

March 8, 2018

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



Paul R. LePage
Governor

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**
Municipality: **Windham**
County: **Cumberland**
Tax Map: **11 Lot Number: 12**
Culvert Size: **inches**
Culvert Type: **N/R**
Culvert Length: **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 Fontana Date: 2-27-2018

