



Major Site Plan Application

To:

Town of Windham

For:

Anglers Road Commercial Development

Anglers Road, Windham, ME 04062

Prepared for:

Ken Cianchette

42 Market Street,

Portland, ME 04101

Prepared by:

Sebago Technics, Inc.

75 John Roberts Road, Suite 1A

South Portland, Maine 04106

June 5, 2017



June 5, 2017
17081

Ben Smith, AICP
Planning Director
Town of Windham
8 School Road
Windham, ME 04062

Major Site Plan Application – Anglers Road Commercial Development, Windham, ME

Dear Mr. Smith,

On behalf of Ken Cianchette, we are pleased to submit a major site plan application for a proposed commercial building of approximately 6,050 square feet. The project is located on Anglers Road, Map 80 lot 66, and is in the Commercial One Zone and Aquifer Protection Overlay Zone.

The property is 7.96 acres in size with no existing structures. The property was previously used as a sand/gravel pit and staging area as part of the Whites Bridge Road Improvements completed several years ago. Approximately 3.5 acres of the site remains gravel, while the rest of the site is wooded. The site is adjacent to Chaffin Pond.

The plan set includes:

- Construction of a 6,050 square foot building which will function as a dance hall and restaurant.
- An outdoor grassed music venue with an 875 square foot area reserved for a stage and dance floor.
- An area reserved for approximately 18 picnic tables to be covered by fabric canopies.
- An outdoor area reserved for a future food and beverage station.
- A paved access drive, paved parking spaces, and a large gravel parking lot.
- Landscaping, utilities (including an engineered onsite septic system), and stormwater drainage improvements to support the new development.

The proposed improvements will not create any additional impervious area. The paved access drive will be within the existing gravel footprint. The existing gravel area to the east of the site will be utilized for parking. The applicant is proposing to loam and seed the outdoor venue.

We look forward to meeting with the City Staff and Planning Board to discuss the proposal in more detail. Please contact me with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "C. Abbott", with a stylized flourish at the end.

Caitlyn C. Abbott
Civil Engineer

CCA/
cc: Ken Cianchette, Applicant

Table of Contents

Application

1. Narrative
2. Location Map
3. Abutters & Tax Map
4. Right, Title or Interest
5. Financial Capacity
6. Technical Capability
7. Noise
8. Utilities
9. Solid Waste
10. Lighting
11. List of Trees/Shrubs proposed
12. Traffic
13. Agency Letters
14. Soils
15. General Plans

Project Name: Anglers Road

Tax Map: 80 Lot: 66

Estimated square footage of building(s): 6,050 square feet

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

Contact Information

1. Applicant

Name: Ken Cianchette

E-mail: kcianchette@theregency.com

Mailing Address: 42 Market St
Portland, ME 04101

Fax:

Telephone: 207-774-1000

2. Record owner of property

_____ (Check here if same as applicant)

Name: Windham Economic Development Corp Mailing
Address: 8 School Rd
Windham, ME 04062

Telephone: 207-894-5960x4

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: Caitlyn Abbott

Company Name: Sebago Technics, Inc.

Mailing Address: 75 John Roberts Rd

Fax:

Suite 1A

South Portland, ME 04106

E-mail: cabbott@sebagotechnics.com

Telephone: 207-200-2086

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

Signature

Date

Final Plan - Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Evidence of payment of application and escrow fees	X	
c.	Written information - submitted in bound report	X	
1	A narrative describing the proposed use or activity	X	
2	Name, address, & phone number of record owner, and applicant if different	X	
3	Names and addresses of all abutting property owners	X	
4	Documentation demonstrating right, title, or interest in property	X	
5	Copies of existing proposed covenants or deed restrictions	X	
6	Copies of existing or proposed easements on the property	X	
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable	X	
8	Evidence of applicant's technical capability to carry out the project	X	
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	X	
10	Estimated demand for water supply and sewage disposal	X	
11	Provisions for handling all solid wastes, including hazardous and special wastes	X	
12	Detail sheets of proposed light fixtures	X	
13	Listing of proposed trees or shrubs to be used for landscaping	X	
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project	X	
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	X	
16	If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following:	TBD	
	stormwater calculations		
	erosion and sedimentation control measures		
	water quality and/or phosphorous export management provisions		
17	If public water or sewerage will be utilized, provide statement from 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.	X	
18	Financial Capacity	X	
	i. Estimated costs of development and itemize estimated major expenses	X	
	ii. Financing (submit one of the following)		
	a. Letter of commitment to fund	X	
	b. Self-financing		
	1. Annual corporate report		

	2. Bank Statement	N/A	
	c. Other	N/A	
	1. Cash equity commitment of 20% of total cost of development	N/A	
	2. Financial plan for remaining financing	N/A	
	3. Letter from institution indicating intent to finance	N/A	
	iii. If a registered corporation a Certificate of Good Standing from:	N/A	
	Secretary of State, or	N/A	
	statement signed by corporate officer	N/A	
19	Technical Capacity (address both)	N/A	
	i. Prior experience	N/A	
	ii. Personnel	N/A	
d.	Plan Requirements - Existing Conditions		
i.	Location Map adequate to locate project within the municipality	X	
ii.	Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	X	
	a. Approximate location of all property lines and acreage of parcels	X	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	X	
	c. Location and designations of any public spaces	X	
	d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract	X	
iii.	North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used	X	
iv.	Location of all required building setbacks, yards, and buffers	X	
v.	Boundaries of all contiguous property under the total or partial control of the owner or applicant	X	
vi.	Tax map and lot number of the parcel or parcels on which the project is located	X	
vii.	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.	X	
viii.	Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	X	
ix.	Existing topography of the site at 2-foot contour intervals	X	
x.	Location and size of any existing sewer and water mains, culvers 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 development.	X	
xi.	Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	X	
xii.	Location, dimensions, and ground floor elevation of all existing buildings	X	
xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	X	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.	X	

xv.	Location of the following:	X	
	a. Open drainage courses	N/A	
	b. Wetlands	N/A	
	c. Stone walls	N/A	
	d. Graveyards	N/A	
	e. Fences	N/A	
	f. Stands of trees or treeline, and	X	
	g. 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	X	
xvi.	Direction of existing surface water drainage across the site	X	
xvii.	Location, front view, dimensions, and lighting of existing signs	X	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	X	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	X	
Plan Requirements - Proposed Development Activity			
i.	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	X	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	X	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	X	
iv.	Location and proposed screening of any on-site collection or storage facilities	X	
v.	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	X	
vi.	Proposed landscaping and buffering	X	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	X	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	X	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Planning Board.	X	
x.	Location of all utilities, including fire protection systems	X	
xi.	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	X	
2. Major Final Site Plan Requirements			
a.	Narrative and/or plan describing how the proposed development plan relates to the sketch plan	X	
b.	Stormwater drainage and erosion control program showing:	X	

	1. Existing and proposed method of handling stormwater runoff	X	
	2. 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.)	X	
	3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	N/A	
	4. Engineering calculations used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	N/A	
	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	X	
c.	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	N/A	
d.	Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect and/or similar professional who prepared the plan	X	
e.	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	X	
f.	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 pertaining to provisions that will be made to retain and protect existing trees, shrubs, and other vegetation	X	
g.	Digital transfer of any site plan data to the town (GIS format)	X	
h.	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	X	

Narrative

Development Description

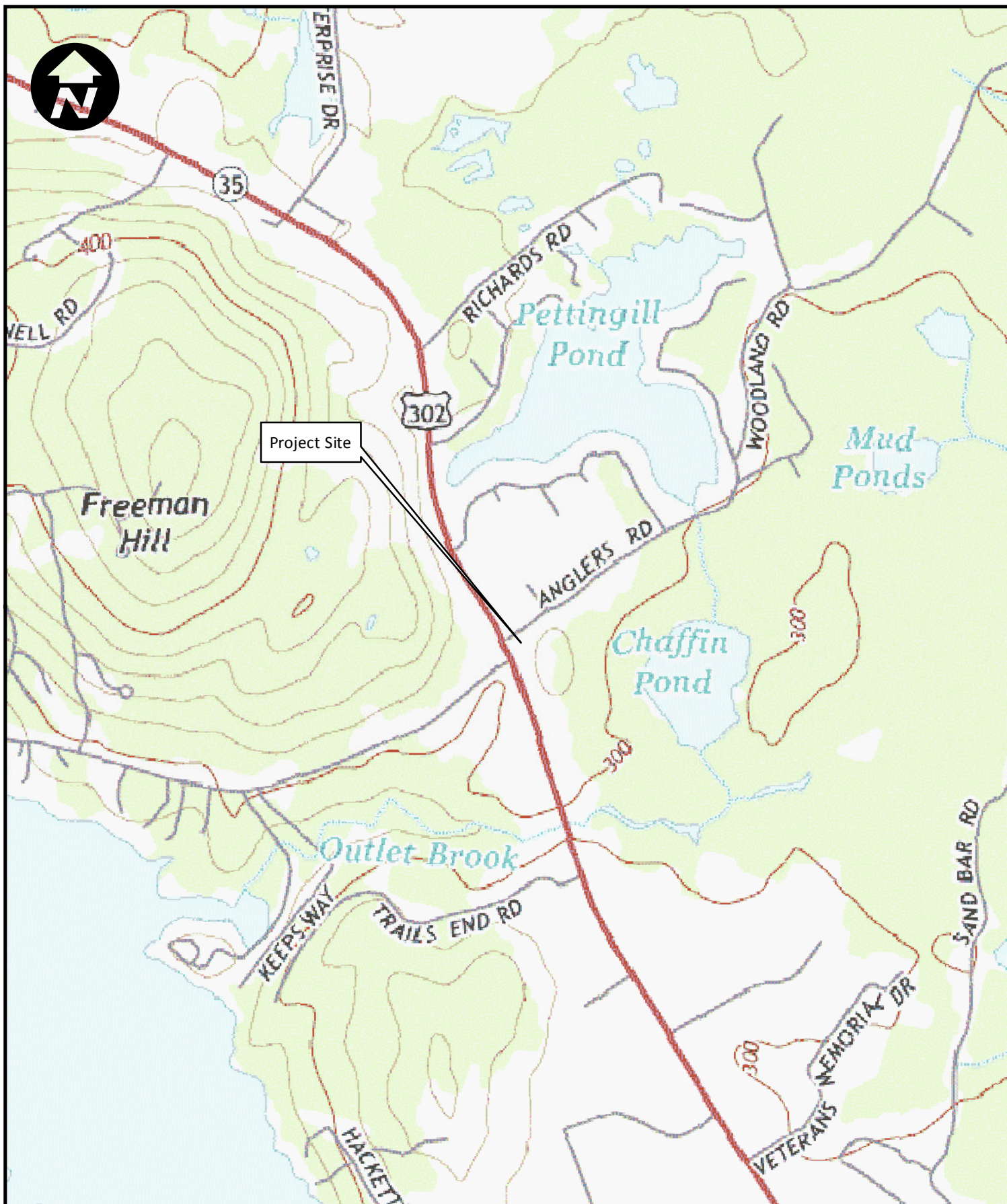
The proposed project is located on Anglers Road in Windham, Maine. The property is currently owned by Windham Economic Development Corporation (WEDC) and the applicant, Ken Cianchette, has a purchase and sales agreement with WEDC. The Town of Windham zoning map indicates that the parcel is located in Commercial One Zone and Aquifer Protection Overlay Zone.

The subject property is 7.96 acres in size with no existing structures. Review of the property suggests the land was cleared, graded and excavated for sand/gravel as part of the Whites Bridge Road improvements completed several years ago. Approximately 3.5 acres of the area that was previously cleared remains gravel. The Town has also reconfigured the intersection of Anglers Road to better align with Whites Bridge Road including a signalized intersection. There is an existing easement for a bioinfiltration basin which was constructed to the northeast of the property as part of the work associated with Anglers Road. The bioinfiltration basin will remain, and no addition flow will enter the basin as a result of the proposed construction work. The site gradually slopes to the southeast and drains to Chaffin Pond, directly adjacent to the property.

The proposed 6,050 square foot building will function as a paper service restaurant with a dance hall. An outdoor music venue is also being proposed with an approximate 875 square foot area reserved for a stage and dance floor. The area within the outdoor venue will be revegetated with loam and seed. The rest of the site will mostly remain gravel, with the access drive proposed as pavement. The project will sit within the existing gravel footprint, with no additional impervious area being proposed. Water, underground electric, and gas services were stubbed to the property as part of the construction of Anglers Road. These utilities will be extended to the proposed building, the stage, and an area reserved for future use as an outdoor food and beverage venue. An onsite septic system has been designed and is to be installed as part of the proposed project. The existing soils were previously mapped by Kenneth G. Stratton, CSS#501 of Main-Land Development Consultants, Inc. and consist primarily of Adams Loamy Fine Sand (Hydrologic Soil Group A), with an isolated area of Belgrade Silt Loam (Hydrologic Soil Group B).

The applicant and WEDC are currently in discussions with the Maine Department of Environmental Protection (MDEP) to determine if any stormwater permitting is necessary for the project site.

Location Map



SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

250 Goddard Rd. - Suite B
Lewiston, ME 04240
Tel. 207-783-5656

Site Location Diagram of: Anglers Road For: Ken Cianchette

LOCATION:

Anglers Road
Windham, ME

INFORMATION:

Lot 66 on Windham Tax Map 80
USGS Quadrangle North-Windham

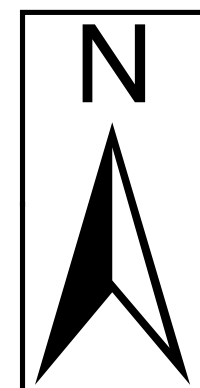
SCALE: 1" = 1,000'

DATE: 6/5/2017

Abutters & Tax Map

List of Abutters

Owner	Address
Jamar, Inc.	885 Roosevelt Trail
Michael St. Pierre	887 Roosevelt Trail
Ronald Glantz	889 Roosevelt Trail
DTP Reality, LLC	901 Roosevelt Trail
Shekinah Reality, LLC	5 Whites Bridge Road
WAWP	909 Roosevelt Trail
David H. Garry	907 Roosevelt Trail
Anglers Corner Reality	903 Roosevelt Trail
Robert L. S. McClure	8 Angler's Road
Timothy Lynch	3 Gordon PL
Michelle Boulette	7 Gordon PL
Eric Small	5 Gordon PL
Roman Catholic Bishop	919 Roosevelt Trail
Town of Windham	18 Chaffin Pond Road



THESE MAPS ARE FOR ASSESSMENT
PURPOSES ONLY AND ARE NOT FOR
CONVEYANCE.

These Tax Maps are based on original
maps compiled by James W. Sewall Co.

TOWN OF WINDHAM CUMBERLAND COUNTY, MAINE 2016 PROPERTY MAPS

SOURCES:
Windham Tax Assessor's Office
Completion Date: April 1, 2016
UTM NAD83 Z19N
Prepared by: Windham GIS Dept.
Scale is based on printing
at 24" x 36".

Legend	
	Cemetery
	Condominium
	Farmstead
	Hook
	Old Property Lines
	PWD ROW Easement
	ROW Easement
	Streams
	Subdivision Number
	Tie Line
	Town Line
	Utility
	Vacated Subdivision
	Subject Map

Map 80



Right, Title or Interest

EASEMENT AGREEMENT

This EASEMENT AGREEMENT is entered into as of the 5 day of ^{January, 2016}~~December, 2015~~, by and between the WINDHAM ECONOMIC DEVELOPMENT CORPORATION, a non-profit corporation duly organized and existing under the laws of the State of Maine, with a principal place of business in Windham, Maine ("Grantor") and the TOWN OF WINDHAM, a Maine municipality, having a place of business at 8 School Road, Windham, ME 04062 ("Grantee").

Reference is made to the following facts which constitute the background to this instrument:

A. Grantor is the owner of a certain parcel of land located in the Town of Windham, Cumberland County, Maine shown as "Windham Map 80, Lot 66" on a certain plan entitled "Existing Conditions & Boundary Survey Plan" prepared for Windham Economic Development Corporation by Main-Land Development Consultants, Inc., last revised on December 17, 2015, Project: Anglers Road Development, Drawing No. S1.1 (the "Plan"), and also being a portion of the land conveyed to Grantor by a Warranty Deed dated December 30, 2009 and recorded in Cumberland County Registry of Deeds in Book 27503, Page 221 (the "WEDC Property");

B. Grantee is the owner of a certain parcel of land shown as "Proposed Conveyance To The Town Of Windham" on the Plan and described in a deed from Grantor to Grantee to be recorded on near or even date herewith; and

C. Grantor desires to grant to Grantee certain stormwater drainage easement rights over a portion of the WEDC Property as hereinafter set forth.

NOW, THEREFORE, for One Dollars (\$1.00) and other good and valuable consideration in hand this day paid, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT to Grantee the perpetual right and easement (i) to construct, maintain, repair and replace a stormwater bioinfiltration basin within that portion of the WEDC Property described on Exhibit A attached hereto and made a part hereof and shown as "Proposed Bioinfiltration Basin Easement" on the Plan attached hereto as Exhibit B and made a part hereof (the "Easement Area"); and (ii) to collect surface and groundwater drainage from adjoining property and to discharge the same in and through the Easement Area hereinabove described.

Grantee agrees to (i) comply with any and all laws regarding stormwater discharge; (ii) be responsible for any charges (including any fines or penalties), payments or improvements or

mitigations associated with or required as a result of the stormwater discharge and any adverse impact on water quality or lands of third parties; (iii) take responsibility for obtaining any and all requisite permits in connection therewith; and (iv) promptly and fully remediate any unlawful discharges from or onto the Easement Area.

Grantee agrees to indemnify and hold harmless Grantor and all those claiming by, under or through Grantor from all loss, claim, cost, damage and expense for damage to persons or property arising out of the use by Grantee, and all parties claiming by, through or under Grantee, of the rights and easements granted herein, except as and to the extent that any such loss, claim, cost, damage or expense is the result of the negligence of Grantor, or any party acting by, through or under Grantor.

Whenever any work is to be performed by Grantee on WEDC Property pursuant to the provisions of a right or easement granted hereunder, such work shall be performed in a safe, diligent and workmanlike manner and in compliance with all applicable laws, ordinances, orders, rules, regulations and requirements of all governmental authorities having jurisdiction thereover and with all necessary permits and approvals having been issued therefore.

Except in cases of emergency, whenever Grantee shall intend to enter upon WEDC Property to perform any work pursuant to the provisions hereof, Grantee shall give Grantor reasonable advance notice, either by telephone or in writing, of its intent to enter upon such property, the manner and extent of such entry, and the reasons therefore.

The rights and easements created hereby shall run with the land and shall be binding upon and inure to the benefit of Grantor and Grantee, and their respective successors and assigns, as owners of the respective parcels benefiting from and burdened by the respective rights and easements created herein.

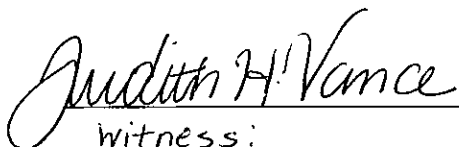
This Easement Agreement shall be governed by the laws of the State of Maine, as the same may now exist or as may be hereafter enacted.

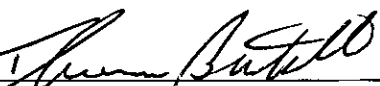
Executed as an instrument under seal in any number of counterpart copies, each of which shall be deemed an original for all purposes as of the day and year first above written.

GRANTOR:

SIGNED, SEALED and DELIVERED
in presence of:

WINDHAM ECONOMIC
DEVELOPMENT CORPORATION


Witness:

By 
PRINT Thomas Bartell
ITS Executive Director

STATE OF MAINE
Cumberland, ss.

January 5, 2016
~~December 5, 2015~~

Then personally appeared the above named Thomas Bartil, as Executive Director of Windham Economic Development Corporation and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Windham Economic Development Corporation.

Before me,

Linda S. Morrell
Notary Public
Print Name LINDA S. MORRELL
Commission Expires My Comm. Expires April 12, 2016
Notary Public - Maine

Affix Notarial Seal Here

SEAL

GRANTEE:

SIGNED, SEALED and DELIVERED
in presence of:

Judith H. Vance
Witness:

TOWN OF WINDHAM

By [Signature]
PRINT Anthony T. Plante
ITS Town Manager

STATE OF MAINE
Cumberland, ss.

January 5, 2016
~~December 5, 2015~~

Then personally appeared the above named Anthony Plante, as Manager of the Town of Windham and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Town of Windham.

Before me,

Linda S. Morrell
Notary Public
Print Name LINDA S. MORRELL
Commission Expires My Comm. Expires April 12, 2016
Notary Public - Maine

Affix Notarial Seal Here

SEAL

Exhibit A
Bioinfiltration Basin Easement
0.2+/- Acres

A certain Bioinfiltration Basin Easement, situated on the southerly side of Anglers Road, so-called, in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point on the said southerly side of Anglers Road, said point being South 44 degrees-39 minutes- 23 seconds West, along the said southerly side of Anglers Road, a distance of fifty-four and twenty-six hundredths (54.26) feet from the northwesterly corner of land now or formerly of Chaffin Pond Abode, LLC (Book 31554, Page 49);

Thence, from the Point of Beginning, South 45 degrees-19 minutes- 26 seconds East, a distance of forty-five and zero hundredths (45.00) feet to a point;

Thence, South 44 degrees-13 minutes- 41 seconds East, a distance of two hundred and zero hundredths (200.00) feet to a point;

Thence, North 45 degrees-46 minutes- 19 seconds West, a distance of thirty-eight and ninety-three hundredths (38.93) feet to a point on the southerly side of land to be conveyed to the Town of Windham;

Thence, generally northeasterly along said land to be conveyed to the Town of Windham and by a circular curve deflecting to the left, a distance of ninety-seven and seven hundredths (97.07) feet to a point, said curve having a radius of three hundred twenty-five and zero hundredths (325.00) feet, and a chord bearing North 41 degrees-25 minutes- 46 seconds East, a distance of ninety-six and seventy-one hundredths (96.71) feet;

Thence, North 32 degrees-52 minutes- 23 seconds East, along said land to be conveyed to the Town of Windham, a distance of thirty-six and forty-two hundredths (36.42) feet to a point on the said southerly side of Anglers Road;

Thence, North 49 degrees-56 minutes- 23 seconds East, along the said southerly side of Anglers Road, a distance of fifty-seven and sixty-five hundredths (57.65) feet to a point;

Thence, North 44 degrees-39 minutes- 23 seconds East, along the said southerly side of Anglers Road, a distance of ten and sixty-nine hundredths (10.69) feet to the Point of Beginning;

The above-described easement contains 0.2+/- acres.

All bearings are referenced to Maine State Grid, West Zone, NAD83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Meaning and intending to describe the easement area for a bioinfiltration basin located on a parcel of land conveyed from R & T Enterprise, LLC to Windham Economic Development Corporation by deed dated December 30, 2009 and recorded in Cumberland County Registry of Deeds in Book 27503, Page 221.

Reference is herein made to a plan entitled "Existing Conditions & Boundary Survey Plan" prepared for Windham Economic Development Corporation by Main-Land Development Consultants, Inc., last revised on December 17, 2015, Project: Anglers Road Development, Drawing No. S1.1.

Received
Recorded Register of Deeds
Jan 12, 2016 02:05:53P
Cumberland County
Nancy A. Lane

WARRANTY DEED
Statutory Short Form

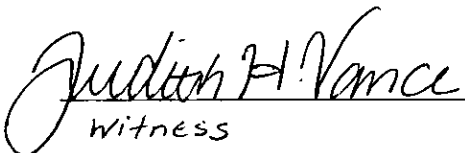
KNOW ALL BY THESE PRESENTS, that WINDHAM ECONOMIC DEVELOPMENT CORPORATION, a non-profit corporation duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, in consideration of One Dollar and Other Valuable Consideration, hereby grants to TOWN OF WINDHAM, a Maine municipality, having a place of business at 8 School Road, Windham, ME 04062, with Warranty Covenants, certain real estate located in the Town of Windham, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Being a portion, and only a portion, of land conveyed to Windham Economic Development Corporation by the following: (i) Warranty Deed from R & T Enterprise, LLC dated December 30, 2009 and recorded in Cumberland County Registry of Deeds in Book 27503, Page 221, and (ii) Warranty Deed from Anglers Corner Realty, LLC dated July 8, 2015 and recorded in Cumberland County Registry of Deeds in Book 32435, Page 147.

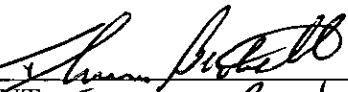
IN WITNESS WHEREOF, the said WINDHAM ECONOMIC DEVELOPMENT CORPORATION as Grantor has hereunto set its hand and seal this 5 day of the month of ~~December, 2015.~~ *January, 2016*

SIGNED, SEALED and DELIVERED
in presence of:

WINDHAM ECONOMIC
DEVELOPMENT CORPORATION



witness

By 

PRINT *Thomas Bartell*
ITS *Executive Director*

STATE OF MAINE
Cumberland, ss.

December __, 2015

Then personally appeared the above named Thomas Bartell, as Executive Director of Windham Economic Development Corporation and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Windham Economic Development Corporation.

Before me,

Linda S. Morrell
Notary Public

Print Name LINDA S. MORRELL

Commission Expires _____ Notary Public - Maine

My Comm. Expires April 12, 2016

SEAL

Affix Notarial Seal Here

Exhibit A
Parcel of Land
1.04+/- Acres

A certain lot or parcel of land, situated on the easterly side of Route 302, so-called, also known as Roosevelt Trail, so-called, in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8-inch rebar, capped "Buker 2397" on the said easterly side of Route 302 at the southwesterly corner of land conveyed from Anglers Corner Realty, LLC to the Grantor herein (Book 32435, Page 147);

Thence, from the Point of Beginning, generally northwesterly along said easterly side of Route 302 and a circular curve deflecting to the left, a distance of one hundred forty-one and sixty-five hundredths (141.65) feet to a point at the intersection of the southerly side of the former Anglers Road right-of-way and the said easterly side of Route 302, said curve having a radius of one thousand nine hundred fifty-nine and eighty-six hundredths (1959.86) feet, and a chord bearing North 24 degrees-23 minutes- 58 seconds West, a distance of one hundred forty-one and sixty-two hundredths (141.62) feet;

Thence, North 55 degrees-22 minutes- 49 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred ninety-one and thirty-three hundredths (191.33) feet to a point;

Thence, North 49 degrees-40 minutes- 29 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred sixty-one and eight hundredths (161.08) feet to a point;

Thence, North 70 degrees-17 minutes- 47 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred thirteen and eighty-four hundredths (113.84) feet to a point;

Thence, North 63 degrees-33 minutes- 38 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of sixty-seven and fifty-six hundredths (67.56) feet to a point;

Thence, North 55 degrees-44 minutes- 28 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of eighty-nine and thirty-five hundredths (89.35) feet to a point;

Thence, North 49 degrees-56 minutes- 23 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of ninety-eight and sixteen hundredths (98.16) feet to a point;

Thence, South 32 degrees-52 minutes- 23 seconds West, along remaining land of the Grantor herein, a distance of thirty-six and forty-two hundredths (36.42) feet to a point;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular

curve deflecting to the right, a distance of two hundred thirteen and forty-eight hundredths (213.48) feet to a point, said curve having a radius of three hundred twenty-five and zero hundredths (325.00) feet, and a chord bearing South 51 degrees-41 minutes- 26 seconds West, a distance of two hundred nine and sixty-six hundredths (209.66) feet;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular curve deflecting to the left, a distance of two hundred fifty-six and sixty-nine hundredths (256.69) feet to a point, said curve having a radius of three hundred twenty-five and zero hundredths (325.00) feet, and a chord bearing South 47 degrees-52 minutes- 54 seconds West, a distance of two hundred fifty and seven hundredths (250.07) feet;

Thence, South 25 degrees-15 minutes- 19 seconds West, along remaining land of the Grantor herein, a distance of twenty-four and seventy-five hundredths (24.75) feet to a point;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular curve deflecting to the right, a distance of ninety-five and fifty-six hundredths (95.56) feet to a 5/8-inch rebar, capped "Buker 2397" at the northeasterly corner of land now or formerly of Anglers Corner Realty, LLC (Book 32436, Page 149), said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 32 degrees-33 minutes- 19 seconds West, a distance of ninety-five and three tenths (95.30) feet;

Thence, generally southwesterly along said land now or formerly of Anglers Corner Realty, LLC and a circular curve deflecting to the right, a distance of sixty-six and ninety-eight hundredths (66.98) feet to a 5/8-inch rebar, capped "Buker 2397" at the easterly corner of said land conveyed from Anglers Corner Realty, LLC to the Grantor herein, said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 44 degrees-58 minutes- 20 seconds West, and a distance of sixty-six and eighty-nine hundredths (66.89) feet;

Thence, generally southwesterly along said land conveyed from Anglers Corner Realty, LLC to the Grantor herein and a circular curve deflecting to the right, a distance of eighteen and fifty-three hundredths (18.53) feet to a point, said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 51 degrees-30 minutes- 16 seconds West, a distance of eighteen and fifty-three hundredths (18.53) feet;

Thence, South 52 degrees-55 minutes- 12 seconds West, along said land now or formerly of the Grantor herein, a distance of fifty-six and forty-one hundredths (56.41) feet to the Point of Beginning.

The above-described parcel of land contains 1.04+/- acres.

All bearings are referenced to Maine State Grid, West Zone, NAD83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

RESERVING TO THE GRANTOR, an easement to install, erect, and maintain a *Commercial Subdivision Sign* as that term is defined in Section 700 of the Town of Windham Land Use Ordinance on the northerly side of Anglers Road at or near the current or future location of the

intersection of Anglers Road and Route 302.

SUBJECT TO restrictions, covenants, easements, and encumbrances of record, including but not limited to the following: (i) a certain easement for access and parking recorded in Cumberland County Registry of Deeds in Book 19579, Page 107, as amended by First Amendment to Easement recorded of near or even date herewith; (ii) a certain access easement to Gordon Place By Little Sebago Condominium Association to be recorded of near or even date herewith, and (iii) a certain access easement to David M. Garry to be recorded of near or even date herewith.

Reference is herein made to a plan entitled "Existing Conditions & Boundary Survey Plan" prepared for Windham Economic Development Corporation by Main-Land Development Consultants, Inc., last revised on December 17, 2015, Project: Anglers Road Development, Drawing No. S1.1.

Received
Recorded Register of Deeds
Jan 12, 2016 02:05:01P
Cumberland County
Nancy A. Lane

Financial Capacity



RE: Kenneth Cianchette – Windham project

To whom it may concern,

Based on a preliminary review of 1) the financial information related to Kenneth Cianchette's restaurant bar project in Windham and 2) the personal financial standing and business acumen of Kenneth Cianchette, we believe there is a reasonable basis to extend bank financing to support the construction and completion of the project.

A formal commitment from Gorham Savings Bank would be subject to satisfactory due diligence, its internal credit and loan approval process, and satisfaction of such other matters and issues as it deems necessary in its sole discretion. A financing commitment, if issued, will be in writing.

If you have any questions, please feel free to call me at 207 400 0175.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen deCastro", with a long horizontal flourish extending to the right.

Stephen deCastro
Executive Vice President
Gorham Savings Bank

Technical Capability

Item C. 8

Applicants technical capability-

Mr. Cianchette has worked over the last 10 years in project management, in a multitude of roles. His technical capability to conduct the project is found in his ability to manage designs, contracts, and schedules.

He has had capacities of carpenter, contractor, general contractor, superintendent, project management, tenant's representative, and owner's representative in those projects, totaling over \$20,000,000 in construction valuations. He has taken projects from site selection to ribbon cutting to operations.

Today's construction environment is competitive. Challenges faced by developers now consist of availability of labor and costs. Mr. Cianchette is taking an approach of working with qualified contractors who have done work with him in the past, to ensure that the costs and schedules can be controlled. The design permits a quick construction timeframe for both site and building.

Item C19

Technical Experience-

The applicant has several projects to his credit, include two large scale projects, in the past several years.

In his most recent role, he was the operations manager of a property management company in Portland. He was promoted to this position 4 years ago, as a result of his ability to handle leasing and projects for the company. This position was tasked with the management, operations, and leasing of over 300,000 square feet of commercial space within the greater Portland area. For a significant duration of his tenure, his team was able to maintain a 100% occupancy rating, with some of the most well known properties in Southern Maine.

In 2015, Mr. Cianchette was sought after to assist in the Maine Aviation Corporation's development of a new Fixed Based Operations facility at the Portland Jetport. This was a result of Mr. Cianchette's experience on the DHHS project, and his experience proved useful towards the new project due to omission of certain project elements that hadn't been addressed. Mr. Cianchette's involvement saved the owners approximately 7% of the total project costs, and avoided pitfalls new development are susceptible to if experience is not prevalent.

In 2013/2014, Mr. Cianchette's most well documented project occurred. His new position as operations manager permitted him to seek out an RFP for leased space for the State of Maine. He and his team bought land that qualified, designed the building and site, negotiated a long lease, permitted, and constructed a 75,000 square foot office complex, with the most advanced water treatment parking lot in the State, in a 14 month time frame. This included a 9 month construction schedule, which was achieved through creativity, determination, and teamwork. The property received the Associated General Contractor's Build Maine Award for Building of the Year, and is the second highest rated Energy Star structure, and highest rated office property for Energy Star, in the State of Maine.

Personnel-

Mr. Cianchette is the sole owner/operator of the permanent business. His team for development includes Sebago Technics for Civil Engineering, Mark Mueller Architects for Architectural Design, and R.E. Coleman for site contractor. He will be working as his own general contractor for the project; other sub-contractors are yet to be determined as of the time of this submittal.



CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE



"THE SEBAGO WAY"



SUCCESS

PERSONAL, PROFESSIONAL, & FINANCIAL GROWTH

RESPECT

REPUTATION, PROFESSIONALISM & LEADERSHIP

RESPONSIVE

TIMELY, EFFICIENT & ACCURATE

OWNERSHIP

CULTURE, RESPONSIBILITY & PRIDE

SERVICE

EXCELLENCE, DIVERSITY & INNOVATION

COLLABORATION

COMMUNICATION, TEAMWORK & PARTNERSHIPS



What Sets Us Apart?

Approach

Our approach to project delivery provides a single point of contact, responsive scheduling and cost efficiency.

Reputation

Sebago Technics is recognized as a firm that excels in the permitting of projects through experienced knowledge and excellent reputation.

Ownership

Employee-ownership results in improved responsiveness, commitment and accountability throughout the organization.

Quality

Our designs, graphics and plans are subject to rigorous quality standards and review which results in clear, effective documents.

Innovation

Sebago Technics' design professionals employ the latest engineering and technological methods to develop practical, cost-effective solutions.

Results

Sebago Technics' resources and experience combined with our project team approach provide the capacity to meet client needs and deliver results.

Founded in 1981, Sebago Technics, Inc. is a consulting firm of more than fifty design professionals and technical staff providing services throughout New England. From the start, our business plan was simple: "To provide quality, cost-effective civil engineering services that are responsive to a customer's goals, schedule and budget." Our One Company capabilities and resources provide clients with experience and solutions to respond to their planning, permitting and design needs. Guided by integrity, experience and teamwork we understand that we can only succeed when quality, responsive and cost-effective service is provided to our customers.

At a Glance:

Year Established: 1981
(Employee-Owned Since 1998)

Licensed & Certified Professionals

Professional Engineers	Registered Landscape Architects
Certified Flood Plain Manager	Licensed Soil Scientist
Certified Wetland Scientist	Subsurface Disposal Systems Designers
DOT Project Administrators	Erosion Control, Sedimentation &
LEED Accredited Professionals	Stormwater Inspectors
Professional Land Surveyors	Professional Traffic Operations Engineer



We provide engineering, planning, surveying and environmental services to companies, developers, landowners and the public sector for customers and projects, both large and small. Our experience includes projects in commercial, industrial, retail, residential, recreation, utility and government sectors. We meet our client needs through an efficient and effective delivery system providing clients a single point-of-contact. Our approach combined with our expertise and services allows us to meet the needs of our customers within One Company.

Nearly every project requires some level of regulatory permitting and public process. Sebago Technics excels in these areas. The nature of our work enables us to remain current on the latest regulations and forge important relationships with regulatory and enforcement personnel in governments and agencies throughout the region. Our project managers and technicians are experienced with the requirements and processes of various federal, regional, state and municipal authorities. We work diligently and proactively in pursuit of permits and approvals striving to balance compliance with our clients' needs and interests.

Clients rely on Sebago Technics to guide their projects through design, permitting and construction processes utilizing either traditional or design-build delivery. Our licensed professionals remain current in the latest engineering practices and are certified in LEED, Erosion, Sedimentation and Stormwater Control & Inspection, Wetlands, Soils, Septic Design, and Traffic Operations. Our One Company range of services and expertise allows us to assist projects from concept through construction.

As a 100% employee-owned company our employees set us apart through commitment and integrity. Our team-based approach to services provides each client with the expertise and input of multiple disciplines. Whether an engineer, surveyor, landscape architect or environmental scientist each project benefits from the perspective and skills of varied professionals. The combined experience and knowledge, under one roof, benefits each project and customer for a better result.

General Services

- Land Surveying
- Site and Civil Engineering
- Transportation/Traffic Engineering
- Landscape Architecture
- Environmental Services
- Natural Resources and Soils Science
- Permitting (Local/State/Federal)
- Construction Services
- GIS & Mapping



Civil Engineering is a broad based profession that deals with the design, construction and maintenance of the physical and naturally built environment. Civil and Site Engineering projects may include regulatory permitting at all levels of government, technical studies and evaluations, planning and implementation, feasibility assessments, stormwater modeling, infrastructure design, site and subdivision planning/design. Often, the Civil Engineer will take the lead on a project coordinating other disciplines such as environmental, geotechnical, survey and transportation components that comprise a complete project approach.

From the beginning, Sebago Technics, Inc. has focused on offering a broad range of Civil Engineering services to the public and private sector. Our diverse Civil Engineering staff provides customers the experience and expertise to evaluate, design and permit projects covering a broad spectrum. As technology advances and regulatory processes evolve, our Civil Engineering staff has remained flexible and adaptive with a focus on customer service. Our Civil Engineers work together in teams of experienced professionals to assist customers on a variety of projects. Our staff works with customers from inception to completion to plan, design, permit and construct projects. Throughout a project, we strive to be attentive to the customer's goals and seek solutions that are cost-effective and responsive to regulatory requirements.

- **Fort Meade**
- **Department of Defense, MD**
- Masterplanning for the 500-Acre, Ft. Meade housing development including civil design for Phase I consisting of 1,000 new homes, 330 acres, and 9 miles of roadway and supporting infrastructure.

- **Eastern Manufacturing Facility**
- **Brewer, ME**

- Civil Engineering, permitting and transportation planning for a \$19 million site redevelopment for fabricated assembled modular industrial structures for shipment via rail, barge and highway throughout the United States.

- **Government & Municipal**
- **General Engineering Services**

- Sebago Technics has a long history of ID/IQ delivery of services to municipalities and government agencies.

- **U.S.P.S. Distribution Center Expansion**
- **North Reading, MA**

- Civil Engineering, Regulatory permitting and Traffic Impact Assessment for 140,000 s.f. (design-build) expansion of an existing postal facility.

- **Exit 3, I-295**
- **South Portland, ME**

- \$6.5 million redesign of existing interchange to expand capacity and eliminate 3 High Crash Locations.

- **Municipal Streets**
- **Portland, ME**

- Redesign of 16 arterial and collector streets, including storm sewer separation, totaling more than 4 miles in length as part of the City's CSO program.



Survey is a fundamental component required by almost every project. We believe maintaining a qualified in-house staff of survey professionals and technicians provides enhanced project coordination and responsive customer service. With one of the largest survey staffs in Maine, we are able to respond promptly to client and project needs. We can produce multiple survey crews on any given day with state of the art technical equipment including, high definition laser scanning, GPS systems, robotic instruments, total stations and technical support. Sebago maintains its own GPS base station allowing us to complete real time kinematic GPS within a supporting network. Data collected in the field is processed electronically by survey technicians and professional land surveyors to produce quality final products whether it is a stand alone survey plan or engineering data to be used in design and construction.

• Cutler Naval Communications Facility Cutler, ME

Boundary and Existing Conditions Survey using aerial mapping for Naval Facility along the coast of Maine.

• Brunswick Naval Air Station Brunswick, ME

Boundary Survey of Base perimeter and supporting Existing Conditions survey for Base projects.

• Remote Terminal Survey Statewide, ME

Boundary survey, existing conditions surveys and topographic surveys on hundreds of Remote Terminal sites. Site design, civil engineering and landscape design were a few of the services performed on the sites. In addition, we performed the site selection, property owner negotiation and represented the utility company before municipal/state agencies.

• Maine Medical Center Multiple Locations, ME

Boundary, Existing Conditions, Construction Layout and As-Built Surveys for multiple campus and single facility locations throughout Maine. Including a recently completed as-built survey of the entire Bramhall Campus consisting of several city blocks within Portland, Maine.

GPS Mapping – Maine Superfund Sites Statewide, ME

Created maps of all locations identified on the Maine Department of Environmental Protection's Uncontrolled Site Program List. A 2,500 foot radius was mapped to identify all properties within 2,500 feet of the published Superfund Sites for all easements or transfer of real property.



Landscape Architecture was integrated into Sebago Technics' practice in 1988, bringing a creative design focus to the company and complimenting its civil engineering capability. Landscape architects lead the design effort on all projects, working closely with our natural resource scientists and engineers. We listen closely to the needs of our clients, their goals for each project, and strive to accomplish their objectives, accounting for the environmental and regulatory constraints affecting each project.

Having practiced throughout the United States and overseas, observing regional and international design vocabulary, we bring diverse knowledge to each project. Our landscape architects focus on innovative design practices yet remain grounded by a strong technical knowledge that produces cost-effective, constructible solutions. A high standard of quality is our trademark.

As LEED Accredited Professionals we are committed to the principles of sustainable design practices. Embracing technology, we believe people understand design in a visual context and continue to reflect our designs with quality graphic communication.

LL Bean Flagship Campus Freeport, ME

Masterplanning, site design and landscape architecture for three building expansions at the Freeport Campus, including LEED certification and branding of the LL Bean image using native materials and site detailing.

Waterfront City Park Gardiner, ME

Transformation of a former industrial waterfront into an expansive green, riverfront boardwalk, visitor center and natural amphitheatre along the Kennebec River, including park access gateways and connectivity to adjacent historic downtown area.

Portsmouth Public Library Portsmouth, NH

Site design and landscape architecture for civic library building and site within Portsmouth's historic waterfront district. This project features extensive brick and granite site paving, native plant materials and was awarded LEED Silver accreditation.

Maine Medical Center Portland, ME

Masterplanning, site design and landscape architecture for a state of the art birthing center expansion, eight level parking garage, central utility plant, Lifeflight helipad and associated site improvements.

PD Merrill Marine Gateway Portland, ME

Situated at the eastern terminus of the Veteran's Memorial Bridge, this public park will feature two major pieces of sculpture, and is designed within the context of the marine heritage of Portland's working waterfront.



At Sebago Technics, our Environmental Engineers and Technical Staff provide its customers with planning, assessments, designing, project management and permit acquisition for a variety of projects. Our experienced team assists with the design of municipal and private water, wastewater, and stormwater conveyance systems. Sebago Technics has completed miles of sewer separation projects, designed sanitary pump stations and solid waste facilities. We also support both businesses and landowners in the completion of Environmental Site Assessments (ESA's) and remediation prior to land transfers or project development.

Sebago Technics offers Phase I & II site assessment services to characterize and quantify site contamination for future site remediation. Sebago Technics has successfully guided numerous properties through the Maine Department of Environmental Protection's Voluntary Response Action Program (VRAP). This process includes timely and cost-effective Phase I & II assessments which are typically completed in conjunction with property redevelopment.

With a well respected Environmental Staff, we are known in the industry for high intensity soil surveys, wetland delineations and vernal pool surveys for development prospects. Our licensed Site Evaluators and Engineers work together to design our client's subsurface wastewater disposal systems; and are able to do so for both small and large engineered systems which include local and state permits.

- **Maine Coast Heritage Trust**
- **Natural Resource Inventories**
- **Islands and Coastal Properties**
- **North Haven to Mount Desert Island**

Natural resource field mapping of a variety of natural resources, particularly vegetation habitat communities, on 11 different preserves owned by Maine Coast Heritage Trust, and publishing the data in ArcGIS.

- **City of Portland, ME**

Hydrology and FEMA flood plain analysis, mapping and permitting.

- **Turner Farm Restoration**
- **North Haven, ME**

Inventory of natural resources on 260 acres of land. Delineation, classification, and GPS location of the wetlands was performed. Class 'B' High Intensity Soil Survey was prepared to classify all soils on the property. A wetlands map, a soils map, and natural resources report were final deliverables.

- **Freeport Village Station**
- **Freeport, ME**

Sebago Technics conducted Phase II remediation in conjunction with the site's application to the Maine Department of Environmental Protection (MDEP) Voluntary Response Action Program (VRAP). Working closely with the developer and the MDEP, coordinated the most cost-effective and permanent solutions to remediate the site in concert with the construction schedule.



Achieving the proper balance between mobility, pedestrian, bicycle and vehicular safety, and preservation of community character, is often the challenge we face today as transportation engineers in the urban environment. In addressing the efficient movement of people and goods for the vitality of our local and regional economies, we can no longer afford to solve our congestion concerns by solely constructing more system capacity. Today's fiscal realities demand more creative approaches that consider more fully the interrelationships between land use and transportation. Our solutions need to explore a wide range of alternatives that can make our current roadway networks more efficient and better able to accommodate a broader range of users beyond just motorized vehicles, i.e. pedestrians, bicyclists, and transit riders. What began 10-12 years ago as Context Sensitive Design, has now evolved into the Complete Streets and Green Streets movements – both of which are transforming our transportation facilities into more community friendly and environmentally responsible infrastructure systems.

At Sebago we embrace a holistic approach to transportation planning, engineering, and operations in urban settings. Our transportation engineers routinely collaborate with in-house land use planners and landscape architects to develop designs that achieve superior results in terms of mobility, safety, aesthetics, and environmental quality. We are passionate about developing design solutions that meet the needs of a wide variety of system users.

Large or small – state level or community level – Sebago is equipped and experienced to offer you sage advice with regard to your transportation needs. While our talents are predominantly focused on planning and design activities, our skills don't end there. We also have a post-construction traffic signal system operations practice that is "unique" to the industry. Our Traffic Engineers are skilled in operating centrally controlled traffic signal systems for optimizing traffic mobility and minimizing system maintenance costs.

Sarah Mildred Long Bridge Replacement Kittery, ME – Portsmouth, NH

Performing the roadway and intersection design, traffic engineering, and railroad design in support of this \$160M two-state construction project between Maine and New Hampshire.

William Clarke Drive Westbrook, ME

Non-traditional planning and design for a safer highway to serve as the gateway into downtown and reconnect the CBD with area neighborhoods.

Implementation of City-Wide ATMS Dover, NH

Local officials embrace the notion of a centrally controlled traffic signal system to enhance signal maintenance response time, better manage customer complaints, reduce motorist delays on major arterials, lower fuel consumption, and reduce harmful air emissions within the City.

On-Call Traffic/Transportation Engineering Services South Portland, ME

As the City of South Portland's on-call traffic engineer our services include support for the Planning and Public Works Departments. Projects range from performing peer reviews of developer traffic impact studies, to addressing High Crash Location traffic safety issues, to managing the City's centrally controlled traffic signal system, and assisting Public Works with road, sidewalk, and bike/pedestrian construction projects.



We approach planning much as we do all opportunities; with pragmatism and creativity. Combining site specific information (such as topography, natural resources, and existing development on site), with regulatory criteria, and local ordinance requirements we work to create conceptual and long-term masterplans that move our client's vision to reality.

Every great land development project needs a solid plan as the foundation. Without this crucial piece of design, sites never realize their true potential and become victim to an ad-hoc style of development, wedging uses together, creating poor internal site circulation and wasted space within the development, as well as reduced income potential for landowners.

During the planning process we meet with local, state and federal regulators to ensure the design not only fits the site and the restrictions, but to identify potential red flags from a permitting perspective early in the planning process. This is extremely important to both the budget and timeline. Understanding the regulatory obstacles at the outset allows for simplified navigation throughout the permitting and development process.

• Unum Provident Headquarters Portland, ME

• Masterplanning and landscape architecture for Unum Provident Home Office III, the largest office building in Maine, together with a three level parking structure with 1200 parking spaces and employee amenities including walking pathways constructed with porous paving materials.

• LL Bean Order Fulfillment Center Freeport, ME

• Site planning and permitting for 1.2 million square feet of warehousing and distribution space, employee parking and site amenities on a 72 acre campus in Freeport. This facility processes and ships every order from LL Bean to customers worldwide.

• Central Maine Medical Center Lewiston, ME

• Site design to accommodate a major expansion and new emergency department at Central Maine Medical Center, including arrival and visitor drop off areas, ambulance service arrival bays, visitor parking and related site features.

• Edward T. Gignoux Federal Courthouse Portland, ME

• Streetscape and site planning for the \$20 million renovation of this federal facility, located in Portland's civic district. Site materials selected reflect the institutional nature of the courthouse, instilling a character of authority and permanence.

Site Evaluation & Regulatory Permitting



The site alternatives and selection process is often an evolutionary one that begins with defining the project needs and objectives. Over the past 25 plus years Sebago Technics, Inc. has participated in site selection process and permitting for projects ranging in size and complexity. While there are commonalities in the process, no two projects are exactly the same. As a result, we apply our knowledge and depth of experience to develop specific solutions to each and every project.

We have gained a tremendous amount of experience over the years with permitting projects in many regulatory environments. In the development of a design we strive to anticipate the regulatory issues and address them in the design process so that they do not become obstacles later in the process. When considering alternative sites or alternative site designs we are able to quickly summarize the permitting considerations as well as the cost and performance considerations.

When it comes to permitting we have had a great deal of experience with the Maine Department of Environmental Protection (MDEP) and the Army Corps of Engineers (ACOE). We have developed working relationships with the project analysts at the MDEP and the ACOE and as a result have been able to get projects through the permitting process with successful outcomes for our clients.

• Maine Crossing • South Portland, ME

Site evaluations and investigation to develop a 13 acre wetland mitigation area responsive to project impacts including permitting through the Maine DEP, USACE and EPA.

• Cliff Island and Cushing Barge Landings • City of Portland, ME

Sebago Technics, Inc. assisted the City of Portland with natural resource assessments and permitting for two municipal barge landings. Multiple regulatory permits and coordination were required to include the Harbor Commission, Submerged Lands lease, Maine DEP, USACE, Department of Marine Resources, Inland Fisheries and Wildlife, City of Portland Flood Plain and Shoreland Zoning permits.

• International Jetport (GA) Facility • Portland, ME

Planning and Design of a 7 acre General Aviation Facility required preparation of a comprehensive permit application for the Maine DEP Site Location of Development Act, Federal Aviation Administration (FAA) and City of South Portland for a new major development project.

• Eastern Fine Paper Redevelopment • Brewer, ME

Engineering and permitting for redevelopment of a 39 acre manufacturing site. Permitting was extensive and fast-tracked to include City of Brewer approvals, Maine DEP Site Location of Development Act and Natural Resources Protection Act permits, Submerged Lands lease USACE permitting, Maine Department of Transportation coordination, Beneficial Use permit for dredging and coordination with multiple agencies (Historic Preservation Office, Dept. of Marine Resources, Inland Fisheries & Wildlife).



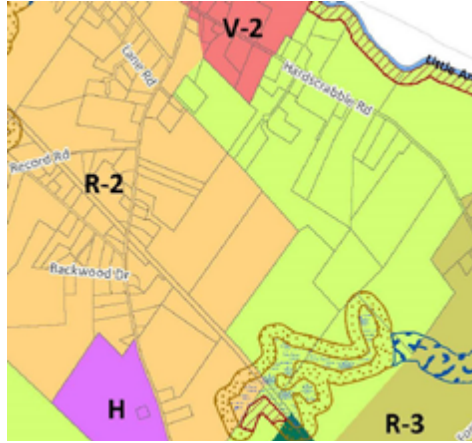
The Design-Build process offers a coordinated team approach to the planning, design and construction of a Project. Sebago Technics, Inc. has successfully participated in a wide variety of Design-Build projects. Our success is a function of an open working relationship committed to customer service, innovation balanced by practicality and the timely delivery of services.

Sebago Technics, Inc. has participated in a wide range of design-build projects throughout Maine and New England. We have partnered with national and local teams for transportation and site development projects focused on government and private/public projects. At the federal level we have successfully completed large scale military housing, infrastructure and facility support projects along with postal services expansions and new facilities.

Our broad design-build experience also includes unique private-public partnerships including wind generation and site redevelopment projects. Sebago Technics, Inc. successfully participated in Maine's first large scale Island wind generation project on Vinal Haven Island. We also participated in a fast-tracked private-public partnership of a Brownfield's site in Brewer, Maine. The project included substantial permitting and agency coordination to accommodate a new modular construction facility. Our experienced team of professionals understands the design-build process, importance of strong partnerships and the delivery of quality services focused on the customer.

- 72 Unit Family Housing, Phase I
- Brunswick Naval Air Station, Brunswick, ME
- Bachelor Enlisted Quarters (BEQs)
- Brunswick Naval Air Station, Brunswick, ME
- Brunswick Gardens Sewer Realignment
- Brunswick Naval Air Station, Brunswick, ME
- 50-Unit Navy Lodge, Naval Station
- Newport, RI
- Naval Exchange Addition, Naval Station
- Newport, RI
- Naval Submarine Base
- New London, Groton, CT
- 126 Unit Family Housing, Phase II
- Brunswick Naval Air Station, Brunswick, ME
- U.S.P.S. Flat Sequencing System Expansion
- North Reading, MA
- U.S. Postal Service Distribution Center
- Scarborough, ME
- Picerne Military Housing, Fort Meade
- Fort Meade, MD
- Killock Pond Road
- Hollis, ME
- Fox Island Wind Power Project
- Vinal Haven, ME
- (Partnership with Cianbro Corporation)

GIS and Mapping Services Municipal



GIS is a set of technologies and software tools that enable maps to be made from geospatial data as well as other data sets, such as tabular information in tables and databases. The data is visualized in the form of a map or other graphical expression of location.

The days of approximate GIS mapping is giving way in many quarters to more accurate and formally constructed maps which can be available for use at various scales, through multiple software platforms, and can be utilized on multiple devices. Additionally, the data is coordinated and registered to one another and other critical data layers to create tightly integrated municipal mapping collections. For instance, zoning and shoreland zoning map layers can be created that will accurately agree with parcel data and orthoimagery collected over many years as part of larger state/regional orthoimagery projects. The data can be available locally for town staff use as well as in hosted, public facing web mapping applications for the staff and public to access. Data which is more reliable and accurate can also be more economical in the long run as it is used to support municipal staff decision making. Activities in planning, code enforcement, assessment, public works, and economic development all can benefit from more reliable and accurate data.

Our team can work with all of today's mapping technologies to deliver superior spatial services to public and private clients. Through the use of today's spatial data sources like real time GPS (sub-meter and survey-grade), photogrammetry, orthoimagery, LIDAR, remote sensing, web mapping services (WMS), and mobile mapping we have been able to build and maintain geospatial datasets for local and state government throughout Maine and New England. Our staff is also involved with many state/regional projects such as orthoimagery acquisition and can help town staff navigate through what may be of benefit locally to town specific matters.

• Raymond GIS Services

• Raymond, ME

- Annual maintenance of core GIS data such as tax maps, zoning map, shoreland zoning map, pavement management CIP maps, and various other on call GIS related projects in support of Town staff. Additionally we have assisted in the resolution of town boundary related mapping issues.

• Poland Zoning Map Maintenance

• Poland, ME

- Restructuring an existing municipal zoning map to incorporate a higher degree of spatial accuracy along the water's edge for shoreland zoning and modifying the spatial dataset to represent both overlay zones as well as general zone classes.

• South Portland Storm Sewer Inventory Project

• South Portland, ME

- Capture of centimeter level (survey-grade) GPS elevations for a large municipal storm sewer system and the verification of pipe connections from structure to structure. The data was delivered to the client in an edited version of their own geodatabase to update storm sewer mapping and serve as the basis for a storm water modeling exercise.

• Hart Brook Sanitary & Storm Sewer Mapping

• Lewiston, ME

- Capture of centimeter level (survey-grade) GPS elevations for an impaired municipal watershed and the verification of pipe connections from structure to structure. The data was delivered to the client in a geodatabase designed relative to their existing wastewater geodatabase and serves as the basis for updates to their existing mapping in-house.

Kittery Shorezone Mapping Project

Kittery, ME

Used LIDAR collected at low tide to map the intertidal zone for all of Kittery's coastline to assist town staff in shoreland zoning issues and parcel mapping efforts being conducted in-house. Also created multiple high water lines to assist with changing shoreland zoning needs due to annual tidal variations.



Mark Adams
President/CEO



Owens McCullough, PE,
LEED-AP
Vice President
Engineering



Will Conway, RLA, LEED-AP
Vice President
Landscape Architecture



Steve Sawyer, PE
Vice President
Transportation



Shawn Frank, PE
Senior Project Manager



Dan Riley, PE
Senior Project Manager



Steve Doe, RLA, LEED-AP
Senior Project Manager



Kylie Mason, RLA, LEED-AP
Senior Project Manager



Jim Seymour, PE
Senior Project Manager



Steve Harding, PE
Senior Project Manager



Rob McSorley, PE
Senior Project Manager



Grant Austin
Environmental Practice
Leader



Gary Fullerton, CSS, LSE
Director
Natural Resources



Matt Ek, PLS
Director
Survey/GIS Advancement



Charlie Marchese, PLS
Director
Survey Operations

Civil Engineering

- Site Plans
- Grading & Drainage Design
- Utility Design (Water, Sewer)
- Stormwater Management
- Permitting (Local, State & Federal)
- Quarry/Gravel Pit Studies & Permitting
- Technical Review
- Construction Inspection

Environmental Engineering

- NRPA/NEPA Studies
- Site Assessments (ESAs, VRAPs)
- Septic Design & Analysis
- Floodplain Studies & Permitting

Transportation Engineering

- Signal Analysis, Design & Management
- Traffic Analysis & Permitting
- Intersection, Road & Highway Design
- Alternatives Analysis & Route Design

Landscape Architecture

- Conceptual & Site Design
- Park & Public Space Design
- Urban Design
- Master and Campus Planning
- Waterfront Planning
- Planting Design

Land Surveying

- Boundary & Topographic Survey
- High Definition 3D Laser Scanning
- Subdivisions
- GPS Survey & Mapping
- Construction Layout
- As-Built Survey
- Deed Research
- GIS & Mapping
- Forensic Surveying

Soil Sciences

- Soil Surveys & Testing
- Wetland Assessment & Permitting
- Turf Impact Testing
- Vernal Pool Mapping



CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

75 John Roberts Road, Suite 1A
South Portland, Maine 04106-6963
(207) 200.2100

250 Goddard Road, Suite B
Lewiston, Maine 04240
(207) 200.2100

Noise

Ken Cianchette Restaurant Proposal

Anglers Road, Windham, Maine

Sound:

The 6,050 square foot restaurant facility that is being proposed by the applicant conforms to both zoning and land use regulations adopted by the Town of Windham at the time of this application. The applicant intends to apply for a special amusement permit for the business through the town council for entertainment purposes. Entertainment for the business is expected to occur both indoors and outdoors.

In regards to sound, the applicant has incorporated measures to reduce the potential for conflict of sound in his design. The site is a simple design, that would incorporate house owned audio system to be used by entertainers for both the indoor and outdoor areas. This ensures that there is a consistency in the delivery of the sound, and a strategic placement and operations of its control.

The applicant is proposing that the indoor venue have a corresponding vestibule for entrance, which will mitigate chances of spillover of sound. The vestibule is designed to be south facing, which is the direction that is least likely to impact abutters.

The applicant is proposing that the outdoor music is pushed to the furthest point of the outdoor area. This design makes any sounds travel further distance, thereby reducing their impacts. The building shields the outdoor music area to neighbors down the gravel areas of Anglers Road. Also, the outdoor area will have speakers that are intended to entertain the dancing area. This is not to be confused with a concert set up intended to entertain a vast area. Sounds will transmit through the outdoor area, but through careful design, integration, and operation, the applicant will be able to stay within all confines of local codes and ordinances.

The applicant acknowledges the existence of ordinances that restrict sound transmission, particularly to abutting properties, and will adhere to those ordinances. The ordinances have been vetted by the council and are thorough in their detail. The standards the town have set are restrictive enough to ensure reasonability by businesses and residents alike.

Ken Cianchette

Utilities

Utilities

Gas, electric, and water utilities were previously stubbed to the project site as part of the reconstruction of Anglers Road. The applicant is proposing to extend all utilities to the project site.

The existing underground electric stubs consists of two 4-inch diameter conduits and four 2-inch diameter conduits for electrical, telephone and telecommunication services. The conduits will be extended to the site through the use of two transformers. Underground electric utilities will be coordinated with CMP.

An eight-inch water main exists in Anglers Road and a fire hydrant was installed near the east entrance to the site. A 2-inch domestic water service and a 6-inch fire suppression waterline will be extended to the proposed building. Sebago Technics is currently in discussions with the Portland Water District (PWD) to determine if the existing water main infrastructure is adequate for an estimated project demand of 890 gallons per day.

An onsite septic system is being proposed for the project site. Gary Fullerton, LSE#355, of Sebago Technics visited the project site on May 10, 2017 to conduct test pits. The leachfield has been located in an area consisting of sandy soils where the groundwater elevation was measured at 6-feet below existing grade. A 1,500 gallon grease trap, 2,000 gallon septic tank and five (5) rows of eleven (11) H-20 load concrete chambers are being proposed for the leach field. Test pit logs have been included.

The gas service has been extended to the southeast side of the building to the proposed kitchen location. An additional service line has been extended beyond the east entrance (curb cut) of the property for possible future use. The gas service connection will be coordinated with the gas company.



May 12, 2017
17081

MEANS Group
Portland Water District
225 Douglas Street, PO Box 353
Portland, ME 04104

Request for Water Capacity to Serve Letter – Restaurant/Dance Hall
Anglers Road, Windham, Maine 04062

Dear MEANS:

On behalf of our client, Ken Cianchette, we respectfully request a letter of capacity to serve for water for a proposed restaurant/dance hall establishment in Windham, ME. The project site is located on Anglers Road, approximately 260 linear feet from the intersection of Roosevelt Trail (Route 302). A location map is attached for reference.

The site is undeveloped in its existing condition. The proposed development will consist of a new 6,050 square foot (sf) commercial building functioning as a paper service restaurant and dance hall. The first story of the building (6,050 sf) will function as the dining area and dance floor, while the second story (approximately 1,500 sf) will be a mezzanine with a stage and an office. Supporting site features include a seasonal outdoor stage and dance floor, portable toilets, paved and gravel parking and circulation areas, a private on-site septic system, and associated utilities.

We understand that a water main exists in Anglers Road and it is our intention to connect our service line from the site to this water main. The projected demand from the development is estimated to be 890 gallons per day.

We are hopeful that there is sufficient capacity to serve the proposed development and await your response. We plan on submitting a Site Plan Application to the Town of Windham on May 22, 2017 and would appreciate if a letter could be sent to us as soon as your schedule permits. In the interim, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

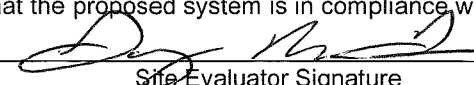
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Caitlyn C. Abbott".

Caitlyn C. Abbott
Civil Engineer

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division 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	Anglers Road	Date Permit Issued ____/____/____	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #		L.P.I. # _____	
OWNER/APPLICANT INFORMATION		CAUTION: INSPECTION REQUIRED	
Name (last, first, MI)	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant Cianchette, Ken	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued 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	42 Market Street Portland, ME 04101		
Daytime Tel. #	(207) 714-1000		
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			
TYPE OF APPLICATION <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	THIS APPLICATION REQUIRES <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 Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	
SIZE OF PROPERTY 7.96 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>Eating Place (paper service)</u> (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other	
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete 1500-gallon <input checked="" type="checkbox"/> a. Regular grease trap <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: 2000 GAL.	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input checked="" type="checkbox"/> a. Cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. Regular load <input checked="" type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: 3520 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW 830 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 110 seats @ 7 gpd = 770 gpd 10 employees @ 12 gpd = 120 gpd <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE 5 CONDITION B at Observation Hole # TP-6 & 7 Depth 72" of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. 43 d 50 m 58.9 s Lon. -70 d 26 m 47.6 s
SITE EVALUATOR STATEMENT			
I certify that on 5/10/17 (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 		355 SE #	6-5-17 Date
Gary M. Fullerton Site Evaluator Name Printed		(207) 200-2063 Telephone Number	gfullerton@sebagotechncs.com E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			

SEBAGO
TECHNICAL SERVICES
WWW.SEBAGOTECHNICALS.COM

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation
Windham

Street, Road, Subdivision
Anglers Road

Owner or Applicant Name
Clanchette, Ken

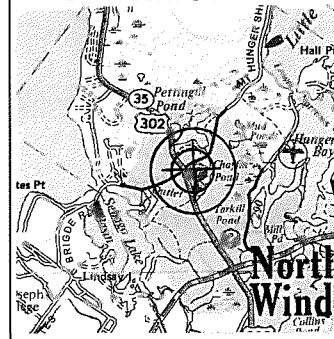
TP = TEST PIT

SITE PLAN

Scale 1" = 60 Ft.
or as shown

BIOINFILTRATION
BASIN EASEMENT

SITE LOCATION PLAN



ANGLERS ROAD

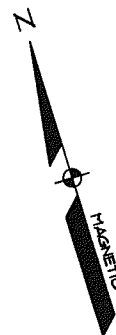
PARKING

PARKING

PROPOSED
RESTAURANT1,500-GALLON
GREASE TRAP2,000-GALLON
2-COMPARTMENT
SEPTIC TANKPROPOSED DISPOSAL
FIELD

TP-7

TP-6



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

Observation Hole TP-6 ☒ Test pit ☐ Boring
1-2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0		BROWN	
10		DARK YELLOWISH BROWN	
20	FRIABLE		
30		YELLOWISH BROWN	
40			COMMON, MEDIUM, & DISTINCT AT 12"
50			

Soil Classification
5 Profile B Condition

Slope
0-3 %

Limiting Factor
12 "

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole TP-7 ☒ Test pit ☐ Boring
1-2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0		BROWN	
10		DARK YELLOWISH BROWN	
20	FRIABLE		
30		YELLOWISH BROWN	
40			COMMON, MEDIUM, & DISTINCT AT 12"
50			

Soil Classification
5 Profile B Condition

Slope
0-3 %

Limiting Factor
12 "

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Site Evaluator Signature

355

SE #

6-5-17

Date

Page 2 of 3
HHE-200 Rev. 02/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation
Windham

Street, Road, Subdivision
Anglers Road

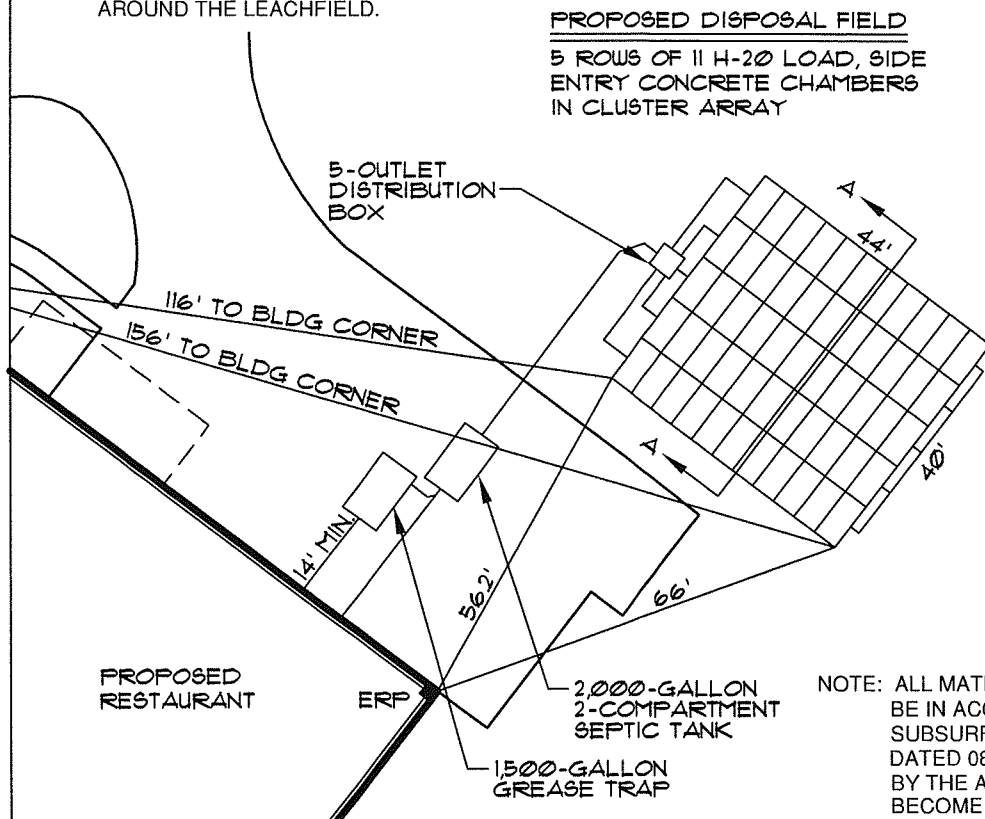
Owner or Applicant Name
Cianchette, Ken

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 30 FT.

NOTE: ALLOW FOR POSITIVE DRAINAGE
AROUND THE LEACHFIELD.

ERP = ELEVATION REFERENCE POINT



BACKFILL REQUIREMENTS

Depth of Fill (Upslope)	12"±
Depth of Fill (Downslope)	12"±

CONSTRUCTION ELEVATIONS

Finished Grade Elevation	305±
Top of Distribution Pipe or Proprietary Device	303
Bottom of Disposal Area (Bottom of Stone)	301.5

ELEVATION REFERENCE POINT

Location & Description Finish Floor
Elevation, East Corner of bldg.
Reference Elevation FFE = 308

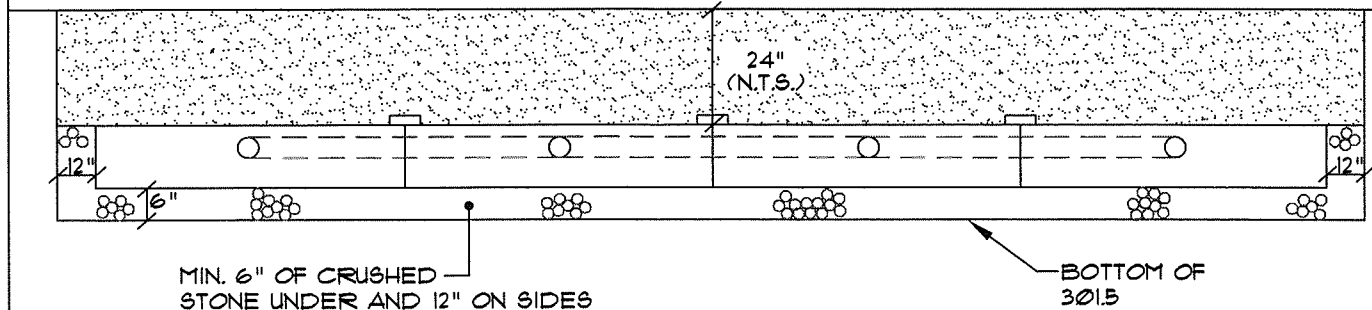
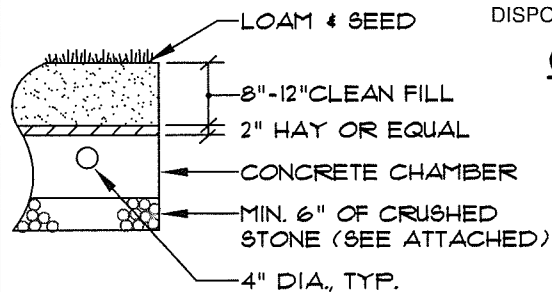
DISPOSAL FIELD CROSS SECTION

CROSS SECTION A-A

24" SEPARATION USED IN DESIGN

SCALE:

VERTICAL: 1" = 3'
HORIZONTAL: 1" = 5'



Site Evaluator Signature

355
SE #

6-5-17
Date

Page 3 of 3
HHE-200 Rev. 02/11

General Notes
(attachment to form HHE-200)
<1,000 gpd Septic System

1. The nature of the site evaluation profession is one of interpretation of soil and site conditions. We, in the field, attempt to both provide a satisfactory service to the client, and comply by the rules by which we are bound - The Maine Subsurface Wastewater Disposal Rules. If at any time you, the client, are not satisfied with the service provided or the results found, it is your right to hire another site evaluator for a second opinion.
2. Property information is supplied by the owner, applicant or representative. Such information presented herein shall be verified as correct by the owner or applicant prior to signing this application.
3. All work shall be in accordance with the Maine Subsurface Wastewater Disposal Rules dated 8/3/15, as amended.
4. All work on the disposal field should be performed under dry conditions.
5. No vehicular or equipment traffic to be allowed on disposal area unless H-20 load is specified. Disposal field shall be constructed from outside the corner stakes located in the field. The downslope area is also to be protected in the same manner.
6. Backfill, if required, is to be gravelly coarse sand texture and to be free of foreign debris (per Table 11A of the Maine Subsurface Wastewater Disposal Rules). If backfill is coarser than original soil, then mix a minimum of 4" of backfill material into original soil.
7. No neighboring wells are apparent (unless so indicated) within 100' of disposal area. Owner or applicant shall verify this prior to signing the application.
8. The disposal field stone shall be clean, uniform in size and free of fines, dust, ashes, or clay. It shall have a nominal size of $\frac{3}{4}$ " or $1\frac{1}{2}$ " (per Table 11B of the Maine Subsurface Wastewater Disposal Rules).
9. Minimum separation distances required (unless reduced by variance or special circumstance).
 - a) wells with water usage of 2000 or more gpd or public water supply wells:

Disposal Fields:	300'
Treatment Tanks:	150'
 - b) potable water supply to disposal field: 100'
 - c) potable water supply to treatment tank: 50'
 - d) treatment tank or disposal field to lake, river, stream or brook: 100' for major watercourse,
50' for minor watercourse
 - e) house to treatment tank: 8'
 - f) house to disposal field: 20'
 - For all other separation distances, use separations for less than 1,000 gpd per Maine Subsurface Wastewater Disposal Rules Table 7B for first-time systems and Table 8A for replacement systems.
10. Location of septic system near a wetland may require a separate permit. As such, the owner, prior to construction of the septic system, shall hire a professional to evaluate proximity of adjacent wetlands and prepare necessary permit applications.
11. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. The additional waste load requires increased maintenance frequency and may cause premature failure of disposal field.
12. Pump stations, when required, shall be installed watertight to prevent infiltration of ground and/or surface water.
13. Force mains and pressure lines shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.
14. Force mains, pump stations, and/or gravity piping subject to freezing shall be installed below frost line or adequately insulated.

**Anglers Road Property
Windham, Maine**

DESIGN FLOW CALCULATIONS

Eating place, paper service

110 seats at 7 GPD = 770 GPD

10 employees at 12 GPD = 120 GPD

DAILY FLOW = 890 GPD

Adjustment for Effluent Quality:

1.8 multiplier - .2 for 200 percent septic tank capacity

- .1 for multi-compartment tanks

- .1 for grease trap

use 1.4 multiplier for disposal field sizing

890 GPD x 1.4 = 1,157 GPD (disposal field sizing only)

Disposal Field Design Flow = 1,157 GPD

DISPOSAL FIELD DESIGN FLOW:

1,157 GPD x 2.6 SF/GPD (medium sizing) = 3,008 SF

*Requires a minimum of 47 concrete chambers

55 concrete chambers at 64 sf = 3,520 SF

Disposal Field will include 5 rows of 11 chambers for a total of 55 UNITS

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name:	Applicant Name:	Project Location (municipality):
ANGLERS ROAD	KEN CIANCHETTE	WINDHAM

SOIL DESCRIPTION AND CLASSIFICATION				
Exploration Symbol: <u>TP-1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
0" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
				0
				1
				2
				3
				4
				5
				6
				7
				8
				9
				10
				12
				14
				16
				18
				20
				24
				28
				30
				32
				34
				36
				38
				40
				42
				44
				46
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				64
				66
				68
				70
				72
				74
				76
				78
				80

<input type="checkbox"/> hydric	Slope %	Limiting factor	<input type="checkbox"/> ground water
<input checked="" type="checkbox"/> non-hydric	<u>0-3</u>	<u>'72</u>	<input type="checkbox"/> restrictive layer
			<input type="checkbox"/> bedrock

C.S.S.	Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E.	Soil Classification:	<u>5</u> Profile	<u>B</u> Drainage Class
			Design Class

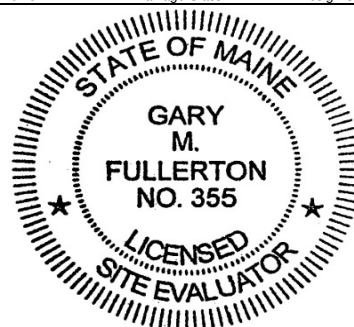
SOIL DESCRIPTION AND CLASSIFICATION				
Exploration Symbol: <u>TP-3</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
0" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
				0
				1
				2
				3
				4
				5
				6
				7
				8
				9
				10
				12
				14
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				70
				72
				74
				76
				78
				80

<input type="checkbox"/> hydric	Slope %	Limiting factor	<input type="checkbox"/> ground water
<input checked="" type="checkbox"/> non-hydric	<u>0-3</u>	<u>0"</u>	<input type="checkbox"/> restrictive layer
			<input type="checkbox"/> bedrock

C.S.S.	Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E.	Soil Classification:	<u>3</u> Profile	<u>C</u> Drainage Class
			Design Class


Professional Endorsements (as applicable)

C.S.S.	signature:	Date:
	name printed/typed:	Lic.#:
L.S.E.	signature:	Date:
	name printed/typed: Gary M. Fullerton	Lic.#: 355

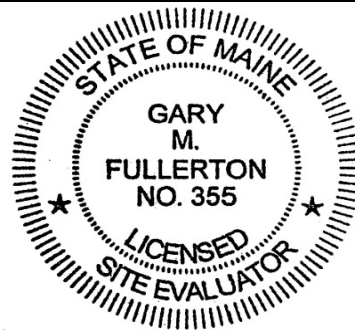


SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

C.S.S.	signature:	Date:
	name printed/typed:	Lic. #:
L.S.E.		Date:
	signature:	5/10/17
	name printed/typed: Gary M. Fullerton	Lic. #:
		355

a	hydric	Slope %	Limiting factor	a	ground water
	non-hydric	_____	_____		restrictive layer bedrock
C.S.S.	Soil Series / phase name:		_____	_____	
			Drainage Class	Hydrologic Group	
L.S.E.	Soil Classification:		_____	_____	
		Profile	Drainage Class	Design Class	



Solid Waste

Solid Waste

The facility is being proposed as a paper service restaurant. A dumpster pad enclosure will hold one trash dumpster and one recycling dumpster. The receptacles will be located on a level gravel surface and will be screened by fencing. The dumpsters will be serviced outside of the restaurants business hours on a regular basis. There are no hazardous or special wastes anticipated for the project site.

Lighting

Lighting

Included under separate cover by others.

List of Trees/Shrubs Proposed

List of Proposed Trees/Shrubs

Various trees are being proposed within the 20-foot landscaped buffer. Please refer to the Landscape Plan.

Traffic

Traffic

A three lot commercial use was previously anticipated for the project site during the design and reconstruction of Anglers Road and signalized intersection with Whites Bridge Road. The intersection and Anglers Road should have adequate capacity to accommodate the traffic generated by the development. With the reconstruction of Anglers Road by the Town, we are assuming that there is adequate site distance with the placement of the existing curb cuts and that hazardous conflicts with the existing turning movements and traffic flows will be avoided.

A one-way entrance has been created at the west curb cut. The east curb cut will function as a two-way entrance and exit. Stanchions are being proposed within the gravel parking area to delineate parking spaces and to control the flow of traffic. All parking aisles have been designed at 24-feet wide to allow for two-way traffic. Four (4) 11'x18' handicap parking stalls, (35) thirty-five 10'x20' stalls, seventy-two (72) 9'x18' stalls, and twenty-one (21) motorcycle spaces can be incorporated into the project area without performing tree removal (227 parking spots). Currently, four (4) handicap spaces, thirty-five (25) 10'x20', sixty-five (65) 9'x18' spaces, and the twenty-one (21) motorcycle spaces are shown on the plan set for a total of 125 spaces. Per the Town Ordinance, 97 parking spaces are required for a 6,050 square foot building.

Sebago Technics has estimated that the peak trip generation for the proposed restaurant and dance hall will generate 94 trips during the PM Peak Hour of the Generator. This is below the 100 trip threshold which would require a Maine DOT Traffic Movement Permit. Attached with this submission is a memorandum detailing the AM and PM trip generation for the proposed project.

Memorandum

17081

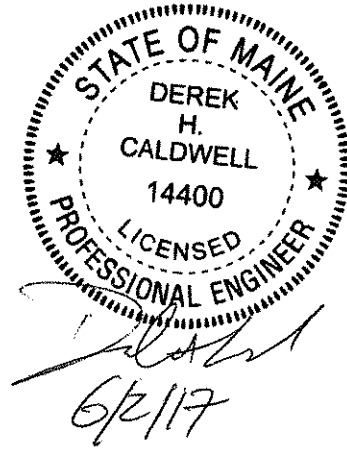
To: Caitlyn Abbott

From: Curtis Thompson
Derek Caldwell, P.E.

Date: June 2, 2017

Subject: Proposed Trip Generation

Anglers Way, Windham



Attached herein is an estimate of the AM and PM trip generation for the proposed restaurant and entertainment venue to be located on Anglers Way in Windham. It is our understanding the project includes a 6,050 square foot building to house a restaurant and entertainment venue. The restaurant and venue will be open during PM hours only.

Trip Generation

Using the 9th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual we have estimated the proposed traffic that will be generated by the restaurant and entertainment venue. As there is not a dedicated land use code for an entertainment venue it was assumed that the restaurant and venue combined would best match ITE Land Use Code (LUC) 925 Drinking Place. LUC 925 is described as being a place where alcoholic beverages and food are sold and possibly some type of entertainment, such as music, television screens, video games, or pool tables. A Detailed Land Use Report is attached that includes the PM peak hour trip generation during both the peak of the generator and that of the adjacent street.

As can be seen in the attached Land Use Report, the proposed venue is estimated to generate 69 trips during the PM Peak Hour of the adjacent street and 94 trips during the PM peak hour of the generator. As mentioned above it is assumed that the proposed development will be closed during the AM hours. LUC 925 does not include information for the Saturday peak hour. In other similar land use codes for restaurants the Saturday peak hour trip generation is similar to the PM peak hour of the generator. A summary of the trip generation rates for the other land uses are included in Table 1 on the following page. As such it is assumed that the PM trip generation would be a good estimate of the Saturday peak hour trip generation. LUC 925 does not include estimates of daily traffic volumes.

**Table 1 – Trip Rate Comparison
Restaurant Land Uses, PM vs. Saturday Peak Hours
(Trips per 1,000 Square Feet)**

<i>Development</i>	<i>PM Peak Hour of Generator</i>	<i>SAT Peak Hour of Generator</i>
LUC: 925 Drinking Place	15.49	-
LUC: 931 Quality Restaurant	9.02	10.82
LUC: 932 High-Turnover Restaurant	18.49	14.07

Impact Fee Calculation

The impact fee calculation is based on Table 1 in the Windham Impact Fee Ordinance, Section 1204 L. As Table 1 does not include a land use for the combined restaurant and entertainment venue the impact fee for a high turnover sit down restaurant was used. The ordinance specifies an impact fee of \$382.65 per primary trip and the 9th Edition of the ITE manual has a trip generation rate of 9.85 trips per 1,000 sq. ft. and a primary trip ratio of 37% for this land use. Per the 9th Edition rate the proposed development would generate 60 trips during the PM peak hour. The resulting impact fee and calculation are detailed below:

$$(60 \text{ Total Trips}) \times (0.37 \text{ Primary Trips}) \times (\$382.65 \text{ per Primary Trip}) = \$8,494.83$$

Conclusion

It was estimated that the peak trip generation for proposed restaurant and entertainment venue would generate 94 trips during the PM Peak Hour of the Generator. This is below the 100 trip threshold which would require a MaineDOT Traffic Movement Permit. From the PM peak hour of the adjacent street estimate of 60 trips the Impact Fee would total \$8,494.83.

Attachments:

Detailed Land Use Data

Detailed Land Use Data
For 6.05 Gross Floor Area 1000 SF of Proposed Resturant
(925) Drinking Place

Project: Anglers Way

Open Date: 6/2/2017
Analysis Date: 6/2/2017

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday PM Peak Hour of Generator Source : Trip Generation Manual 9th Edition	94	0	15.49	3.73	29.98	8.63	3	68	32	False		
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 9th Edition	69	0	11.34	3.73	29.98	8.04	4	66	34	False		

Ken Cianchette Restaurant Proposal

Anglers Road, Windham, Maine

Traffic Generation:

The applicant is submitting for a restaurant use. This use has clearly defined parameters for parking in the Windham Land Use codes. Parking, sufficient to meet those codes, is shown on the final site plan layout. The applicant possesses significant additional land which can suffice for overflow parking, in the event of a higher than usual use of the parking areas.

The parking area is to be a gravel surface. Land Use codes do not dictate a surface type for parking, just that stall dimensions are appropriately sized. The practice of gravel parking has been utilized around the state such as at fair grounds, raceways, and even year-round populated areas such as Thompson's Point. The best control methods for parking in these areas is through parking stanchions as they indicate parking areas but can easily be moved for plowing purposes.

The applicant demonstrates, thoroughly, the ability to handle the required amount of parking for the business. It also demonstrates that it can handle excess capacity with ease. Events that may require up to 200 vehicles to be parked on the site would result in 500+ persons to be in attendance. Per code, this would require a minor mass gathering permit. This purpose of this permit is to address concerns of traffic, safety, and noise of an event, which will be more closely defined at that time. The applicant has no intention, at this time, to apply for such a permit, as he intends to operate the business solely as a restaurant.

In terms of capacity, the intersection of Anglers Road, White's Bridge Road, and 302 was realigned with the intention and awareness that the parcel could, and would, be developed for maximum use. Therefore, it stands to reason, that the capacity at the traffic light is sufficient to adequately ingress and egress the site without additional issues.

Ken Cianchette

Agency Letters



June 1, 2017
17081

Kirk Mohny
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333

Request for Historic Resource Review – Restaurant/Dance Hall
Anglers Road, Windham, Maine 04062

Dear Mr. Mohny,

Oh behalf of our client, Ken Cianchette, Sebago Technics, Inc. is requesting a review for historic and cultural resources for a proposed restaurant/dance hall establishment in Windham, ME. The project site is located on Anglers Road, approximately 260 linear feet from the intersection of Roosevelt Trail (Route 302). A location map is attached for reference.

The site is undeveloped in its existing condition. The proposed development will consists of a new 6,050 square foot (sf) commercial building functioning as a paper service restaurant and dance hall. The first story of the building (6,050 sf) will function as the dining area and dance floor, while the second story (approximately 1,500 sf) will be a mezzanine with a stage and an office. Supporting site features include a seasonal outdoor stage and dance floor, portable toilets, paved and gravel parking and circulation areas, a private on-site septic system, and associated utilities.

If you have any questions or need additional information, please do not hesitate to contact me at eirvin@sebagotechnics.com.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script, appearing to read 'Emmy Irvin'.

Emmy Irvin
Permitting Specialist

Soils

Soils

The existing soils were previously mapped by Kenneth G. Stratton, CSS#501 of Main-Land Development Consultants, Inc. and consist primarily of Adams Loamy Fine Sand (Hydrologic Soil Group A), with an isolated area of Belgrade Silt Loam (Hydrologic Soil Group B).



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

LOG OF SOIL TEST PITS/BORINGS ANGLERS ROAD DEVELOPMENT ANGLERS ROAD, WINDHAM

The Anglers Road Development project is proposed for location on the easterly side of Anglers Road, just northerly of its junction with Roosevelt Trail in Windham. There are four (4) lots proposed in the development, and the lots range from 1.37 to 4.23 acres in size. The purpose of this report is to document soil and slope conditions found on each of the proposed lots and thereby verify the existence of suitable conditions for driveways, building construction, septic systems, and a suitable area for stormwater management.

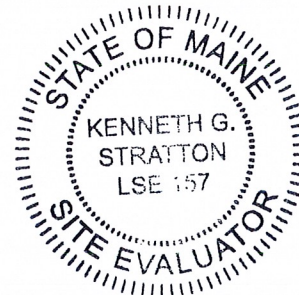
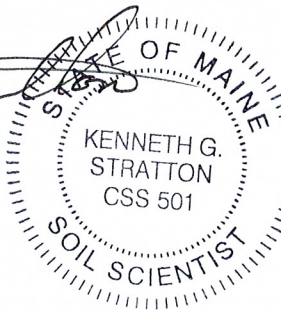
Soils were examined by means of deep test pits dug with an excavator and described in accordance with the *Maine Subsurface Wastewater Disposal Rules* (hereinafter the Rules). At each test location, the soil was examined to a depth sufficient to determine its classification according to those rules. Steepness of slope was measured with a clinometer, and the development area was examined for other features such as streams and wetlands which influence building and septic system setbacks. Finally, all test sites were identified with flagging, located by direct survey by Main-Land Development Consultants, and plotted on the survey/site plan of the project. All test pit locations are shown on a plan of the development.

As the attached Log of Soil Test Pits/Borings shows, each of the proposed lots contain soil and slope conditions suitable for development. While there are a few small locations (Lot 1) where slopes are steeper than the Rules allow for septic systems, most of the subdivision area has slopes well within the limits set by the Rules. On each of the lots, the areas of suitable soils are large enough to accommodate septic systems designed to handle flows from commercial buildings. In addition, soil conditions are favorable for management of stormwater runoff.

In summary, **each lot in the proposed Anglers Road Development does have soil/slope conditions suitable for building construction, septic systems, and for stormwater control.**

Respectfully,

Kenneth G. Stratton, CSS 501, LSE 157
Certified Soil Scientist
Licensed Site Evaluator
Wetland Scientist



November 17, 2016

LOG OF SOIL TEST PITS/BORINGS ANGLERS ROAD DEVELOPMENT, ANGLERS ROAD, WINDHAM

LOT #	TEST PIT/ BORING	PLUMBING CODE	SOIL SERIES	DEPTH IN INCHES TO:					PIT DEPTH	% SLOPE	RECOMMENDED DISPOSAL SYSTEM*
				SEASONAL HIGH WATER TABLE	RESTRICTIVE LAYER	BEDROCK					
1	TP-6	5AII	Hollis	---	---	30 (Ave.)	48	0-2	Any type		
2	TP-1	5B	Adams	---	---	---	55	0-2	Any type		
3	TP-2	5B	Adams	---	---	---	55	0-2	Any type		
4	TP-5	5B	Adams	---	---	---	50	2-4	Any type		

NOTE: Test Pits 1, 2, 5 and 6 were dug and documented to verify general suitability for the proposed development.

NOTE: Test Pits 1, 2, 5 and 6 were dug and documented to verify general suitability for the proposed development.

NOTE: Test Pits 3 and 4 were dug to document soil characteristics important for planning for stormwater management.

2	TP-3	5B	Adams	52	---	---	96	3-5	Not applicable
2	TP-4	8C	Belgrade	21	21	---	96	3-5	Not applicable

Soils report prepared by:

Kenneth G. Stratton
 Kenneth G. Stratton
 Certified Soil Scientist CSS501
 Licensed Site Evaluator LSE157



November 17, 2016

General Plans

General Plans

A seven (7) page plan set has been submitted with this application.