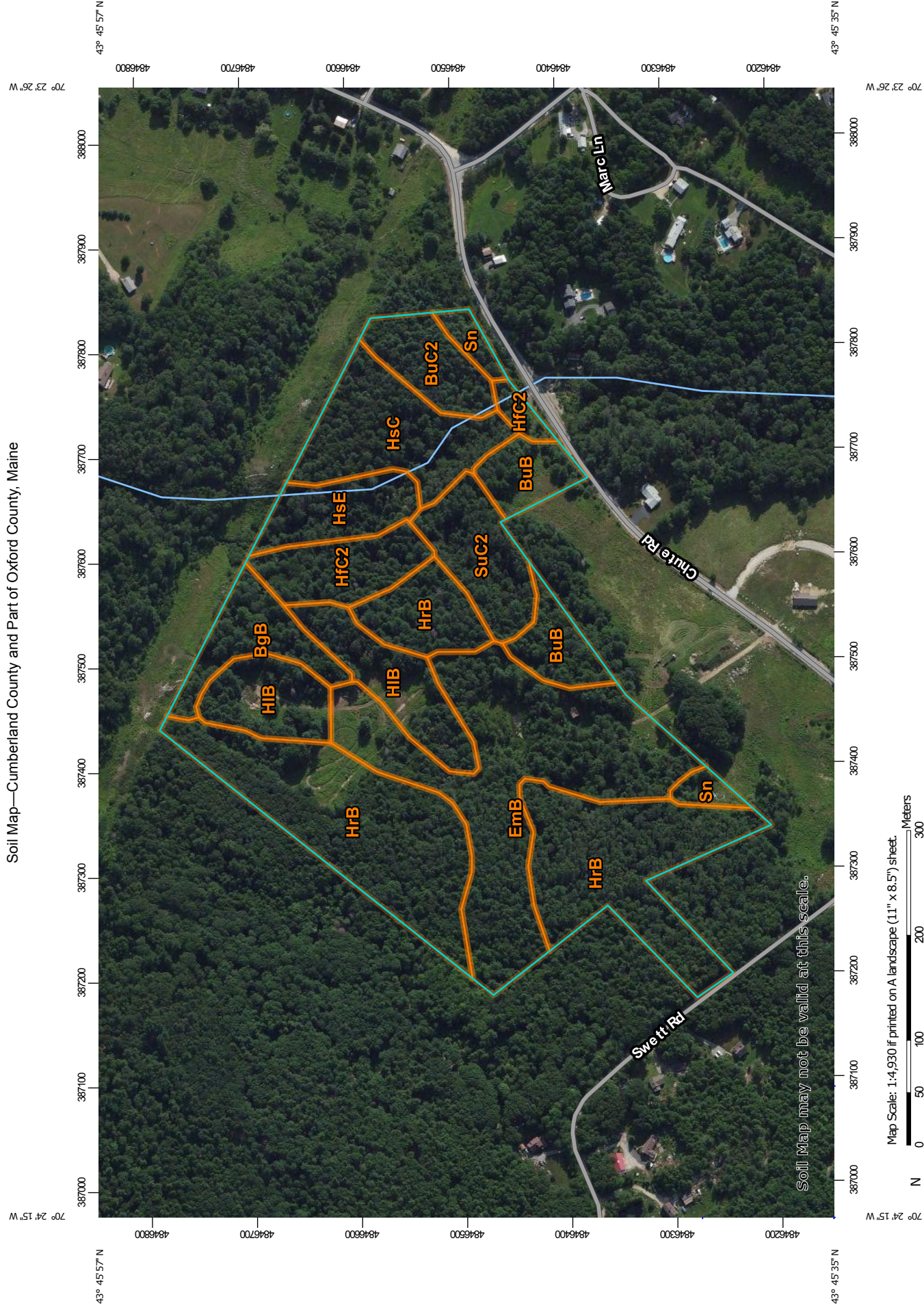
Then personally appeared Camilla ^{R.} Kluchnik, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

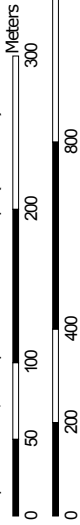
Received
Recorded Register of Deeds
Mar 31, 2005 09:57:46A
Cumberland County
John B O'Brien

Perry H. Clark
Perry H. Clark, Esq.
Attorney at Law

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































Map Scale: 1:4,930 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)	
Soils		Soil Map Unit Polygons	
		Soil Map Unit Lines	
		Soil Map Unit Points	
Special Point Features		Water Features	
		Streams and Canals	
		Transportation	
		Rails	
		Interstate Highways	
		US Routes	
		Major Roads	
		Local Roads	
		Background	
		Aerial Photography	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 12, Sep 15, 2016
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	2.0	4.3%
BuB	Lamoine silt loam, 3 to 8 percent slopes	2.5	5.3%
BuC2	Buxton silt loam, 8 to 15 percent slopes	1.8	3.8%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	10.2	21.4%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	2.6	5.4%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	4.5	9.5%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	14.6	30.7%
HsC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes	3.9	8.2%
HsE	Hollis very rocky fine sandy loam, 20 to 35 percent slopes	2.0	4.2%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.9	1.9%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	2.5	5.2%
Totals for Area of Interest		47.6	100.0%