



November 20, 2017

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

**Re: Sketch Plan Application – Site and Subdivision Plan
519 Roosevelt Trail Condominium
JTSH, LLC - Applicant**

Dear Amanda:

On behalf of JTSH, LLC we have prepared the enclosed application, plans and supporting material for Sketch Plan Review of a proposed 5-unit condominium project on a 2-acre property located at 519 Roosevelt Trail. The property was currently utilized for single-family residential use, and the existing structures were demolished and removed in October of this year. The parcel is located in the Medium Density Residential Zoning District, with portions of the property within 100 feet of Ditch Brook located in the Stream Protection Shoreland Overlay District.

The buildings are intended to be served by public water from an existing water main located in Roosevelt Trail. Electrical and data utilities will be installed underground. The buildings will be single-story construction with some of the units including daylight basements. Wastewater will be disposed on site with the construction of one or two common leach fields, with each condominium unit having an individual septic tank. The units will be owned as a condominium with all infrastructure to be maintained by the private association.

The project will utilize the existing curb cut on Roosevelt Trail, and is expected to generate minimal traffic. Stormwater management is expected to be handled through the construction of an underdrained stormwater filter basin. Wetlands were delineated on the property by Longview Partners in September of this year, and there was no evidence of potential vernal pools on the property. We do not anticipate any permits will be required through the Maine DOT, Maine DEP or US Army Corps of Engineers.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin M. Roma

Dustin M. Roma, P.E.
President

Project Name: 519 ROOSEVELT CONDOMINIUM

Tax Map: 48 **Lot:** 30-A

Estimated square footage of building(s): 5 BUILDINGS AT 1,570 SF EACH FOR A TOTAL OF 7,850 SF

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

Contact Information

1. Applicant

Name: JTSH, LLC

Mailing Address: PO BOX 232, WINDHAM, ME 04062

Telephone:

Fax:

E-mail:

2. Record owner of property

X (Check here if same as applicant)

Name:

Mailing Address:

Telephone:

Fax:

E-mail:

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

Name: DUSTIN ROMA, PE

Company Name: DM ROMA CONSULTING ENGINEERS

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

Telephone: 207-310-0506

Fax:

E-mail: DUSTIN@DMROMA.COM

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

Dustin M Roma 11-20-17
Signature Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	number of lots	X	
	constraints/opportunities of site	X	
	Outline any of the following studies that will be completed at a future stage:	X	
	traffic study	N/A	
	utility study	N/A	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 908)	X	
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 of the Land Use Ordinance?	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
i.	Submit initialed form regarding additional fees, from applicant intro packet	X	
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	
2	Boundary and lot lines of the subdivision	X	
3	Approximate location, width, and purpose of easements or restrictions	X	
4	Streets on and adjacent to the tract.	X	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	X	



SITE LOCATION MAP

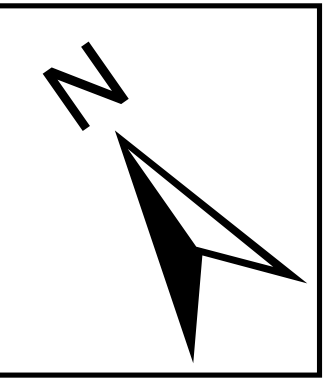
519 ROOSEVELT TRAIL CONDOMINIUM
WINDHAM, MAINE

DM ROMA

CONSULTING ENGINEERS

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

SCALE: 1"=2000'
DATE: 11-20-2017
JOB NUMBER: 17058



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

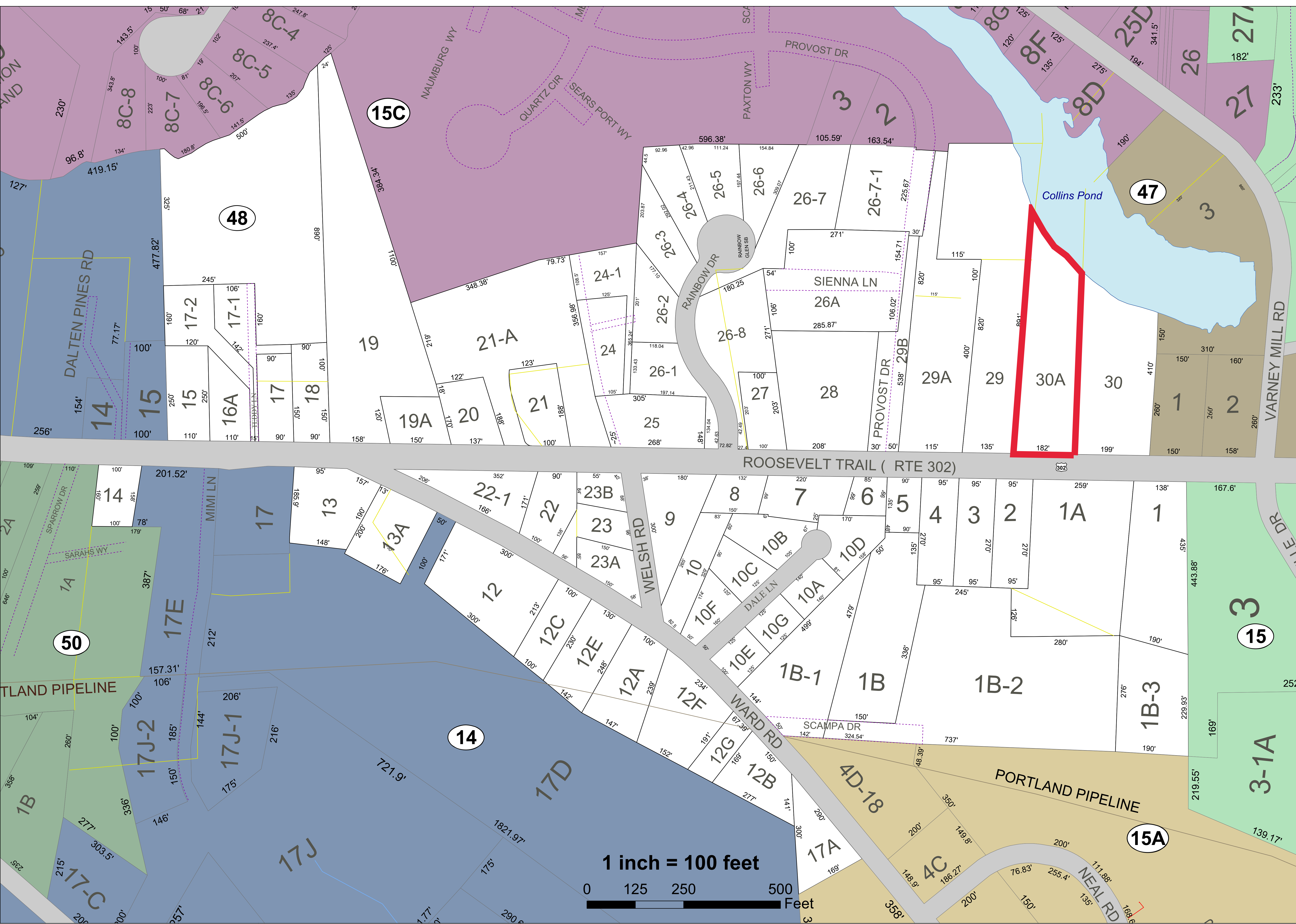
These Tax Maps are based on original maps compiled by James W. Sewall Co.

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 48



519 ROOSEVELT TR

Location 519 ROOSEVELT TR**Mblu** 48/ 30/ A/ /**Acct#** S3570R**Owner** STANDLEY CAROLYN J -
HEIRS OF**Assessment** \$85,400**PID** 4583**Building Count** 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$11,300	\$74,100	\$85,400

Owner of Record

Owner STANDLEY CAROLYN J - HEIRS OF
Co-Owner C/O JTSH LLC 7/17
Address PO BOX 232
WINDHAM, ME 04062

Sale Price \$0
Certificate
Book & Page 4380/ 274
Sale Date 02/09/2017
Instrument DE

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STANDLEY CAROLYN J - HEIRS OF	\$0		4380/ 274	DE	02/09/2017
STANDLEY CAROLYN J	\$0	1	4380/ 274		02/06/1979

Building Information

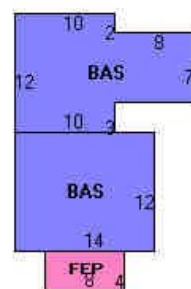
Building 1 : Section 1

Year Built: 1956
Living Area: 344
Replacement Cost: \$16,108
Building Percent Good: 64
Replacement Cost Less Depreciation: \$10,300

Building Attributes	
Field	Description
Style	Cottage
Model	Residential
Grade:	Below Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Space
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	2
Bath Style:	Average
Kitchen Style:	Average

Building Photo

(<http://images.vgsi.com/photos/WindhamMEphotos//\00\00\32\14.jpg>)

Building Layout

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	344	344
FEP	Porch, Enclosed, Finished	32	0
		376	344

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1010
Description SINGLE FAM
Zone RM
Neighborhood 4535
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 3.00
Frontage
Depth
Assessed Value \$74,100

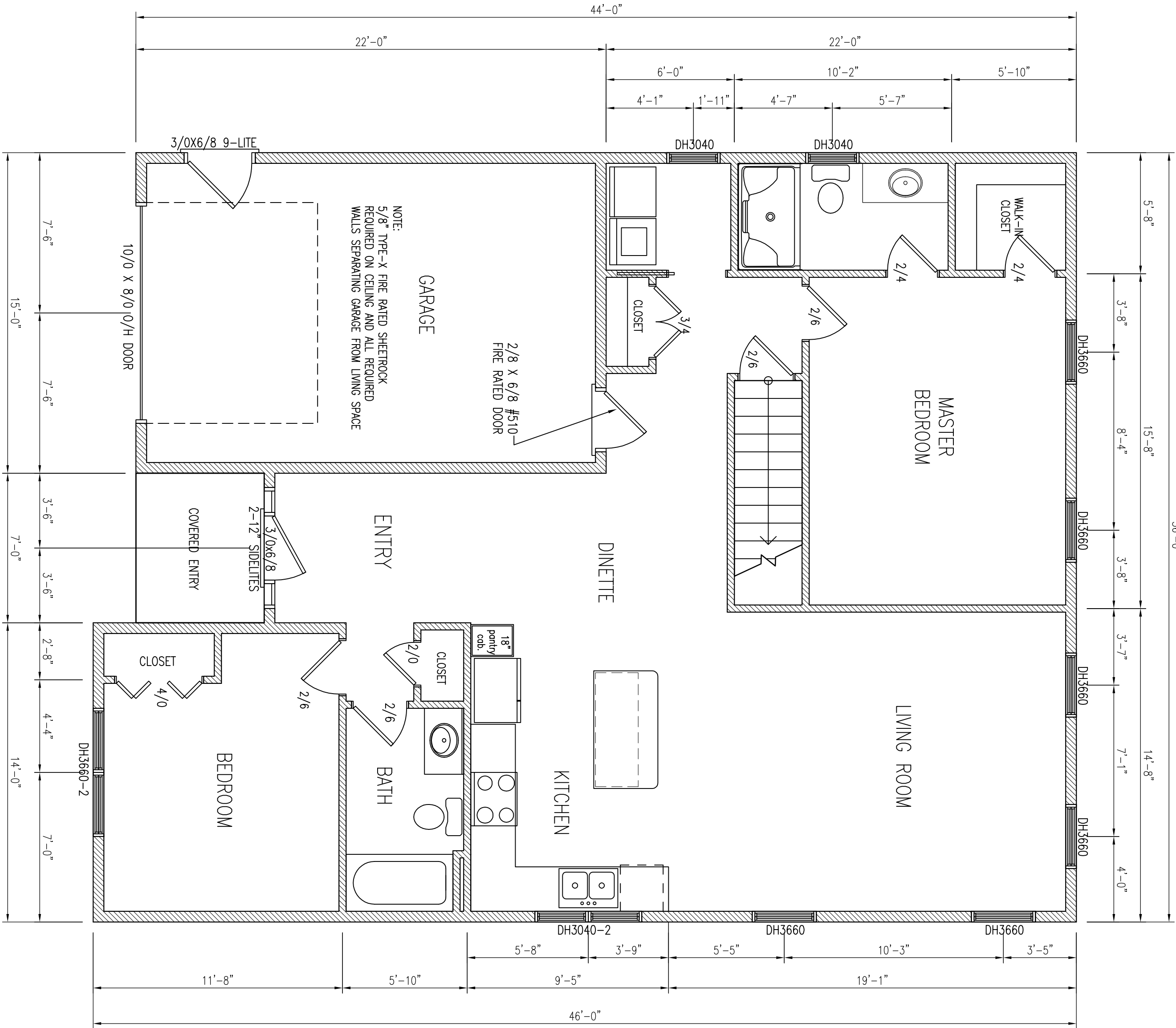
Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			120 S.F.	\$1,000	1

Valuation History

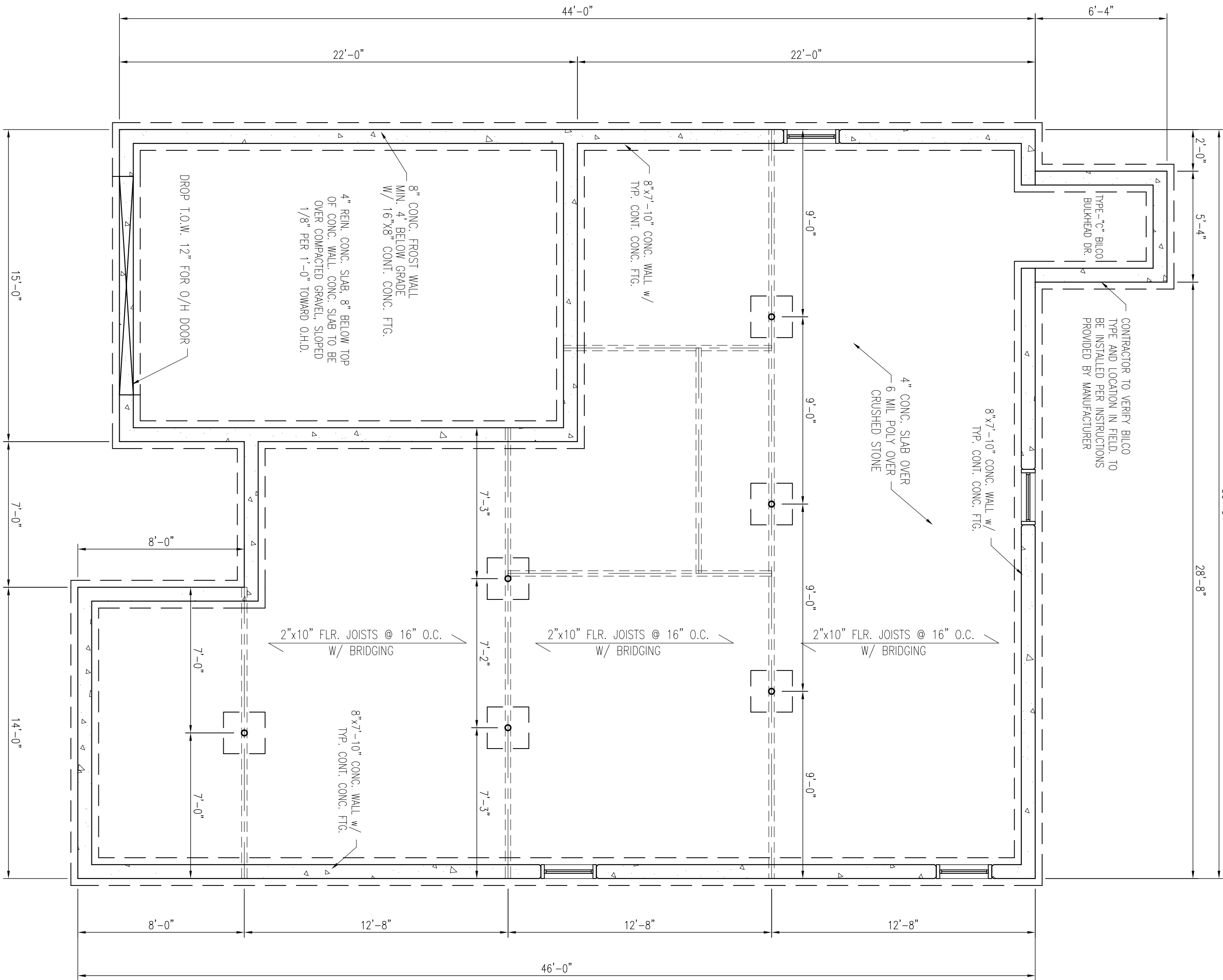
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$11,300	\$74,100	\$85,400
2016	\$11,300	\$74,100	\$85,400
2015	\$11,300	\$74,100	\$85,400

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FIRST FLOOR PLAN

1/4" = 1'-0"



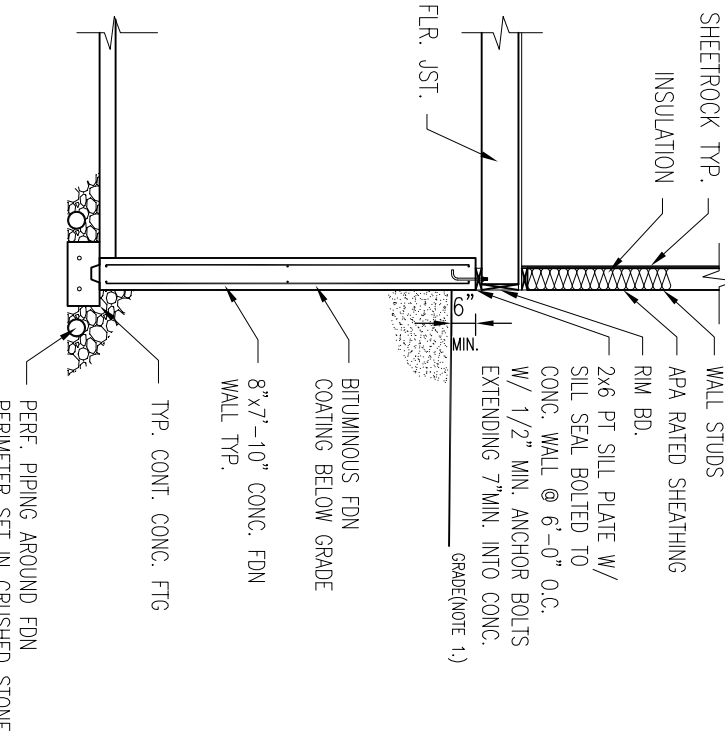
FOUNDATION PLAN

1/4" = 1'-0"

1. 4" DIA. CONDUITS PER PERIMETER RAIN WITH HOLES ORIENTED DOWN, SLOPED TO DRAINAGE OR TO STORM SEWER OR DRAINAGE.
2. ALL EXTERIOR WALLS THIS SHEET ASSIGNED TO BE TYP.
3. ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS, CONTRACTOR TO VERIFY.
4. BRICK SUPPORTS ASSIGNED TO BE 10" DIA. SQUINTERS, SOIL CONDITIONS TO DETERMINE FOOTING DESIGN, CONTRACTOR TO VERIFY.
5. FOR PLUMBING LOCATION/ANALYSIS, SEE GROUND FLOOR PLAN.
6. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP RISES/PTS AS REQUIRED PER GRADE AND SOIL CONDITIONS.
7. BRICK FINISHES PER OWNER/CONTRACTOR (TO BE DETERMINED).
8. CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DRAINAGE BASINMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. MATERIALS, WINDOW/DOOR SIZES, TO BE DETERMINED PER OWNER/CONTRACTOR AND LOCAL CODES.

TYPICAL FOUNDATION WALL DETAIL

1/4" = 1'-0"



NOTE: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF DRAINAGE HAS OCCURRED.

PRELIMINARY DESIGN
JTSH LLC.
DITCH BROOK DEVELOPMENT, SPEC 1



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Revisions:

REVISED: 11/14/17

Drawn By: MIA

Project: RB110717

Sheet Number:

Date: 11/10/17

Scale: 1/4" = 1'-0"

Project: RB110717

Sheet Number:

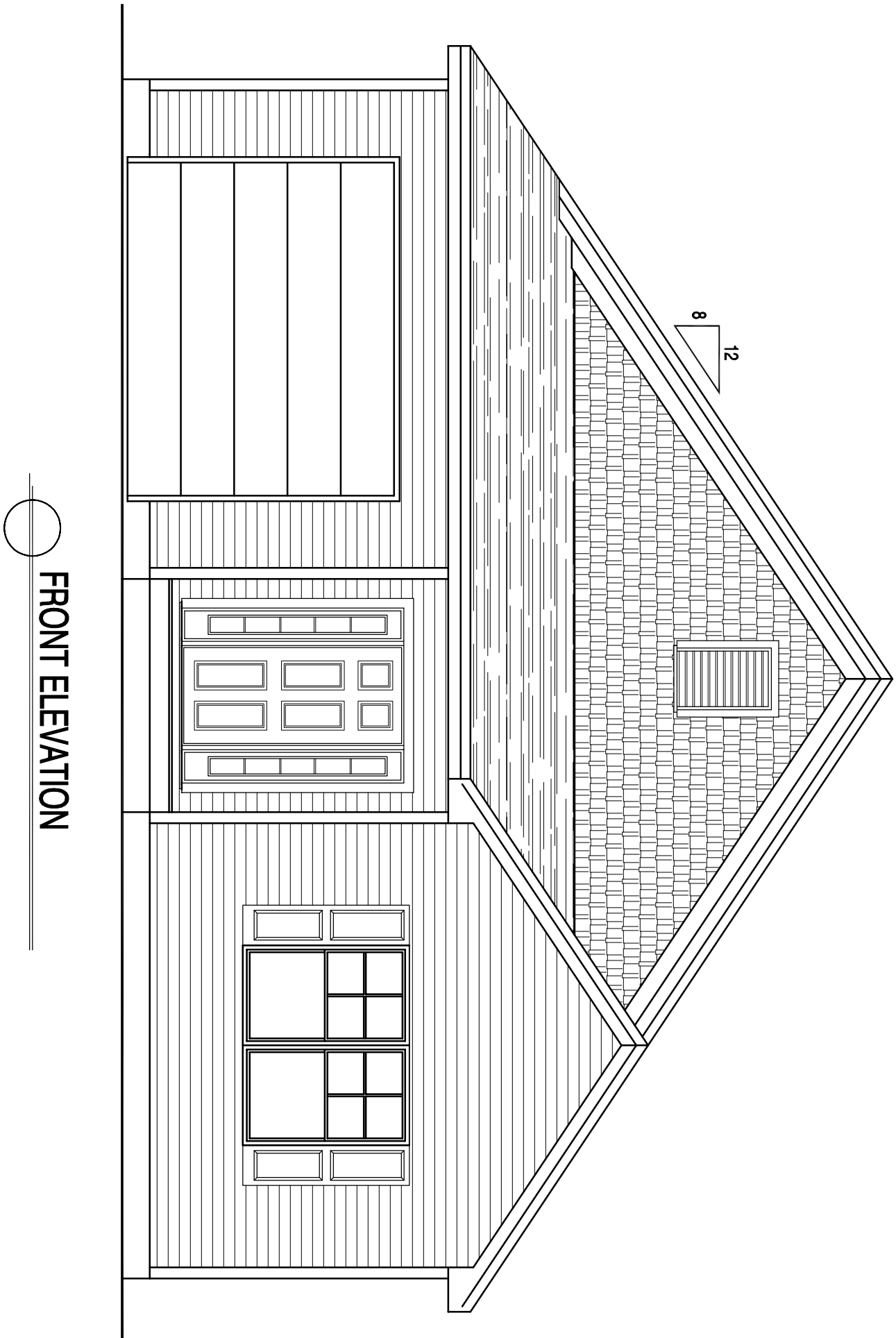
Date: 11/10/17

Scale: 1/4" = 1'-0"

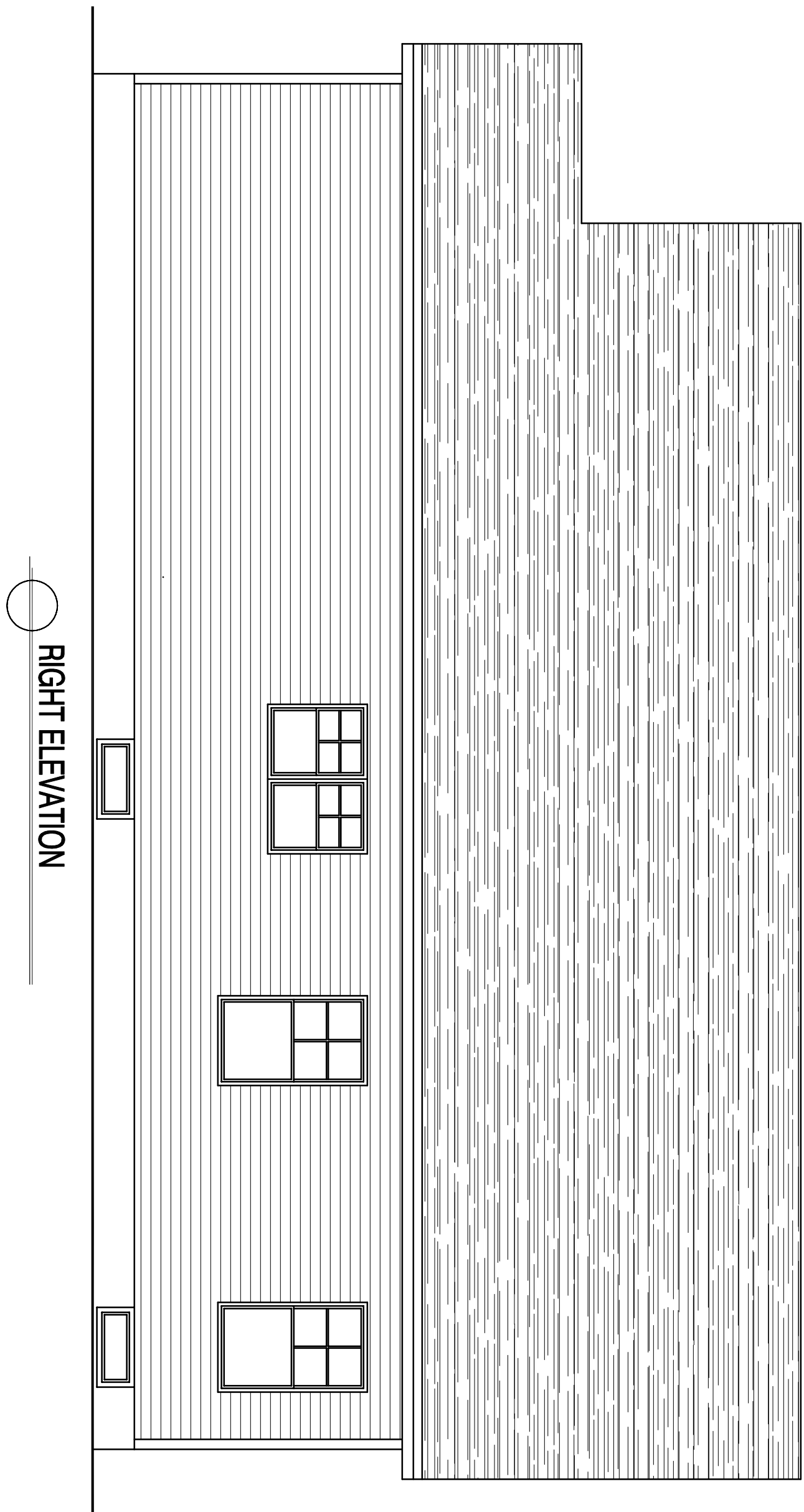
Project: RB110717

Sheet Number:

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FRONT ELEVATION



RIGHT ELEVATION



PRELIMINARY DESIGN
JTSH LLC.
DITCH BROOK DEVELOPMENT, SPEC 1

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Revisions:

06/05/04 -

Date : 11 / 10 / 17
Scale : 1/4" = 1'-0"
Drawn By: MIA
Project: RB110717
Sheet Number:

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



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	0.1	4.5%
BuB	Lamoine silt loam, 3 to 8 percent slopes	0.1	2.0%
DeB	Deerfield loamy sand, 3 to 8 percent slopes	2.2	72.9%
Py	Podunk fine sandy loam, 0 to 3 percent slopes, occasionally flooded	0.0	0.0%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.3	11.4%
W	Water	0.3	9.2%
Totals for Area of Interest		3.0	100.0%

Cumberland County and Part of Oxford County, Maine

DeB—Deerfield loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: blh6

Elevation: 150 to 1,200 feet

Mean annual precipitation: 30 to 50 inches

Mean annual air temperature: 37 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Deerfield and similar soils: 87 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Deerfield

Setting

Landform: Outwash terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Typical profile

H1 - 0 to 10 inches: loamy sand

H2 - 10 to 24 inches: loamy sand

H3 - 24 to 65 inches: sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

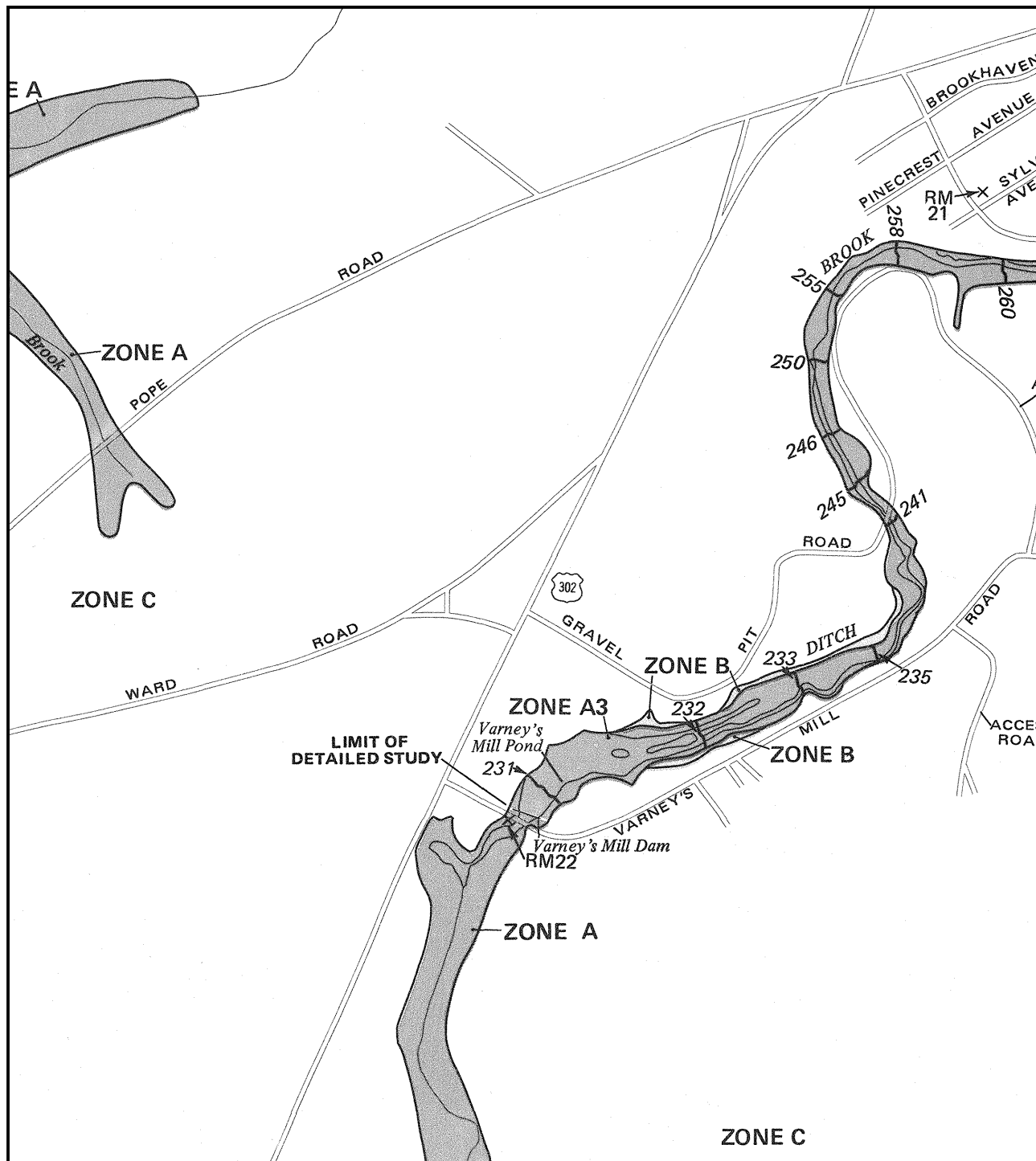
Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: A

Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 13, Sep 11, 2017



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
WINDHAM, MAINE
CUMBERLAND COUNTY

PANEL 15 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230189 0015 B

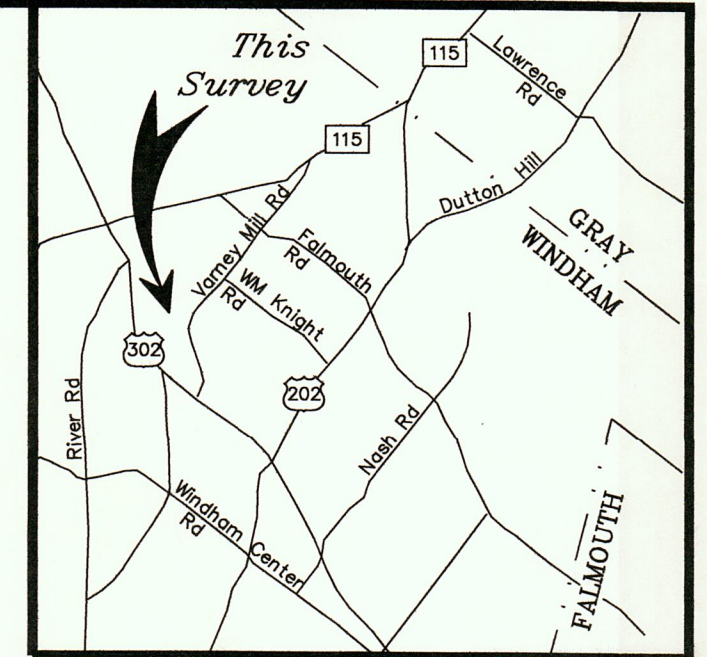
EFFECTIVE DATE:
SEPTEMBER 2, 1981



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

PLAN REFERENCES

1. "Plan of Property in Windham, Maine Made for Lake Pine Association" dated October 1973, revised August 1974 by H. I. & E. C. Jordan, recorded in the Cumberland County Registry of Deeds in Plan Book 102 on Page 5.
2. "State of Maine ~ Department of Transportation ~ Right of Way Map State Highway "14" Federal Aid Project No. F-014-1(41) Windham, Cumberland County" dated September 1986.
3. "Standard Boundary Survey on Varney Mill Road & Route 302 ~ Windham, Maine for Peter Busque & Jim Cummings" dated March 1995 by Wayne T. Wood & Co.
4. "Standard Boundary Survey on Route 302 ~ Windham, Maine for Dennis Dyer" dated March 2000 by Wayne T. Wood & Co.
5. "Subdivision Plan of Rainbow Glen Subdivision ~ Route 302 ~ Windham, Maine for Peter Busque" dated June 2002 by Sebago Technics, recorded in the Cumberland County Registry of Deeds in Plan Book 202 on Page 513.
6. "Amended Condominium Plat of Bottom of the Hill Condominium ~ Roosevelt Trail and Provost Drive Windham, Maine for Record Owner: Bottom of the Hill, LLC." dated May 2006 by Sebago Technics, recorded in the Cumberland County Registry of Deeds in Plan Book 207 on Page 285.

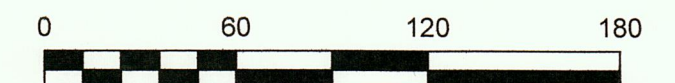


VICINITY MAP

Scale: 1" = 2 miles

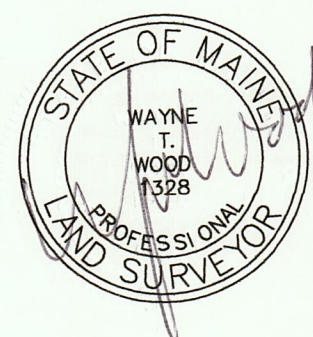
LEGEND

- ⊙ 5/8" Capped Rebar (#132) to be set
- Iron Pipe or Pin Found as Noted
- Monument Found as Noted
- ⊕ Utility Pole
- ⊕ Fire Hydrant
- ▨ Existing Building
- N/F Now or Formerly of
- (29,545/84) Deed Book and Page Reference



NOTES

1. Owner of record is JTSH, LLC. by deed of Robie Holdings, LLC. recorded in the Cumberland County Registry of Deeds in Book 34,200 on Page 133.
2. All bearings are referenced to Magnetic North of the Year 1983 per the plan in Plan Reference #4 and are calculated from angles of an actual on the ground survey.
3. The subject parcel is shown on the Town of Windham, Maine Tax Map #48 as Lot #30A and is situated in the Residential Medium (RM) Zone with a Stream Protection District Overlay.



Plan of Land
On
Roosevelt Trail
In
Windham, Maine
For

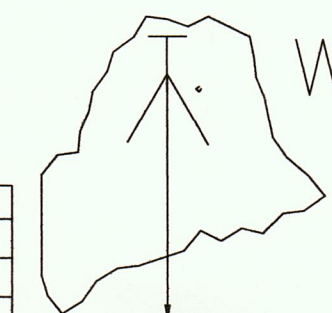
Larod Robie
2006-08-02 WINDHAM, ME 04092

WAYNE

WOOD & CO.

Gray, Maine 04039
Drawn By: KLV/WTW
Scale: 1" = 60'
Checked By: WTW
Field Crew: JW/BR

(207)657-3330
Date
August 2017
Job No.
217081



**Warranty Deed
(Maine Statutory Short Form)**

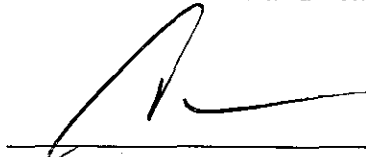
KNOW ALL PERSONS BY THESE PRESENTS THAT, Robie Holdings, LLC., a Maine Limited Liability Company with a mailing address of P.O. Box 1508, Windham, ME 04062 for valuable consideration paid, by **JTSH, LLC.,** a Maine Limited Liability Company with a mailing address of P.O. Box 232, Windham, ME 04062, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **JTSH, LLC.,** their heirs and assigns, with **WARRANTY COVENANTS,** a certain lot or parcel of real property situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND
MADE A PART HEREOF**

Meaning and intending to convey the premises conveyed to Robie Holdings, LLC by virtue of a deed from Donna M. Rafferty personal representative of the Estate of Carolyn J. Standley dated July 14, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34167, Page 153


The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 27 day of July 2017.



WITNESS

Robie Holdings, LLC

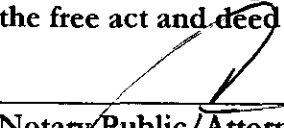


By: Jarod Robie
Its: Sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally, appeared before me on this 27 day of July 2017 the above-named Jarod Robie, Sole Member of Robie Holdings, LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2019



Notary Public/Attorney At Law

Print Name

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land together with the improvements thereon, situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at a point on the northerly side of the Portland and Bridgton Road, now called Roosevelt Highway which point is eleven (11) rods from the West corner of land formerly of Perley W. Varney, and being the mid-point of Grantor's land;

Thence northwesterly by the line of said road, eleven (11) rods;

Thence northeasterly by a line parallel with the road leading from the Portland and Bridgton Road by Varney's Mill, so called, to land of Frank D. Atherton;

Thence southeasterly by the Ditch Brook, so called, a distance of eleven (11) rods to the mid-point of Grantor's land;

Thence southwesterly by Grantor's land to the **point of beginning**.

Received
Recorded Register of Deeds
Jul 31, 2017 02:56:29P
Cumberland County
Nancy A. Lane