Narrative: Ruby Meadows Subdivision, a 15 lot subdivision at the Corner of Pope and Albion Roads in Beautiful Windham Maine.

To Amanda Lessard, Town Planner, Windham, Maine

And to the Windham Planning Board.

Dear Amanda,

Thank You for receiving my application for conceptual/sketch review for my proposed subdivision.

The property known as Ruby Meadows consists of 29.58 acres with 2570 feet of frontage on Albion and Pope Road. The property lies in the Farm zone and requires 80,000 sq.ft. of land and 200 feet of road frontage. We are proposing 15 residential lots of 80,000sqft plus with 200 feet of road frontage per lot(a conventional plan)

The net residential calculations allow for 16.68 lots. We are proposing 15, 3 lots off of Pope and 2 lots off of Albion with existing road frontage, 10 lots will be off of our new proposed 950 foot roadway.

There will be less than 1 acre of disturbance on the property, including New roadway and we will be seeking a Tier1 permit from the DEP which will cover wetland crossings for the new roadway and driveways, (all under 15,000 sqft of wetlands fill). All lots will be serviced by public water except for lots 1,2, and 3, off of Pope Road. All lots will have on site sepyic systems. There are NO VERNAL POOLS, on the property.

The Development team is as follows;

Developer..... Paul C. Hollis

Surveyor...... Wayne T. Wood and Company

Engineer...... Dustin Roma P.E.

Wetlands, Geologist, soil Evaluation, Septic design.... Marc Cenci

Thank You Amanda and Members, See you at the meeting on May 14th.

Paul C. Hollis

Sketch Plan - Minor & Major Subdivision

Project Name: LUBY MEADOW S
Tax Map: Lot:
Number of lots/dwelling units: S Estimated road length: 2570 Popper Is the total disturbance proposed > 1 agre? Table Vest Ve
Is the total disturbance proposed > 1 acre? \(\square \) Yes \(\square \) No
Contact Information 1. Applicant
Name: Ruby Measows LLC Mailing Address: 28 Weach Ams Sea Busole, NH 03874
Mailing Address: 28 Wearh Ross Sea Groot NH 03874
Telephone: 20-2160333 Fax: NA E-mail: PHOMISLAND & GMAIL COM
2. Record owner of property
(Check here if same as applicant)
Name: SHeary H & SHinley A. Li Hieliels Mailing Address: 65 Papa Rosso Winstown Mine Telephone: 207-379.3146 Fax: Email:
Mailing Address: 65 Papa Romo Winston Marie
Telephone: 207-379.3146 Fax: Email:
3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant) Name: Company Name: Mailing Address: 28 wearh forth SeaBrok, well 03874 Telephone: 207-2160333 Fax: E-mail: Phollis Land 47
I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.
Pal Offeth 4/24/18 Signature
Signature Date
Sketch Plan - Minor & Major Subdivisions: Submission Requirements Applicant Staff a. Complete Sketch Plan Application form

h	Project Narrative A 15 lot suBvitusia of 15 (80Kplus lots)		
).	Project Narrative A 15 lot suBDitura of 15 (80Kplus lots)		
	conditions of the site	1000	000
	number of lots	15	
	constraints/opportunities of site (OMPLANCE to 2011ing (yes)		
	Outline any of the following studies that will be completed at a future stage:		
	traffic study	N/A	
	utility study	NIA	
	market study	NIA	
	Name, address, phone for record owner and applicant on PAGE I		
	Names and addresses of all consultants working on the project		
	Evidence of right, title, or interest in the property pts		
0	Evidence of payment of Sketch Plan fees and escrow deposit		
	Any anticipated waiver requests (Section 908)		
	Waivers from Submission Criteria. Will the applicant be requesting waivers		
	from the "Submission information for which a Waiver May be Granted"?	NA	
	If yes, submit letter with the waivers being requested, along with		
	reasons for each waiver request.		
	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?		
	If yes, submit letter with the waivers being requested, along with a		
	completed "Performance and Design Standards Waiver Request" form.		
	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.		
	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.		
	Submit initialed form regarding additional fees, from applicant intro packet	 	
	Plan Requirements		
	Name of subdivision, north arrow, date and scale on Plan		
	Boundary and lot lines of the subdivision		
:	Approximate location, width, and purpose of easements or restrictions		
**	Streets on and adjacent to the tract.	<u> </u>	
***	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).		
	Existing buildings, structures, or other improvements on the site on Plan		
-	Major natural features of the site, approximated by the applicant including	\vdash	
-	wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.		
e	etronic Submission		
	NOTE: A Jostlano 645 GASEMENT DUAS Along THE	Le TOTAL	
	Weathern Burnou of the		

PURCHASE AND SALE AGREEMENT - LAND ONLY

("days" means business days unless otherwise noted, see paragraph 20)

Marcl	n 25	. 2018	3/27/18	. Effective Date
Offer Date			Effective Date is defined in Paragraph 20 of	
1. PARTIES: This	Agreement is mad	le between Great Lots of Mai	ne LLC	
-		Chipley A 1 14C 13 Cl		("Buyer") and
2. DESCRIPTION:		Shirley A. Littfield, Sherry H		("Seller").
A part of (ii part of	see para. 22 for	explanation) the property sin	set forth. Seller agrees to sell and E lated in municipality of	Mindhom
County of	umberiand	State of Maine located a	1 Pope & Albion	Dood
described in deed(3) i	ccorded at Said Co	ounty's Registry of Deeds Book	(5) 31910 Page(s	() 207
a deposit of earnest m in the amount of S If Buyer fails to deliv	TCE/EARNEST N Buyer had noney in the amount the initial or add sonce Buyer has a conce Buyer has a concept the concept that the concept	MONEY: For such Deed and as delivered; or will deliver on \$500.00 will be delivered _ ditional deposit in compliance delivered said deposit (s). The	conveyance Buyer agrees to pay the to the Agency within 2 considered. Buyer agrees that an additional directly to sellers on the 1st day with the above terms Seller may term remainder of the purchase price shall	he total purchase price of days of the Effective Date, al deposit of earnest money ay of each month
		bject to the following condition		
said earnest money an	d act as escrow ag	ent until closing; this offer sha	TMREN be valid until March 2	(date) (date)
5:00 to Buyer.	[_] AN	$1 \times PM$: and, in the event of	non-acceptance, this earnest money s	shall be returned promptly
execute all necessary p Seller is unable to con exceed 30 calendar da to remedy the title. Se closing date set forth a accept the deed with the	vapers onvey in accordance sys, from the time state the hereby agrees above or the expirate title defect or ma	August 30, 2018 with the provisions of this pa Seller is notified of the defect, to make a good-faith effort to	able title in accordance with the Stan ction shall be closed and Buyer shall (closing date) or before, if agreed in ragraph, then Seller shall have a reasonless otherwise agreed to in writing ocure any title defect during such pereiod, Seller is unable to remedy the typhich case the parties shall be relieved	I pay the balance due and writing by both parties. If onable time period, not to by both Buyer and Seller, riod. If, at the later of the
6. DEED: The proper encumbrances except continued current use of		red by a War ons, easements and restriction	ranty deed, and she s of record which do not materially	all be free and clear of all and adversely affect the
7. POSSESSION: Po	ssession of premis	es shall be given to Buyer imm	nediately at closing unless otherwise a	greed in writing
shall have the right to	Jntil the closing, t view the property	he risk of loss or damage to a	aid premises by fire or otherwise, is a sing for the purpose of determining	
fiscal year). Seller is re they shall be apportione	sponsible for any	unpaid taxes for prior years. If	rorated as of the date of closing: rent, be prorated as of the date of closing the amount of said taxes is not knowleding year with a reapportionment as closing. Buyer and Seller will each	(based on municipality's vn at the time of closing.
 DUE DILIGENCE Seller nor Licensee mal subject to the following 	: Buyer is encoura ces any warranties contingencies, wit	ged to seek information from regarding the condition, perm th results being satisfactory to I	professionals regarding any specific i itted use or value of Sellers' real prop Buyer:	ssue or concern. Neither perty. This Agreement is
Revised 2018	Page 1 of 4 - P&S-1	LO Buyer(s) Initials	Seller(s) Initials	Da C
Celler Williams Realty, 19 Main Stree	1 Gray ME 04039		i i	

	ONTINGENCY	YES	NO	FULI	L RESOLU	TION	OBTAINED BY	TO BE PAID FOR BY
1.	SURVEY Purpose:	X		within	21	days _	buyer	buyer
	SOILS TEST Purpose:	X		within	21	days _	buyer	buyer
3.			X	within		days _		
4.	LOCAL PERMITS Purpose:	X		within	21	days _	buyer	buyer
5.	HAZARDOUS WASTE REPORTS Purpose:		X	within		days _		
6.	UTILITIES Purpose:	X		within	21	days	buyer	buyer
7.	WATER Purpose:	X		within	21	days	buyer	buyer
8.	SUB-DIVISION APPROVAL Purpose:	X	Transcript of the second	within	21	days	buyer	buyer
9.	DEP/LURC APPROVALS Purpose:	X		within	21	days	buyer	buyer
10.	ZONING VARIANCE Purpose:		X	within		days		
11.	HABITAT REVIEW/ WATERFOWL Purpose:		X	within		days		
12.	REGISTERED FARMLAND Purpose:		X	within		days		
13.	MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose:	X		within	21	days	buyer	buyer
14.	DEED RESTRICTION Purpose:		X	within		days		
15.	TAX STATUS* Purpose:		X	within		days		
16.	BUILD PACKAGE Purpose:		χ	within		days		
	OTHER Purpose:		X	within		days		
Furtl	* If the land is enrolled in the Management and Harvest Plan with ner specifications regarding any of	Maine Ti hin <u>0</u> the above	ee Gro days. none	wth Tax prog	ram, Seller No	agrees to pro	vide Buyer with th	ne current Forest

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer. Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the

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Page 2 of 4 - P&S-LO Buyer(s) Initials Seller(s) Initials 51 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road. Fraser, Michigan 48026 www.zipLogix.com

is not subject to a financing contingency. Buyer shall provide sole for the funds acceptable to Seller within proof is unacceptable as Seller. Seller may terminate this Agreement no later than days from no retains the agreed upon time period. Seller may terminate this Agreement no later than provided within such time period. Seller may terminate this Agreement in which right shall end once such proof retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either according to the proof is unacceptable. If Seller terminates in either according to the proof is unacceptable. If Seller terminates in either according to the proof is unacceptable. If Seller terminates in either according to the proof is unacceptable. If Seller terminates in either according to the proof is unacceptable. If Seller terminates in either according to the proof is unacceptable. If Seller terminates in either according to the proof is unacceptable. If Seller terminates in the proof is unacceptable. If Seller terminates in the proof is unacceptable to either according to the proof is considered to close and may terminate this Agreement in which case the carries money, shall be returned to Buyer and information. Is qualified for the loan requested within days from the Effective Date of the provide Seller with eart from leader showing that Buyer has made application for from specified in the provide Seller with according to the provide Seller with a seller provides in the proof is unacceptable to the seller within the provides Seller with a seller effective Date of the loan requested. If the proof is unacceptable to the seller within the dearness Buyer here with a leave free to with leave the seller according to the provides and Buyer's items and Buyer's items and the provides acceptable to the seller according to provide seller within the dearness and Buyer's items and the provides and the provides and better the loan requested. If Buyer falls to provide seller within the provides and the Agreem	11.	yer's obligation to close:	
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Pope/Albion Rd

Agreement, including all addenda made a part hereof, shall mean business days defined as eveluding Saturdays. Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date. unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda. expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

11. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: Property shall be sold with a 60' right of way as agreed to by buyer & seller prior to closing. Buyer shall pay a non-refundable \$1,500 earnest money deposit directly to the sellers on the 1st of every month prior to closing. Money shall be credited to 23. GENERAL PROVISIONS:

- A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

 DENDA: |X| Yes Explain: Man and Addendum 1

24. ADDENDA: XI Yes Explain: Map an 25. ELECTRONIC SIGNATURES: Pursua agree to the use of electronic signature either party may sign electronically by t	int to the Maine Uniform I s as a method of signing/i itilizing an electronic sign	Electronic Transactions Act	No and Digital Signature Act.	the parties authorize and parties hereby agree that
Billier's Mailing address is 30 st.		4_4152		
	2/27/18	4-4132		•
BUYER	DATE	BUYER		
Great Lots of Maine LLC				DATE
Seller accepts the offer and agrees to del	iver the above documber	1		
Seller accepts the offer and agrees to del agrees to pay agency a commission for se Seller's Mailing address is		. o mounta del contont.	nd upon the terms and co	nditions set forth and
SELLER Shirley A. Littfield	2127/18			
SELLER Shirley A. Littfield	DATE	CELLED SI	y 14: Tratlahelek	312/118
- L - U	100103 100000	obblick diffity	H. Littlefield	DATE
Seller agrees to sell on the terms and con-	COUNT	TER-OFFER		
The parties acknowledge that until signed will expire unless accepted by Buyer's sig (time) AM PM.		ature constitutes only an ation of such signature to	offer to sell on the above Seller by (date)	e terms and the offer
SEELEK	DATE	SELLER		200 200
The Buyer hereby accepts the counter offe	er set forth above.		100	DATE
BUYER	P 1 mm			
	DATE	BUYER		Dim
				DATE
The time for the performance of this Agree	EXTE ement is extended until	INSION:		
	10 N •		DATE	
SELLER			DATE	
SELLER	DATE	SELLER		
	1907	JULLER		DATE
BUYER				





DATE

BUYER

ADDENDUM ___1__ TO AGREEMENT

Addendum to contract d	ated	March 25, 2018	
between	Shirley A. Littfield, S	Sherry H. Littlefield	(hereinofton "C-11 "
and	Great Lots of M	laine LLC	(hereinafter "Seller" (hereinafter "Buyer")
property 0 Pope & Albi	on Road, Windham,		1
1. Earnest money shall l transferred within 21 da	be non-refundable. Selle nys.	r and Buyer agree on a map s	howing land to be
2. Lot is described as de Subdivision Phase I and a 50' easement as depict	ed.	Final Major Subdivision Plan A. Littlefield, Project No. 042	n of Ruby Meadows 190. Seller shall benefit from
3. Buyer returns the right for \$10,000 prior to close	nt to purchase the additi	onal land as depicted in stripe	ed green on attached map
Parties acknowledge Agencyith sale/purchase of prope	y's advice to seek legal, tarty.	ax and other professional advice	e as necessary in connection
Suyer Great Lots of Maine LLC	3/27/18 Date	Shuly A &	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		Shirley A. Littfield	L' Date
uyer	Date	Seller J. Seller Sherry H. Littlefield	Date 3/27/18



MAP LEGEND

Area of Interest (AOI) Area of Interest (AOI) Soils Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points **Special Point Features** Blowout (0) X Borrow Pit Clay Spot Closed Depression Gravel Pit Gravelly Spot Landfill Lava Flow Marsh or swamp

Mine or Quarry

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Sinkhole

Slide or Slip Sodic Spot

Miscellaneous Water

Severely Eroded Spot



- Stony Spot

 Very Stony Spot
- Wet Spot
- . Other
- Special Line Features

Water Features

Streams and Canals

Transportation

++ Rails

Interstate HighwaysUS Routes

-

Major Roads

Local Roads

Background

Aerial P

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24 000

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 13, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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	32.3	9.5%
BuB	Lamoine silt Ioam, 3 to 8 percent slopes	20.0	8.7%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	0.2	0.1%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	8.0	0.2%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	25.1	7.2%
HsC	Lyman-Abram complex, 8 to 15 percent slopes, very rocky	24.8	7.1%
HsE	Lyman-Abram complex, 15 to 35 percent slopes, very rocky	3.8	1.1%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	13.6	3.9%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	32.7	9.4%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	2.1	%9.0
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes	57.9	16.6%
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes	2.7	0.8%
Sn	Scantic silt loam, 0 to 3 percent slopes	67.5	19.3%
Sp	Sebago mucky peat	2.3	%9.0
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	16.9	4.8%
Sz	Swanton fine sandy loam	3.7	1.1%
Wa	Walpole fine sandy loam	1.2	0.3%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	3.2	%6:0
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	39.0	11.1%
Totals for Area of Interest	t was	349.9	100.0%