

February 19, 2018

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

Re: Final Subdivision Plan Application Sabatus Lane Subdivision Grondin Corporation - Applicant

Dear Amanda:

On behalf of Grondin Corporation we have prepared the enclosed Final Subdivision Plan Application for the above referenced project and we offer the following information for consideration:

- A copy of the MDEP Stormwater PBR Notification Form is attached.
- The project site is partially located within a mapped deer wintering area, which is regulated as an essential habitat by the Maine Department of Inland Fisheries and Wildlife. A copy of the consultation form sent to MDIFW is enclosed, and we will provide an authorization letter from MDIFW once it is received.
- The applicant has closed on the purchase of the property, which is reflected in the attached deed.
- The Open Space and Street Right-of-Way are intended to be offered to the Town for public acceptance and ownership. Please consider this cover letter as an Offer of Cession, which will be formalized in coordination with the Town's attorney and Town Council following project completion and as a condition of approval.
- A draft copy of the Homeowners Association Documents for the subdivision are enclosed for review.

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 Roma, P.E.

President

Enc.

Tax Map:	11 Lot:_	12		
	lina unita			
Number of lots/dwell	ing units:	17	Estimated road length: _	800'
Is the total disturbar	ace proposed > 1	acre? ⋈ Yes	□ No	
Contact Information 1. Applicant				
Name:	GRONDIN COR	PORATION		
Mailing Addr	ess: 39 BELAN	IGER AVENUE	, WINDHAM, ME 04062	
Telephone:	207-749-6691	Fax:	E-mail:	
·	here if same as a	•		
Mailing Addr	ess:			
Telephone:		Fax:	E-mail:	
authority to act on bel Name:D	nalf of applicant) USTIN ROMA, PE	<u> </u>	oplicant's agent, provide writ	
			ENGINEERS	
C			D, WINDHAM, ME 04062 E-mail:	
I certify all the inform of my knowledge.	ation in this appli	cation form and	accompanying materials is t	rue and accurate to the best
Dustin W	l Roma		2-19-18	
Signature			Date	_

Applican t Staff

2 of 3 Revised 12/27/17

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

Electronic Submission

3 of 3 Revised 12/27/17

Χ

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That we, HERBERT DOBBINS a/k/a HERB DOBBINS, an individual with a mailing address of 22 Sabatus Lane, Windham, ME 04062; WALTER N. LUNT a/k/a WALTER LUNT, JR., Personal Representative in the Estate of E. May Lunt a/k/a Estate of Euphemia May Lunt with a mailing address of 134 Thomas Pond terrace, Raymond, ME 04071; VOUK POPOVICH an individual with a mailing address of PO Box 928, Windham, ME 04062; ANTONIO PULSONI 12 Fairfax Street, Bangor, Maine 04401; VICKI LYNN TOTTLE a/k/a VICKI R. TOTTLE an individual with a mailing address of 23 Moose Drive, Limerick, ME 04048; and JESSE TINKER a/k/a JASON TINKER and GENNA TINKER, individuals with a mailing address of 9 Dirigo Lane, Windham, ME 04062 (hereinafter "Grantors"), for consideration paid, grant to GRONDIN CORPORATION a corporation organized under the laws of the State of Maine and having a mailing address of 39 Belanger Ave., Windham, ME 04062 (hereinafter "Grantee"), with WARRANTY COVENANTS, the land in the Town of Windham, County of Cumberland, and State of Maine, described as follows:

See attached Exhibit A.

WITNESS our hands and seals this 21 day of the month of December, 2017.

SIGNED, SEALED AND DELIVERED in the presence of:

Herald Plee Witness	rule	Harbert Dobbins Herbert Dobbins
State of Maine)	
Cumberland County) ss.)	<u>/2-/7</u> , 2017

Then personally appeared the above-named Herbert Dobbins a/k/a Herb Dobbins and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

DEANNA R. MARKEN
Notary Public, Maine
My Commission Expires March 14, 2018

Print Name

Doct: 64817 Bk:34549 Ps: 93

SIGNED, SEALED AND DELIVERED in the presence of:

Mitness Welliamser	Walter N. Lunt a/k/a Walter Lunt, Jr. Personal Representative in the Estate of E. May Lunt a/k/a Estate of Euphemia May Lunt
State of Maine)	
Cumberland County) ss.	Docember 15, 2017

Then personally appeared the above-named Walter N. Lunt a/k/a Walter Lunt, Jr. Personal Representative in the Estate of E. May Lunt a/k/a Estate of Euphemia May Lunt and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Print Name

SEAL

Doc*:

SIGNED, SEALED AND DELIVERED in the presence of:

			Unk Popuich
Witness		_ ·	Vouk Popovich
State of Maine)	SS.	
Cumberland County)	33.	12-18 -, 2017
Then personally the foregoing instrument			-named Vouk Popovich and acknowledged and deed.
			Before me,
			Leimon, Puis Notary Public/Attorney at Law

SEAL

ALEXZANDRA ELIZABETH PETERS Notary Public-Maine My Commission Expires February 24, 2024

Doc**‡**∶

SIGNED, SEALED AND DELIVERED in the presence of:

Witness Janates	•	Antonio Pulsoni
State of Maine) Penobsot County)	SS.	18 DEC_, 2017

Then personally appeared the above-named Antonio Pulsoni and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

SIGNED, SEALED AND DELIVERED in the presence of:

Em I.M			Under 2 Volage
Witness			Vicki Lynn Tottle a/k/a Vicki R. Tottle
State of Maine	.)	SS.	
Cumberland County)	33.	Darember 16, 2017

Then personally appeared the above-named Vicki Lynn Tottle a/k/a Vicki R. Tottle and acknowledged the foregoing instrument to be her free act and deed.

SEAL

Before me,

Notary Public Attorney at Law

Print Name

KELLY J. NOEL Notary Public, Maine My Commission Expires September 24, 2021

SIGNED, SEALED AND DELIVERED in the presence of:

	the Some Tinker
Witness	Jesse Tinker a/k/a Jason Tinker
Witness	Genna Tinker
State of Maine)	
Cumberland County) ss.	December 1912

Then personally appeared the above-named Jesse Tinker a/k/a Jason Tinker and Genna Tinker and acknowledged the foregoing instrument to be their free act and deed.

Notary Public/Attorney at Law

Thomas E. Schoening III Esq.

Print Name

Exhibit A

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

Beginning on the westerly side of River Road at a 5/8th – inch capped rebar (#1328) at the southeasterly corner of land conveyed by Julie Lunt-Farley, Personal Representative, to Kelley Lunt Williams by deed of even date herewith;

Thence South 14°55'59" West along the westerly sideline of River Road 244.32 feet to the northeasterly corner of land conveyed by Steven Thorton to Tony S. Searles and Angela M. Searles by deed dated May 1, 2013 and recorded in Cumberland County Registry of Deeds in Book 30615, Page 19;

Thence North 75°25'27" West along the northerly sideline of said Searles land to a 5/8th-inch capped rebar (#1328), 8 inches tall, at the northwesterly corner of said Searles land and the northeasterly corner of land conveyed by Scott Kelley to Cynthia Baker-Eldred and Phillip W. Eldred by deed dated November 30, 2009 and recorded in said Registry of Deeds in Book 27432, Page 78;

Thence continuing in the same course along the northerly sideline of said Eldred land to a 1-inch iron pipe, 23 inches tall, at a corner of said Eldred land located North 75°25'27" West 1673.71 feet from the westerly sideline of River Road;

Thence North 14°34'33" East along a westerly sideline of said Eldred land 33.00 feet to a 1-inch iron pipe, 18 inches tall, at a northeasterly corner of said Eldred land;

Thence South 75°55'27" West along the northerly sideline of said Eldred land in part along a stone wall 485.09 feet to a 5/8th inch capped rebar (#1328), 12 inches tall, at northwesterly corner of said Eldred land and the northeasterly corner of land conveyed by Michael B. Smith to Craig F. Beardsley by deed dated June 19, 2014 and recorded in said Registry of Deeds in Book 31583, Page 19;

Thence continuing in the same course along the northerly sideline of said Beardsley land and said stone wall 205.00 feet to a 5/8th-inch capped rebar (#1328), 8 inches tall. At the northwesterly corner of said Beardsley land and the northeasterly corner of land conveyed by Kimberly Harris Smith to Michael B. Smith by deed dated June 9, 2014 and recorded in said Registry of Deeds in Book 31583, Page 15;

Thence continuing in the same course along the northerly sideline of said Smith land in part along said stone wall 481.24 feet to a 1 ¼-inch iron pipe, 18 inches tall (bent, loose), at the northwesterly corner of said Smith land and a southeasterly sideline of land conveyed by S. D. Warren Company to the Inhabitants of Windham by deed dated June 7, 1966 and recorded in said Registry of Deeds in Book 2963, Page 81;

Thence North 58°44'03" East along the southeasterly sideline of said Windham land 987.11 feet to a 4-inch concrete monument, 18 inches tall, at the southwesterly corner of land

conveyed by River Road Common, LLC to Lineous M. Millet and Lucy M. Millet by deed dated April 29, 2011 and recorded in said Registry of Deeds in Book 28688, Page 32;

Thence South 75°42'23" East along the southerly sideline of said Millet land, the southerly terminus of Parkview Road as shown on Plan entitled "Dundee Acres" by Country Living Builders dated September 10, 1963, revised January 25,1968, and recorded in said Registry of Deeds in Plan Book 75, Page 39, also known as Sabatus Lane, the southerly sideline of land conveyed by Stephen W. Newcomb to Matthieu Specq and Annette Specq by deed dated May 26, 2006 and recorded in said Registry of Deeds in Book 24005, Page 303, the southerly sideline of land conveyed by Bauer and Gilman Construction, LLC to Michael A. Celest and Angele D. Celest by deed dated March 3, 2011 and recorded in said Registry of Deeds in Book 28562, Page 297, and the southerly sideline of land conveyed by Bauer and Gilman Construction, LLC to Matthew S. Dyer and Jennifer F. Dyer by deed dated April 28, 2011 and recorded in said Registry of Deeds in Book 28676, Page 253, a total distance of 643.77 feet to a 5/8th-inch rebar (#1328 at the northwesterly corner of land conveyed by Julie Lunt-Farley, Personal Representative, to Curt Grenier and Marcia Jean Grenier by deed of even date herewith;

Thence South 14°17'37" West along the westerly sideline of Grenier land 268.68 feet to a 5/8th inch capped rebar (#1328);

Thence South 76°31'07" East along the southerly sideline of said Grenier land 705.08 feet to a 5/8th-inch capped rebar (#1328) at the northwesterly corner of land conveyed by Julie Lunt-Farley, Personal Representative, to Kelley Lunt Williams by deed of even date herewith;

Thence South 13°28'52" West by westerly sideline of said Williams land 250.00 feet to a 5/8th-inch capped rebar (#1328);

Thence South 76°31'08" East along the southerly sideline of said Williams land 804.19 feet to the point of beginning;

Containing 28.09 acres, more or less, and being **Lot** C as shown on plan entitled "Proposed Division of the Edward L. Tottle Estate on River Road, Windham, Maine, for the Heirs of Edward Tottle" by Wayne T. Wood & Co., dated July 2015 and recorded in said Registry of Deeds in Plan Book 217, Page 383.

The above-described premises are conveyed Subject However to the Outlet Drainage Structure Easement taken by the State of Maine Department of Transportation by Notice of Layout and Taking dated November 14, 2013 and recorded in Cumberland County Registry of Deeds in Book 31210, Page 268.

Being a portion of the premises conveyed by Cecil Ray Beal and Garfield L. Beal to Ralph Clifton Griffin and Aimee Irene Griffin by deed dated October 5, 1936 and recorded in Cumberland County Registry of Deeds in Book 1510, Page 32. Reference is made to "Affidavit" dated May 31, 1996 and recorded in said Registry of Deeds in Book 12541, Page 241.

Reference is further made to Order of the Cumberland County Probate Court in the Estate of Edward Loring Tottle, Docket No. 2013-0524, dated July 26, 2017 to be recorded in the Cumberland County registry of Deeds on near or even date hereof and in which the Court found that Edward Loring Tottle was as at the time of his death the sole owner of said premises conveyed by Cecil Ray Beal and Garfield L. Beal to Ralph Clifton Griffin and Aimee Irene Griffin by deed dated October 5, 1936 and recorded in Cumberland County Registry of Deeds in Book 1510, Page 32, and ordered within Distribution of the above-described portion of said premises to the Grantees named therein.

Meaning and intending to convey and hereby conveying the same parcel conveyed to the Grantors herein by deed of Julie Lunt-Farley, Personal Representative of the Estate of Edward Loring Tottle dated August 9, 2017 and recorded at said Registry in Book 34281, Page 277.

Received
Recorded Resister of Deeds
Dec 22,2017 09:44:56A
Cumberland Counts
Nancy A. Lane

REQUEST FOR PROJECT EVALUATION ESSENTIAL HABITATS OF ENDANGERED AND THREATENED SPECIES

INSTRUCTIONS:

☑ Please type or print clearly. Incomplete or illegible forms will be returned.

☑ The project applicant must complete, sign, and date Section A (see both sides).

An appropriate state agency or municipal representative must complete, sign, and date Section B (see reverse).

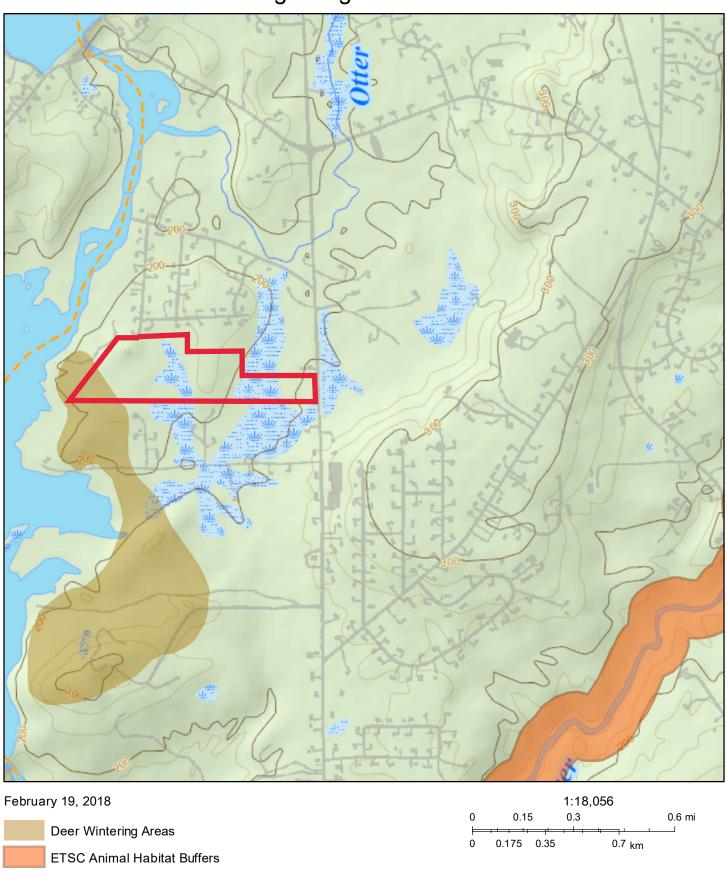
Send completed form and all required attachments to: Maine Department of Inland Fisheries and Wildlife, ATTN: Environmental Coordinator/EH Review, State House Station #41, Augusta, Maine 04333-0041.

☑ For assistance, contact the appropriate MDIFW Regional Wildlife Biologist.

SEC	TION A (to be completed by project applicant or representative)
1.	Name of project applicant: GRONDIN CORPORATION
	Mailing address: 39 BELANGER AVENUE, WINDHAM, ME 04062
	Telephone: 749-6691
2.	Name of property owner: SAME AS APPLICANT
	Mailing address:
	Telephone:
3.	Project location: Town Tax Map#11 Lot#12
٠.	Township: WINDHAM County: CUMBERLAND
	Township.
4.	Are permit(s) or license(s) required for this project? X Yes No
1.	If Yes, please list: SUBDIVISION APPROVAL FROM TOWN, STORMWATER PBR FROM MDEP
	11 Yes, please 11st
5.	<u>Attachments</u> : Each of the following items <u>must</u> be sent in triplicate with this form:
	a) a photocopy of that portion of the official MDIFW map denoting the affected
	Essential Habitat and clearly showing project boundaries (maps are available in
	all MDIFW and affected town offices, and at www.mefishwildlife.com); and
	b) a copy of the final project application, permit, and/or license as recommended
	for approval; if none of these items exist for the project, the applicant must
	provide a site map (scale: 1" = 200')
	Additional project documentation is generally not required but, if included, may enable
	a more rapid review by MDIFW.
6.	Are any of the following activities associated with this project?
	a) subdivision plan or residential development? No X _ Yes
	b) exterior construction or repair of buildings? No $\frac{X}{X}$ Yes
	c) road or trail construction or maintenance? No X Yes
	d) recreational activities? NoX _ Yes
	e) alteration of soils or vegetation? No X Yes
	f) timber harvests or forest management? No Yes g) agriculture or agricultural management? X No Yes
	h) alterations to wetlands, open waters, submerged
	lands, dunes, islands, or alpine areas? X No Yes
	i) modifications to shoreland zones (uplands
	within 250 feet of any wetland or wate body)? X No Yes
	SEE REVERSE: APPLICANT MUST COMPLETE SECTION A

Sec	ction A (continued)		
7.	Briefly describe the nature and extent of answered by a "yes" in the previous quest proposed within the Essential Habitat. separate page and attach to this form.):	stion and provide details (If additional space is r	of those activities
	CONSTRUCT AN 800-FOOT ROAD EXTENDED PROVIDE ACCESS TO 15 NEW RESIDENT TREES WILL BE CUT ONLY FOR LOT DEVELOTS WILL BE SERVED BY PUBLIC WATE 14 ACRES OF PERMANENT OPEN SPACE	TIAL LOTS, EACH APPROX /ELOPMENT AND ROAD C ER AND PRIVATE SEPTIC.	KIMATELY 3/4 ACRE.
8.	What are the starting and ending dates on-site planning, construction, and open	rational phases.	
	CONSTRUCTION IS EXPECTED TO BEG IN JULY 2018 FOR THE ROADWAY. HON EXPECTED TO BE COMPLETED OVER 2	ME CONSTRUCTION ON IN	
9.	Please summarize and attach any addition bring to the attention of MDIFW. PLEA		
10.	I certify that the information described the best of my knowledge and belief.	d within this form is comp	plete and accurate to
	Signature:	Date:	2-19-18
Sec			2-19-18
	ction B (to be completed by agency or mu		2-19-18
1.	ction B (to be completed by agency or mu	nicipal representative) OF WINDHAM	2-19-18
1.	Name of agency/municipality:TOWN Mailing address:8SCHOOL ROAD, WIN	nicipal representative) OF WINDHAM IDHAM, ME 04062	2-19-18
1.	Pation B (to be completed by agency or must name of agency/municipality:	nicipal representative) OF WINDHAM IDHAM, ME 04062	
1.	Name of agency/municipality: TOWN Mailing address: 8 SCHOOL ROAD, WIN Contact Individual: AMANDA LESSAR	nicipal representative) OF WINDHAM IDHAM, ME 04062 D Telephone: ect described herein meets n a designated Essential Reif the project would signated.	s our criteria for Habitat. I hereby gnificantly alter the
1.	Name of agency/municipality: TOWN Mailing address: 8 SCHOOL ROAD, WIN Contact Individual: AMANDA LESSAR Title: TOWN PLANNER This agency/municipality finds the project approval, but is partly or wholly within request evaluation by MDIFW to determine	nicipal representative) OF WINDHAM IDHAM, ME 04062 D Telephone: ect described herein meets n a designated Essential Resignated Ess	s our criteria for Habitat. I hereby gnificantly alter the ne habitat.
1.	Name of agency/municipality: TOWN Mailing address: 8 SCHOOL ROAD, WIN Contact Individual: AMANDA LESSAR Title: TOWN PLANNER This agency/municipality finds the project approval, but is partly or wholly within request evaluation by MDIFW to determine Essential Habitat or violate protection	nicipal representative) OF WINDHAM IDHAM, ME 04062 D Telephone: ect described herein meets n a designated Essential Resignated Ess	s our criteria for Habitat. I hereby gnificantly alter the ne habitat.
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2. Sec	Name of agency/municipality:TOWN (Mailing address:8SCHOOL ROAD, WIND Contact Individual:AMANDA LESSAR Title:TOWN PLANNER This agency/municipality finds the project approval, but is partly or wholly within request evaluation by MDIFW to determine Essential Habitat or violate protection Signature:	nicipal representative) OF WINDHAM IDHAM, ME 04062 D Telephone: ect described herein meets n a designated Essential I e if the project would sig guidelines adopted for th Date:	s our criteria for Habitat. I hereby gnificantly alter the ne habitat.

Beginning With Habitat



STORMWATER PBR A	PPLIC	ATION FO)KM	I PLEA	SE	TYPE OF	R PRINT	I NI	NK ON	LY	Page I	0	2/14	
1. Name of Applicant:	Grondi	n Corporatio	on			5. Name (if app	of Agent licable)	t:		DM F	Roma Const	ulting	Engine	ers
2. Applicant's Mailing Address:	39 Belanger Ave, Windham ME, 04062			6. Agent's Mailing Address:			59 H	59 Harvest Hill Road, Windham ME						
3. Applicant's Daytime Phone #:	207-74	9-6691				7. Agent' Phone		ne		207-3	310-0506			
4. Applicant's email address:	k.grond	din@grondir	ncorp	oration.com		8. Agent	8 Agent's email address:			dusti	n@dmroma	.com		
9. Location of Project: (Road, Street, Rt.#)	Sabatu	Sabatus Lane			10. Town	:			Wind	ham				
						11. Cour	nty:			Cumi	berland			
12. Is this PBR for renev	wal of a	n individua	al sto	ormwater per	rmi	t? If yes,	skip to	Block	27 and	d sign:	ature page.		☐ Yo	
13. Type of Direct Watershed: (Check all that apply)	☐ Lake	e not most a e most at ris e most at ris	sk	k everely bloom	ning	Are	ount of a:	Deve	loped		Total # of _	OR	acre 00_squa	
	☐ Urba ☐ Fres ☐ Coas	 ☑ River, stream or brook ☐ Urban impaired stream ☑ Freshwater wetland ☐ Coastal wetland ☐ Wellhead of public water supply 			15. Amount of Impervious Area:				☐ Total # ofacres OR ☐ Total # of 25,110 square feet					
			7. Is this act	ivit	y part of	a larger	proj	ect?		Yes No				
18. Name of waterbody (ies) drained to		cot F	River/Dundee Pond 19. Name of impaired Waterbody, if appplicable			I/A								
20. Brief Project Description: Construction of a proposed 17-lot residential cluster subdivision, road construction extending Sabbatu Lane, and all associated improvements typically associated with residential development.						Sabbatus								
21. Size of Lot or Parcel and UTM locations, if known: square feet OR			U' kı	TM Nort	hing, if	4849	924		TM Eastir f known:	ıg,	383543			
22. Deed Reference Num	bers:	Book#: 12	541	Page#: 24'	1	23. Map	and Lot	Num	bers:		Map #: .	11	Lot	[#] : 12
24. DEP Staff Previously contacted	7					25. Proje			□ Y ☑ N	C.5	f yes, Completed?	:		Yes No
26. Resubmission of PBR Application	?	☐ Yes ☐ No	If y	es, prior app	lica	tion #:				Prio	r project ager:			
27. Written Notice of Violation?	Yes → No	If yes, involve		e of DEP enf	forc	ement st	aff		-					
28. Detailed Directions to the Project Site: (Attach separate sheet if necessary) SEE ATTACHEMENT														
29. Renewal of individual stormwater permit DEP Permit#: Project Manager:														
30. SUBMISSIONS ▼														
 ☑ This form (signed and dated) ☑ Fee ☑ Approval (if in Essential Habitat) ☑ Site Plan ☑ Photos of Area (Signed and individual Stormwater permit (Signed and dated)) ☑ Copy of original stormwater permit (Signed and dated) ☑ Copy of original stormwater permit (Signed and dated) ☑ Fee 						mit <u>only:</u>								
Does the agent have	an int	terest in t	his	N	0									
project? If yes, wh				NS AND SI		NA TIID	FCIC		TED ()NI D	ACE 2			
	4 7.14		1 1 2	W. 7 44 W 1 . 7	1 T T	- A K		4			43 T T T . /.			

CERTIFICATIONS / SIGNATURES

Applicant's Statement:			
herein and I affirm that my	water PBR and have attached the r y project satisfies the applicable stor ng jurisdiction over this activity, to	mwater management star	ndards. I authorize staff of State
Signed: Dustin	e M Roma	Date:	2-19-18
Notice of Intent to Comply with Maine Construction General Permit	With this Stormwater PBR notificatintent to carry out work which meet Permit. I have read and will comply Notice of Termination (NOT) within	ts the requirements of the y with all of the MCGP sta 1 20 days of project compl	Maine Construction General andards. In addition, I will file a letion.
	If this form is not being signed by the documentation showing authorization signed Dustin M Resigned	on to sign.	the property, attach