Windham Town Council 8 School Road Windham, ME 04062

Re:

Notice of Intent - Offer of Cession Open Space and Roadway Sabatus Lane Subdivision

Dear Councilors:

We have submitted an application to the Windham Planning Board for subdivision approval of a 17 lot residential neighborhood on a 28-acre parcel identified as a portion of Tax Map 11, Lot 12-C. The project has been designed with 900 feet of roadway meeting the standards for a Minor Local Street, which we intend to offer to the Town for public acceptance following construction. The roadway is an extension of Sabatus Lane, a public street, and includes the construction of a cul-de-sac at the terminus.

The project has been designed utilizing the Cluster Standards in the Subdivision Ordinance, and includes approximately 14.4 acres of open space. As a condition of Subdivision Approval, a public access easement will be granted over the open space. At a future date, we intend to offer fee ownership of the open space parcel to the Town of Windham as an extension of the Dundee Park property that is already owned and managed by the Town.

Sincerely,

Ken Grondin

Grondin Corporation

GEN GRONOW



Maine Department of Transportation

Driveway/Entrance Permit

David Bernhardt, P.E, Commissioner

Permit Number: 25639 - Entrance ID: 1

OWNER

Name:

Grondin Corp.

Address:

39 Belanger Avenue Windham, ME 04062

Telephone:

(207)749-6691

Date Printed:

February 27, 2018

LOCATION

Route:

C446N, River Road Windham

Municipality:

Cumberland

County: Tax Map:

11 Lot Number: 12

Culvert Size:

inches

Culvert Type: Culvert Length: N/R feet

Date of Permit:

February 27, 2018

Approved Entrance Width: 12 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a Driveway to Five or fewer single family dwellings at a point 1139 feet South from Presumpscot Road, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

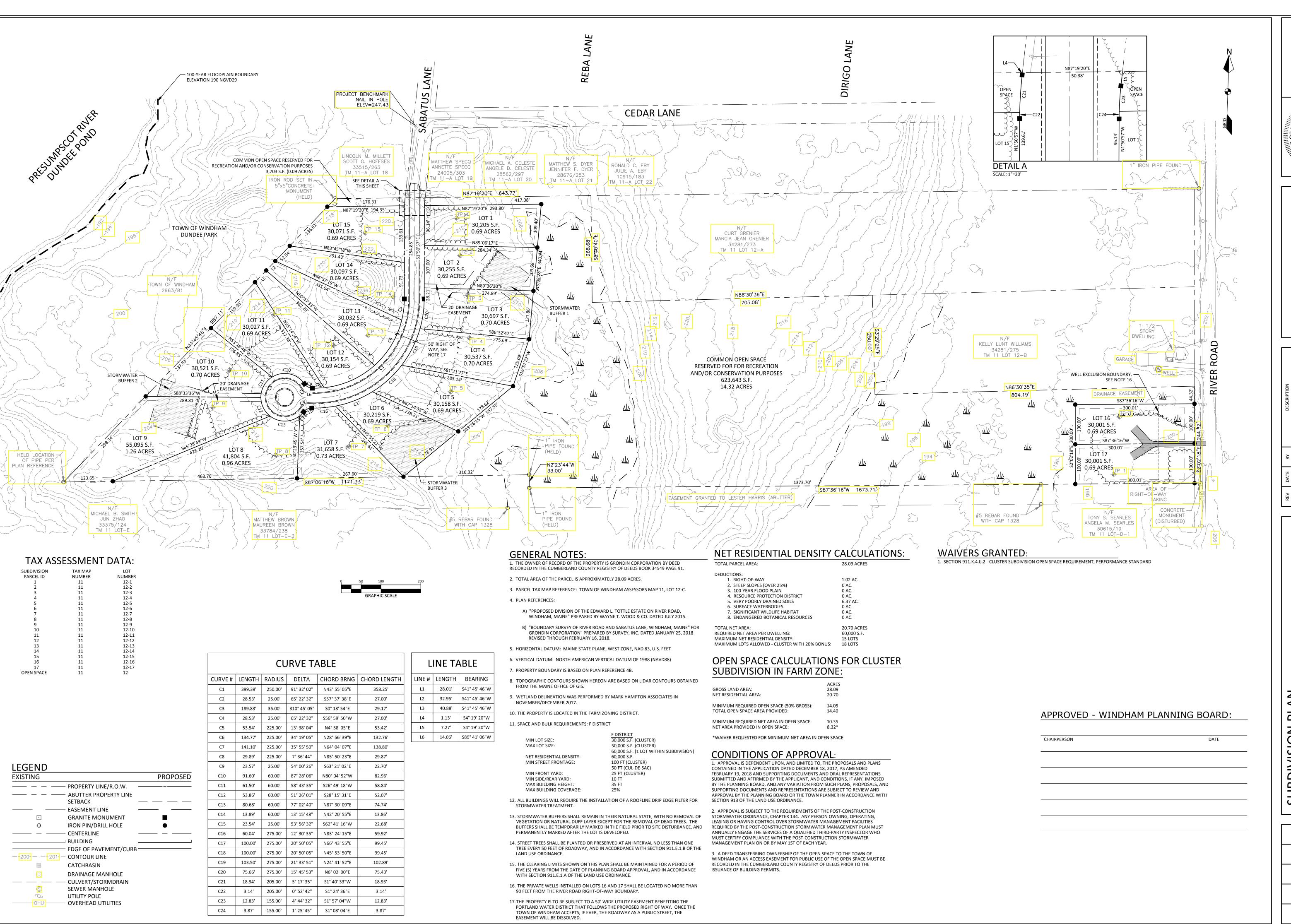
This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

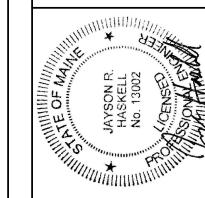
(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.791750N, -70.439820W.

S - In the town of Windham on the westerly side of River Road, the centerline being approximately 1139 feet southerly of the centerline of Presumpscot Road and approximately 53 feet northerly of utility pole 243.

Approved by: Anthony Tooland Date: 2-27-2018





SONSULTING ENGINEERS
59 HARVEST HILL RD
MINDHAM MF 04067

SV DATE BY DESCRIPTION

A 1-25-18 DMR ISSUED FOR PRELIMINARY SUBDIVISION REVIEW

B 2-1-18 DMR ADDED NOTE 16

C 2-20-18 DMR ISSUED TO TOWN FOR FINAL APPROVAL

E 3-12-18 DMR REVISED PER PORTLAND WATER DISTRICT REVIEW

FINAL APPROVAL

SION PLAN
ANE SUBDIVISION

SUBDIVISION F
SABATUS LANE SUBD
WINDHAM, MAINE
FOR RECORD OWNER:
GRONDIN CORPORAT
39 BELANGER AVE
WINDHAM ME DADGE

17067
JOB NUMBER:

1" =100'
SCALE:

3-12-2018

SHEET 3 OF 7