

**1017 RIVER ROAD**  
**1017 RIVER ROAD, WINDHAM, ME**

**DEVELOPER: MEYER DEVELOPMENT SOLUTIONS, INC.**



**INDEX**

APPLICATION  
CHECK LISTS  
NARRATIVE  
PERMISSION LETTER  
CORPORATION LETTER  
DEED  
SOILS DATA  
STORMWATER MANAGEMENT  
SURVEY  
SURVEY AT TIME OF SUBDIVISION  
AUTO SHINE PROJECT PLAN  
WATER USE FORM  
SEPTIC SYSTEM DESIGN  
COST ESTIMATES  
FINANCIAL  
PWD LETTER

**PLANS**

COVER SHEET  
EXISTING CONDITIONS PLAN  
SITE PLAN  
UTILITY PLAN  
TRAFFIC / PARKING PLAN  
STORMWATER PLAN  
LIGHTING PLAN  
LANDSCAPE PLAN  
BUILDING PLANS

PREPARED BY  
**PLANNING / DESIGN ASSOC**  
9 ALEXANDER DR, WINDHAM, ME

COPY # \_\_\_\_\_



1017 RIVER ROAD

Project Name: \_\_\_\_\_

Tax Map: MAP 53 LOT 12A

Estimated square footage of building(s): \_\_\_\_\_ 3000 SF

If no buildings proposed, estimated square footage of total development: \_\_\_\_\_

Is the total disturbance proposed > 1 acre? ☐ Yes ☐ No

**Contact Information**

1. Applicant

MEYER DEVELOPMENT SOLUTIONS INC. \_\_\_\_\_

P O BOX 81 RAYMOND, ME 04071 \_\_\_\_\_

233-0192 dmeyer@meyerdevelopmentinc.com \_\_\_\_\_

Email: \_\_\_\_\_

2. Record owner of property

\_\_\_\_\_ (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)

FRED PANICO / PLANNING DESIGN ASSOCIATES \_\_\_\_\_

9 ALEXANDER DRIVE, WINDHAM, ME 04062 \_\_\_\_\_

892-2640 plandesign@live.com \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

  
Signature

  
Date







a.	Complete Sketch Plan Application form		
b.	Evidence of payment of application and escrow fees		
c.	Written information - submitted in bound report		
1	A narrative describing the proposed use or activity		
2	Name, address, & phone number of record owner, and applicant if different		
3	Names and addresses of all abutting property owners		
4	Documentation demonstrating right, title, or interest in property		
5	Copies of existing proposed covenants or deed restrictions		
6	Copies of existing or proposed easements on the property		
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable		
8	Evidence of applicant's technical capability to carry out the project		
9	Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property		
10	Estimated demand for water supply and sewage disposal		
11	Provisions for handling all solid wastes, including hazardous and special wastes		
12	Detail sheets of proposed light fixtures		
13	Listing of proposed trees or shrubs to be used for landscaping		
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project		
15	Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources		
16	If the project requires a stormwater permit from MaineDEP or if the Staff Review Committee determines that such information is required, submit the following:	NA	
	stormwater calculations		
	erosion and sedimentation control measures		
	water quality and/or phosphorous export management provisions		
17	If public water or sewerage will be utilized, provide statement from utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.		
18	Financial Capacity		
	i. Estimated costs of development and itemize estimated major expenses		
	ii. Financing (submit one of the following)		
	a. Letter of commitment to fund		
	b. Self-financing		
	1. Annual corporate report		



	2. Bank Statement		
	c. Other		
	1. Cash equity commitment of 20% of total cost of development		
	2. Financial plan for remaining financing	✓	
	3. Letter from institution indicating intent to finance	✓	
	iii. If a registered corporation a Certificate of Good Standing from:	✓	
	Secretary of State, or	✓	
	statement signed by corporate officer		
19	Technical Capacity (address both)	✓	
	i. Prior experience	✓	
	ii. Personnel	✓	
d.	<b>Plan Requirements - Existing Conditions</b>		
i.	Location Map adequate to locate project within the municipality	✓	
ii.	Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	✓	
	a. Approximate location of all property lines and acreage of parcels	✓	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	✓	
	c. Location and designations of any public spaces	✗	
	d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract	✗	
iii.	North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used	✓	
iv.	Location of all required building setbacks, yards, and buffers	✓	
v.	Boundaries of all contiguous property under the total or partial control of the owner or applicant	✓	
vi.	Tax map and lot number of the parcel or parcels on which the project is located	✓	
vii.	Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district.	✓	
viii.	Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	✓	
ix.	Existing topography of the site at 2-foot contour intervals	✓	
x.	Location and size of any existing sewer and water mains, culvers and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	✓	
xi.	Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	✓	
xii.	Location, dimensions, and ground floor elevation of all existing buildings	✓	
xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	✓	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.	✓	



xv.	Location of the following:		
	a. Open drainage courses	✓	
	b. Wetlands	✓	
	c. Stone walls	✓	
	d. Graveyards	✓	
	e. Fences	✓	
	f. Stands of trees or treeline, and	✓	
	g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources	✓	
xvi.	Direction of existing surface water drainage across the site	✓	
xvii.	Location, front view, dimensions, and lighting of existing signs	✓	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	✓	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	✓	
<b>Plan Requirements - Proposed Development Activity</b>			
i.	Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	✓	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	✓	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	✓	
iv.	Location and proposed screening of any on-site collection or storage facilities	✓	
v.	Location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways, and any changes in traffic flow onto or off-site	✓	
vi.	Proposed landscaping and buffering	✓	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	✓	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	✓	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Staff Review Committee.	✓	
x.	Location of all utilities, including fire protection systems		
xi.	Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Staff Review Committee." along with space for signatures and date	✓	
<b>Electronic Submission</b>			



## Section 813 – Commercial District Design Standards

		C-1	C-2	C-3	VC
A.	Architecture/Building				
1	Building Style	R <sup>1</sup>	R	R	R
2	Materials	R	R	R	R
3	Color	R	R	R	R
4	Roofline	R	R	R	R
5	Façade	R	R	R	R
6	Building style coordination (multi-building)	R	R	R	R
7	Entrance	R	R	R	R
8	Architectural Details	R	R	R	R
9	LEED certification				
B.	Site/Parking				
1	Parking location				
2	Internal traffic flow				
3	Interconnected Parking Lots				
4	Orientation of Building				
5	Screening - parking		R		
6	Screening - utilities & service areas/structures	R	R		R
7	Parking Lot Landscaping				
8	Low-Impact Design Stormwater				
9	Shared Stormwater Treatment				
C.	Landscaping/Lighting				
1	Lighting/Photometric plan	R			R
2	Lighting coordinated with architecture	R			R
3	Lighting coordinated with landscaping	R			R
4	Existing trees preserved			R	
5	Snow storage areas designated	R	R	R	R
6	Planting variety				
7	Planting suitability				
8	Mass plantings				
9	Illumination levels				
D.	Bike/Ped				
1	Internal walkways	R			
2	Links to community	R	R		R
3	Outdoor activity area				
4	Sidewalks	R			
5	Crosswalks	R			
6	Bike parking/racks	R	R		R

1. Any item listed with an R in the Table is a required Design Standard in that zoning district. In addition to meeting all Design Standards required, development must comply with a minimum of eight (8) other Design Standards. **See Land Use Ordinance for detailed standards.**



**SECTION 800 – SITE PLAN REVIEW**Sections

801	Purpose	8-2
802	Applicability	8-2
803	Review and Approval Authority	8-3
804	Joint Application and Hearing	8-5
805	Classification of Projects	8-5
806	Review Procedures for Minor Developments	8-6
807	Review Procedures for Major Developments	8-9
808	Waivers	8-14
809	Final Approval and Filing	8-15
810	Fees	8-15
811	Submission Requirements	8-19
812	Performance Standards and Approval Criteria	8-26
A.	Utilization of the Site	8-26
B.	Vehicular Traffic	8-27
C.	Parking and Loading Requirements	8-29
D.	Pedestrian Traffic	8-35
E.	Stormwater Management	8-36
F.	Erosion Control	8-37
G.	Water Supply Provisions	8-37
H.	Sewage Disposal Provisions	8-38
I.	Utilities	8-39
J.	Groundwater Protection	8-39
K.	Water Quality Protection	8-39
L.	Hazardous, Special, and Radioactive Materials	8-40
M.	Shoreland Relationship	8-40
N.	Technical and Financial Capacity	8-40
O.	Solid Waste Management	8-40
P.	Historic and Archaeological Resources	8-41
Q.	Floodplain Management	8-41
R.	Exterior Lighting	8-41
S.	Noise	8-41
T.	Storage of Materials	8-42
813	Commercial District Design Guidelines	8-43
814	Post Approval Activities	8-53
815	Appeals	8-56



# **PLANNING / DESIGN ASSOCIATES**

## **COMMERCIAL / RESIDENTIAL / RECREATIONAL DESIGN**

- SITE PLANNERS
- ARCHITECTURAL DESIGNERS
- LANDSCAPE ARCHITECTS
- PROJECT & SHORELAND ZONE PERMITTING
- REAL ESTATE DEVELOPMENT CONSULTANTS

9 Alexander Drive, Windham, ME 892-2640 Email: [plandesign@live.com](mailto:plandesign@live.com)

February 7 / 2018  
revised 3/10/2018

Planning Department  
School Street  
Town of Windham, ME 04062

Project: 1017 River Road  
1017 River Road, Windham, ME  
application for Minor Site Plan review

### **PROJECT NARRATIVE**

On behalf of our client, Meyer Development Solutions, Inc., we are pleased to present this project known as 1017 River Road for review. Dan Meyer plans to develop the property he owns along River Road as a retail / business building.

The project shares an easement with the Auto Shine car wash facility under construction off Roosevelt Trail. Traffic for both projects can enter and exit off each curb opening. An existing paved 22' driveway was installed as part of the autoshine project. Autoshine patrons will enter and exit off Roosevelt Trail or through the project onto River Road. 1017 patrons can enter and exit off Roosevelt Trail or River Road. There are good site distances (+ 600') each way on River Road and Roosevelt Trail.

### **COMMERCIAL DISTRICT DESIGN STANDARDS**

#### **A. ARCHITECTURE / BUILDING**

The proposed building will be a residential style 3,000 sf, 1 story, 3 unit office / retail structure of wood frame construction.

units 1 and 2---900 sf / 10' clg ht

unit 3---1200 sf / 16 clg ht due to storage rack heights

exterior fenestration will be tan vinyl siding, tan architectural trims and grey architectural shingles and a brick veneer on the front. The front entry will be a covered porch with columns. See sp-7

#### **B. SITE / PARKING**

The site is a 20,000 sf lot, cleared, level and sparsely vegetated. It is located in the C1 zone. No wetlands or other natural features are present. It is suitable for a small development as the one proposed in these plans.

The following items are assets to this project:

- good visibility from River Road
- low traffic count
- close proximity to Windham's downtown area
- level, well drained soils
- good site distances
- existing water and power
- existing fire hydrant

Mechanical equipment will be located on a pad at the rear of the building and screened with shrubs.

The paved parking spaces will be in front of the building (4) 10' x 20' (2 hc) (5) 9' x 18' 11 spaces total.

Directional traffic signs are located at the River Road entrance and the autoshine project.

The project will generate 16-20 trips per day assuming a business use.



### **C. LANDSCAPING / LIGHTING**

There will be a 20' landscape buffer along River Road and a 4' planting bed between the parking spaces and the covered porch. The remainder of the site will be loamed and seeded. A bike rack will be located on the left side of the building. The project sign will seat in a planting bed forming 20% cover. The project signs (1017 River Road ) will be located in the buffer strip and at the roosevelt trail entrance. The signs will be mdo board mounted on granite posts. Unit signs will be wall mounted on the front building elevation.

Exterior lighting will be 100 watt residential style wall lamps on the building and recessed downlamps in the covered porch. 2 existing pole lights were located along the drive as part of the autosshine project . Snow storage is provided fot both projects in an area off the Roosevelt Trail entrance

### **D. BIKE / PEDESTRIAN**

Parking spaces are located at the front entry to the units in the building. Patrons can park and enter the units without crossing the vehicle travel path. There will be no pedestrian / vehicular conflict. There will be no internal sidewalks. A bike rack will be installed on the left side of the building over the septic tank.

### **PERFORMANCE STANDARDS AND APPROVAL CRITERIA**

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#### **E. STORMWATER**

The front of the buiding slopes towards the existing drive and proposed parking area. This water is handled as part of the autosshine stormwater design. Gutters and downspouts on the front and rear of the building will direct roof runoff to a dry well. A stormwater maintenance agreement with the Town will be signed. See stormwater plan

#### **G. WATER SUPPLY PROVISIONS**

Public water will be supplied by an new 12" main off River Road.  
An ability to serve letter from PWD is provided in the packet.

#### **H. SEWERAGE DISPOSAL PROVISIONS**

Sewerage will be disposed of by an on-site septic system located in the front setback.  
See hhs form

#### **I. UTILITIES**

Underground power and water will be supplied by CMP and PWD service off River Road.  
The project is located less than 100' from a hydrant. Smoke alarms will be connected to the town system.

#### **N. TECHNICAL AND FINANCIAL CAPACITY**

Dan Meyers has been a general contractor in good standing in the Windham area for several years .Sub-contractors will be licenced professionals.  
Mr Meyer has submmited a letter from Norway Savings Bank stating their willingness to finance this project.  
Enclose cost estimates and letter

#### **O. SOLID WASTE MANAGEMENT**

Trash and returnables will be stored inside each unit and removed by commercial contractors.

#### **S. NOISE**

There will be no noise generated by this project.

#### **T. STORAGE OF MATERIALS**

There will be no external storage of materials of any type on the property.

#### **RECORD OWNER**

Meyer Development Solutions, Inc.  
po box 81, Raymond, ME 04071

#### **DEED**

see attached



**CONSULTANTS**

-Applicant / general contractor /Meyer Development Solutions inc. / Dan Meyers / po box 81, Raymond,  
233-0192 / dmeyer@meyerdevelopmentsinc.com  
-Site Planner / Planning Design Assoc / Fred Panico / 9 Alexander Dr, Windham, ME 04062 /892-2640 /  
plandesign@live.com  
-Soils / Harris Septic Solutions / Bud Harris / Windham, ME 892-2435 harrisseptic@gmail.com  
-Building Engineer / Macleod Structural Engineers / Bruce Macleod / 90 Bbridge Street, Westbrook, ME / 839-0980 /  
bruce@macleodengineers.com  
-Stormwater engineer / Terradyn Consultants / Jeff Amos / 111 Elderberry Lane / New Gloucester, ME 04260 /  
jeff@terradyconsultants.com

**WAIVERS REQUESTED**

none

Sincerely

A handwritten signature in dark ink, appearing to read 'F. Panico', is written over a horizontal line.

Fred Panico/ Agent

cc: Dan Mayer





## Meyer Development Solutions

*Developer/Builder*

PO Box 81

Raymond, ME 04071

207-233-0192

**Dan Meyer**

January 18, 2018

Planning/Design Associates

C/o Fred Panico

9 Alexander Drive

Windham, ME 04062

To Whom It May Concern:

I Daniel Meyer owner of Meyer Development Services here do by give permission to Fred Panico of Planning/Design Associated to represent me for the Approval of 1017 River Road, Windham, Maine.

Sincerely,

Daniel Meyer

Meyer Development Solutions

**PERMISSION LETTER**





# MAINE

## Department of the Secretary of State

### Bureau of Corporations, Elections and Commissions

[Corporate Name Search](#)

## Information Summary

[Subscriber activity report](#)

**This record contains information from the CEC database and is accurate as of: Mon Jan 22 2018 19:59:53. Please print or save for your records.**

Legal Name	Charter Number	Filing Type	Status
MEYER DEVELOPMENT SOLUTIONS, INC.	20110360 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
10/15/2010	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

### Clerk/Registered Agent

DAWN D. DYER, ESQ. #4691  
P.O. BOX 1964  
WINDHAM, ME 04062 1964

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### Obtain additional information:

Additional Addresses

[Plain Copy](#)

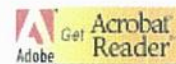
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Certificate of Existence [\(more info\)](#)

[Short Form without  
amendments  
\(\\$30.00\)](#)

[Long Form with  
amendments  
\(\\$30.00\)](#)

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# WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **ANTHONY M. VANCE** of the Town of Windham, County of Cumberland and State of Maine, for consideration paid, grant to **MEYER DEVELOPMENT SOLUTIONS, INC.**, a corporation duly organized and in good standing in the State of Maine, whose mailing address is P.O. Box 81, Raymond ME 04071-008, with WARRANTY COVENANTS, the real property in the Town of Windham, County of Cumberland and State of Maine, described on Exhibit A attached hereto (the "Premises").

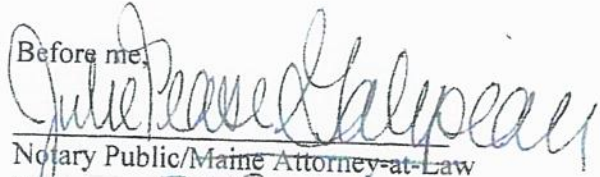
IN WITNESS WHEREOF, I, **ANTHONY M. VANCE** have hereunto set my hand and seal this 14<sup>th</sup> day of November, 2013.

  
ANTHONY M. VANCE

State of Maine  
County of Cumberland, ss

November 14, 2013

Then personally appeared the above-named Anthony M. Vance and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
  
Notary Public/Maine Attorney-at-Law  
Print name: Julie Pease Galipeau  
My commission expires / Bar No.:  
5/24/2018

SEAL

DEED

DEED

MAINE REAL ESTATE TAX PAID



**EXHIBIT A**

**Anthony M. Vance to Meyer Development Solutions Inc.**

A certain lot or parcel of land situated between the River Road and Roosevelt Trail, also known as U.S. Route 302, in the Town of Windham, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at an iron pipe found set in the ground on the assumed southeasterly sideline of the River Road at the southwesterly corner of land now or formerly of William Horton, et al (12774/277);

Thence S 78° 11' 01" E along land of the said Horton a distance of 126.95 feet to a point and the land formerly of Bruce J. Cort and Dennis Cellamare (now or formerly of Northeast Bank);

Thence S 10° 06' 31" W along land formerly of Cort and Cellamare a distance of 150.56 feet to a point;

Thence S 79° 44' 26" E continuing along said land formerly of Cort and Cellamare a distance of 184.37 feet to a point;

Thence S 89° 31' 42" E along land formerly of Cort and Cellamare a distance of 20 feet to a point on the westerly sideline of Roosevelt Trail, a/k/a Route 302;

Thence S 10° 15' 34" W along the westerly sideline of said Roosevelt Trail a distance of 33.40 feet to an iron pipe on the said sideline of the Roosevelt Trail and the northwesterly corner of land now or formerly of Gerald Milano (12761/124);

Thence N 79° 44' 26" W along the sideline of said Milano a distance of 210.90 feet to an iron pipe;

Thence N 25° 54' 05" E along land now or formerly of Edward McLaughlin (11968/311) a distance of 25.37 feet to an iron pipe;

Thence N 47° 21' 52" W along land of said McLaughlin a distance of 192.97 feet to the assumed southeasterly sideline of the River Road;

Thence N 42° 38' 08" E along the southeasterly sideline of the River Road a distance of 66.60 feet to an iron pipe and the point of beginning.

The above described parcel of land is the northerly half of Lot 6, a portion of Lot 5 and a portion of Lot 11 as shown on the Plot Plan of Land owned by Bertha F. Staples, No. Windham, Maine dated April 1948 and recorded in the Cumberland County Registry of Deeds in Plan Book 33, Page 44.



SUBJECT TO an easement over a strip of land extending westerly from Roosevelt Trail for access to the remaining land of Bruce J. Cort and Dennis J. Cellamare (now or formerly the land of Northeast Bank), said easement bounded and described as follows:

Beginning at an iron pipe on the westerly sideline of the Roosevelt Trail and the northeasterly corner of land now or formerly of Gerald Milano (12761/124);

Thence N 79° 44' 26" along the sideline of said Milano land a distance of 39.71 feet to a point;

Thence N 10° 15' 34" E a distance of 30.00 feet to a point and land now or formerly of Cort and Cellamare;

Thence S 79° 44' 26" E along land now or formerly of Cort and Cellamare a distance of 20.00 feet to a point;

Thence S 89° 31' 42" E along land now or formerly of Cort and Cellamare a distance of 20 feet to a point on the westerly sideline of Roosevelt Trail, a/k/a Route 302;

Thence S 10° 15' 34" W along the westerly sideline of said Roosevelt Trail a distance of 33.40 feet to an iron pipe on the said sideline of Roosevelt Trail, the northeasterly corner of land of said Milano and the point of beginning.

ALSO SUBJECT TO an easement over a parcel of land, which scope and location of such easement are set out in that certain Easement Deed from Anthony M. Vance to Northeast Bank dated May 17, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25125, Page 159.

ALSO SUBJECT TO any easements or restrictions of record, including without limitation those set forth in instruments recorded in the Cumberland County Registry of Deeds in Book 1930, Page 474, Book 1933, Page 155, and Book 2063, Page 382, to the extent that they have not been released by instrument recorded in said Registry at Book 7952, Page 254.

This conveyance is made TOGETHER WITH an easement for ingress and egress between Roosevelt Trail and the River Road, along with the right to pave said easement, a parcel of land triangular in shape over the most southwesterly corner of the remaining land of Cort and Cellamare (now or formerly of Northeast Bank by deed recorded in Book 25125, Page 156), said easement bounded and described as follows:

Beginning at the most southwesterly corner of the remaining land of said Cort and Cellamare;

Thence N 10° 06' 31" E a distance of 18.15 feet to a point;

Thence S 47° 21' 52" E a distance of 33.89 feet to a point;



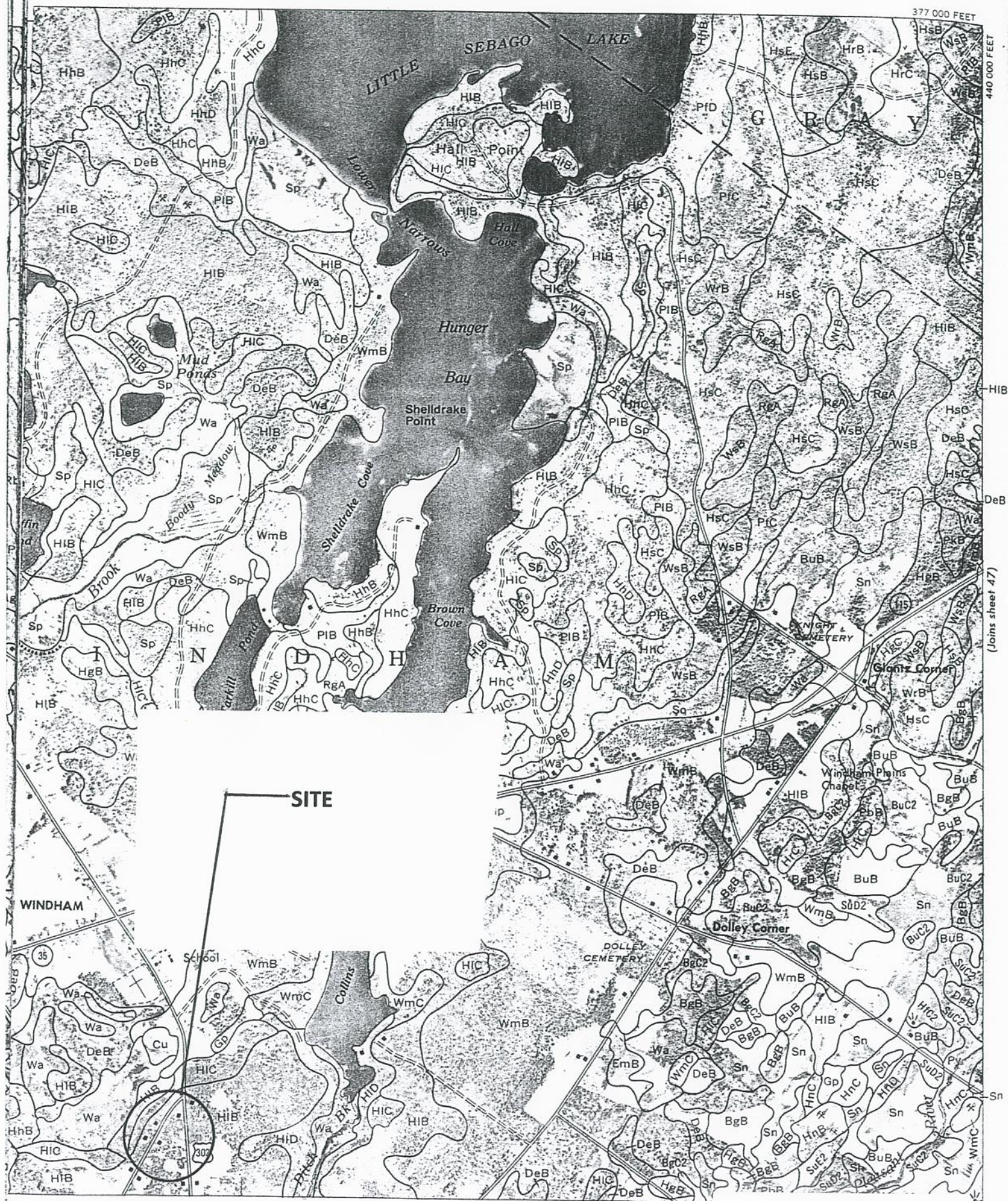
Thence N 79° 44' 28" W a distance of 28.58 feet to the most southwesterly corner of the remaining land of said Cort and Cellamare and the point of beginning.

All bearing are referenced Magnetic North. Reference is made to plan "Division of land on River Road & Roosevelt Trail, Windham, Maine" for Bruce Cort by Wayne T. Wood & Co. dated January 2000.

Meaning and intending to convey and hereby conveying the same premises as described in Warranty Deed of Ronald E. Leonard to Anthony M. Vance dated June 28, 2004 and recorded in Cumberland County Registry of Deeds Book 21541, Page 325, excepting the easement conveyed to Northeast Bank in 2007 as described above.

Received  
Recorded Register of Deeds  
Nov 21, 2013 12:15:02P  
Cumberland County  
Pamela E. Lovley





## SOILS DATA



TABLE 6.—Estimated engineering

Soil series and map symbols	Depth to—		Depth from surface (typical profile)	Classification		
	Bedrock	Seasonal high water table		USDA texture	Unified	AASHTO
Biddeford: Bo.....	Feet >5	Feet 0-1	Inches 0-4 4-33 33-60	Silt loam..... Silty clay..... Silty clay loam.....	ML, CL, OL, CH. CL, CH CL, CH	A-4, A-6, A-7 A-7 A-6, A-7
Buxton: BuB, BuC2.....	>5	1-2½	0-12 12-60	Silt loam..... Silty clay.....	ML, CL MH, CL	A-4, A-6, A-7 A-6, A-7
Canaan: CaB, CaC, CeB, CeC, CeE.....	1-1½	( <sup>1</sup> )	0-12 12-18 18	Sandy loam..... Gravelly sandy loam..... Granite.	SM SM	A-2 A-1, A-2
Deerfield: DeA, DeB.....	>5	1-2½	0-15 15-60	Loamy sand..... Sand.....	SM, SP-SM SP, SM, SP-SM	A-2, A-3, A-4 A-1, A-2, A-3
Elmwood: EmB.....	>5	1-2½	0-8 8-25 25-60	Fine sandy loam..... Sandy loam..... Silty clay loam.....	SM SM ML, CL	A-2, A-4 A-2, A-4 A-6
Hartland: HfB, HfC2, HfD2.....	>5	3-5	0-23 23-29 29-60	Silt loam..... Very fine sandy loam..... Loamy very fine sand and silt.	ML, ML-CL ML, ML-CL ML, ML-CL	A-4 A-4 A-4
Hermon: HgB, HgC, HgD, HhB, HhC, HhD, HkC, HkE.	>5	3-5	0-5 5-15 15-60	Sandy loam..... Gravelly sandy loam..... Gravelly loamy sand.....	SM SM, GM SM, GM, SP- SM, GP- GM	A-2, A-4 A-1, A-2 A-1, A-2
*Hinckley: HIB, HIC, HID, HnB, HnC, HnD. For Suffield part of HnB, HnC, and HnD, see Suffield series.	>5	>5	0-10 10-19 19-60	Gravelly sandy loam..... Gravelly loamy sand..... Very gravelly sand.....	SM, ML SM, GM, GP-GM GP-GM, GP, SP, SP-SM	A-1, A-2, A-4 A-1, A-2 A-1
Hollis: HrB, HrC, HrD, HsB, HsC, HsE.	1-1½	( <sup>1</sup> )	0-8 8-18 18	Fine sandy loam..... Fine sandy loam..... Schist bedrock.	SM, ML SM, ML	A-2, A-4 A-2, A-4
*Limerick: Ls..... For Saco part, see Saco series.	>5	0-1	0-21 21-60	Silt loam..... Silt loam.....	ML, OL, OH ML	A-4 A-4
Lyman: LyB, LyC, LzB, LzC, LzE.....	1-1½	( <sup>1</sup> )	0-8 8-16 16	Fine sandy loam..... Sandy loam..... Schist bedrock.	SM, ML SM, ML, ML-CL	A-2, A-4 A-2, A-4
Melrose: MeC.....	>5	>5	0-23 23-60	Fine sandy loam..... Silty clay.....	SM, ML MH, CL	A-2, A-4 A-7
Merrimac: MkB, MkC.....	>5	>5	0-16 16-24 24-60	Fine sandy loam..... Gravelly sandy loam..... Very gravelly sand.....	SM, ML SM SP, GP	A-2, A-4 A-1, A-2 A-1
Ondawa: On.....	>5	>3	0-9 9-30 30-60	Fine sandy loam..... Fine sandy loam..... Loamy fine sand, sand.....	SM, ML SM, ML SM, ML	A-2, A-4 A-2, A-4 A-2, A-4
Paxton: PbB, PbC, PbD, PfB, PfC, PfD.	>5	>3	0-20 20-60	Fine sandy loam..... Fine sandy loam (fragipan).	SM, ML, SM-SC SM, ML, SM-SC	A-2, A-4 A-2, A-4

See footnote at end of table.



## STORMWATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT

In Consideration Of site plan approval granted by the Planning department to a plan entitled 1017 River Road, Windham, Maine prepared for Meyer Development Solutions Inc by Planning / Design Associates with the latest revision date being \_\_\_\_\_, approved by the Planning department on \_\_\_\_\_ and recorded at Cumberland County Registry of Deeds in plan book \_\_\_\_\_ page \_\_\_\_\_; the site plan and stormwater management plan shown on the unrecorded sheet \_\_\_\_\_ prepared by Planning / Design Associates with the latest revision date \_\_\_\_\_ being on file at the Town of Windham, ME Planning and Development office, a copy of which attached hereto as Exhibit 1, and pursuant to a Planning Board condition of approval, Meyer development solutions, Inc with a residence at 1017 River Road, Windham ME, being the owner of the subject premises shown on the Plan and described in the deed recorded in said Registry of Deeds in book \_\_\_\_\_, page \_\_\_\_\_ does hereby agree, for themselves, their successors and assigns as follows:

1.

That Meyer Development Solutions, Inc at their own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the stormwater management system as shown on the said Plan, including, without limitation, the bio-retention pond and structures therefrom, for the benefit of 102 Tandberg Trail, Windham, ME, all persons in lawful possession of said premises and abutters thereto; further, that the town of Windham, ME and all persons in lawful possession and said abutters may enforce the agreement by any action at law or in equity in any court of jurisdiction; further, that after given the Owner written notice and a reasonable time to perform, the town may enter the premises and perform the maintenance of the stormwater management system in the event of failure or neglect. The expense, without limitation therefore to be reimbursed by the Town on demand. The determination of the Town of an event of failure or neglect shall be made by the town in its sole and exclusive discretion and shall be final and binding on the Owner unless appealed in writing to the CEO or successor within 48 hours of receipt of notice from the town; provided, however, that the determination of the Town of an event of failure or neglect shall be final and not subject to appeal when the town determines that emergency condition requires immediate action.

2.

That the cost and expense of any work performed by the Town as set forth in Section 1 above and billed by the Town shall be a charge on the Property and shall be a continuing lien upon the Property. If the cost and expenses shall not be paid within 30 days after the due date, then said costs and expenses shall be delinquent and shall, together with interest at the rate of one and one half (1 1/2) percent per month or any portion thereof, costs of collection and reasonable attorneys' fees, becomes a continuing lien on the property owned by the delinquent owner, which lien shall bind the property, buildings and improvements thereon, as well as the delinquent owner, their heirs, devisees, successors, personal representatives and assigns. Such lien may be enforced by the town in any manner provided by law. the lien for unpaid Costs and Expenses established hereby shall be prior to all liens and encumbrances on the property other than (i) any mortgage recorded prior to the date on which the Costs and Expenses which are sought to be enforced become delinquent, and (ii) liens for real estate taxes and other governmental / municipal assessments or charges against the property, or any other lien which according to the law takes priority over existing liens pursuant to any statute; provided, however, that any such lien shall not be subject to the provisions of 14 M.R.S.A. 4561 or 18-A M.R.S.A. 2-201 et seq., as the same may be amended or modified from time to time. All such Costs and Expenses, in addition to being a lien, shall also constitute the personal liability of the owner of the property so charged at the time of the work. In the collection of any costs and expense, defaulting Owner shall also pay all of the town's costs of collection, including reasonable attorneys' fees.

3.

That the Owners will, at their own cost and at all times in perpetuity, be responsible for the maintenance of the ponds, ground-cover and associated topography, the establishment of any contract services required to implement the stormwater management plan referenced above, and the keeping of records

## STORMWATER MANAGEMENT



and a maintenance log book. A copy of the maintenance log book will be submitted annually on or before July 15 to the CEO. At a minimum, the appropriate and relevant maintenance, inspection and record keeping activities for each of the stormwater management structures, measures and devices will be performed on the prescribed schedule contained in the stormwater management plan referenced above.

4.

That this agreement shall not confer upon the said Town or any other person the right to utilize the stormwater management system for public use or the development of any other Property, and the Owner shall bear no financial responsibility by virtue of this agreement for enlarging the capacity of said stormwater management system for any reason whatsoever. This Agreement shall not affect or restrict the Owners' right to enlarge the capacity of the stormwater management system for future development subject to the prior review and approval of the Planning department of the Town of Windham, ME.

5.

Nothing herein shall be construed to allow any change or deviation from the requirements of the site plan most recently approved by the Planning department of the Town of Windham, ME

6.

That this agreement shall bind the undersigned Owners only so long as they retain any interest in said premises, and shall run with the land and be binding upon the Owners successors and assigns / heirs and assigns as their interests may from time to time appear, including, without limitation, Maine not for profit homeowners associations or corporations consisting of the owners of Lots as shown on said Plan.

IN WITNESS WHEREOF, \_\_\_\_\_ has caused this instrument to be signed and sealed by \_\_\_\_\_ thereunto duly authorized, on

#### PROPERTY OWNER

By: \_\_\_\_\_ STATE OF MAINE, CUMBERLAND, ss

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Date \_\_\_\_\_

Then personally appeared the above named Meyer Development Solutions, Inc and acknowledged the foregoing agreement to be the free act and deed of said \_\_\_\_\_ in their capacity before me,

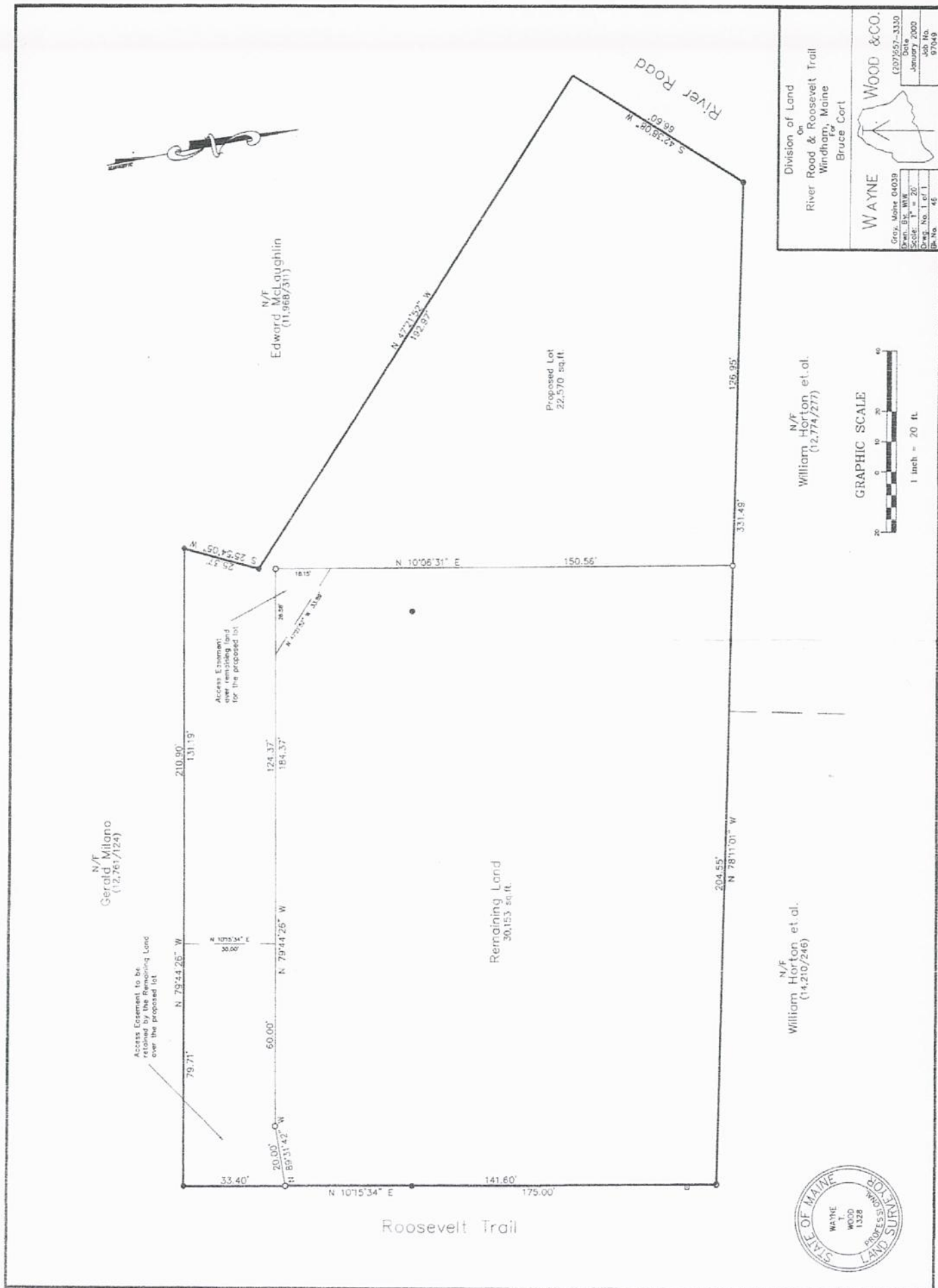
\_\_\_\_\_  
Notary Public / Attorney at Law

Print Name: \_\_\_\_\_









# **SURVEY AT TIME OF LOT SUBDIVISION**

Division of Land  
or  
River Road & Roosevelt Trail  
Winthrop, Maine  
Bruce Cort

**WAYNE WOOD & CO.**

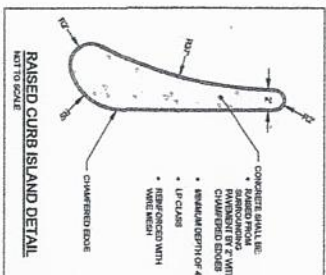
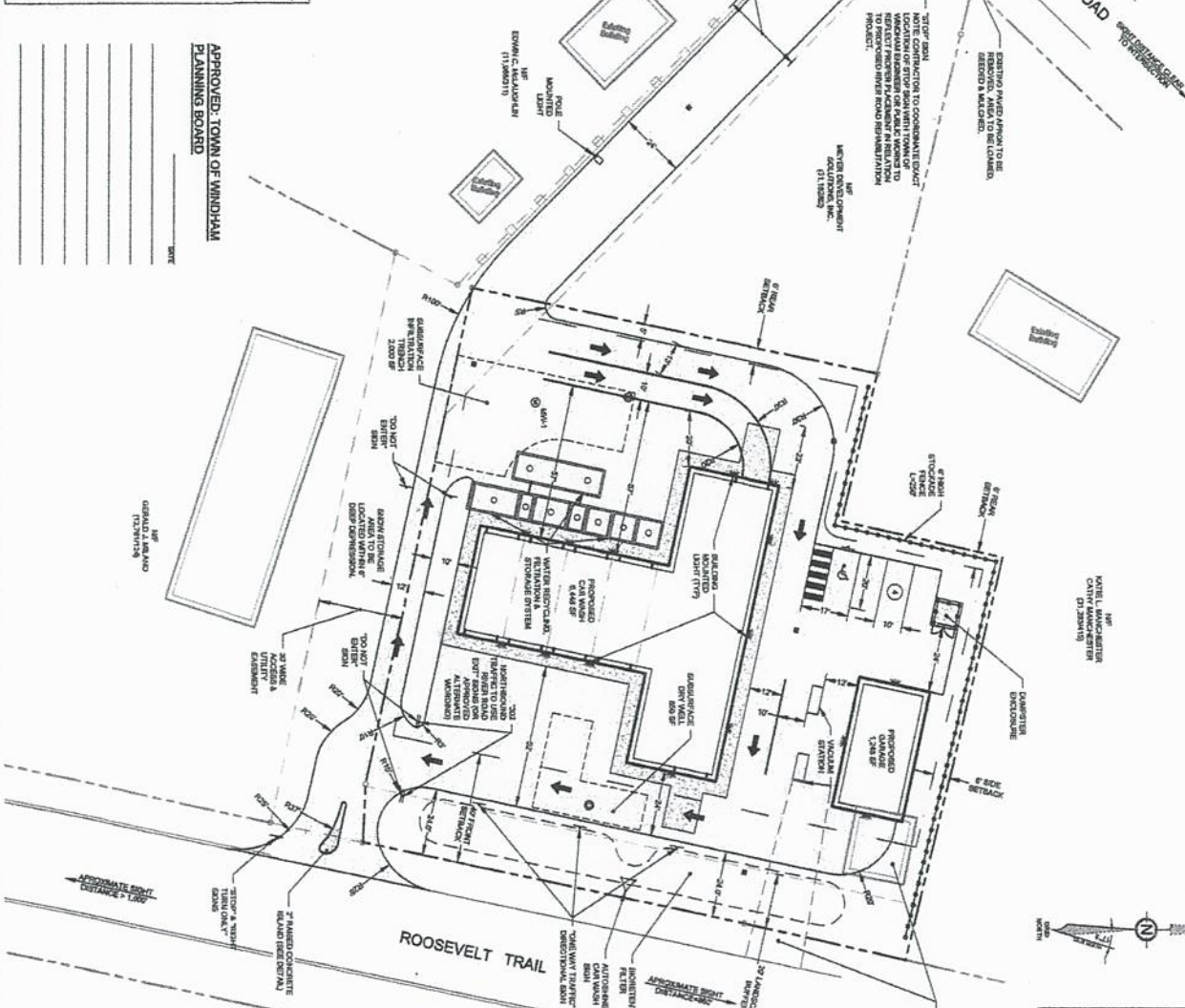
Gray, Maine 04039  
Exam. By: WME  
Scale: 1" = 20'  
Draw. No. 1 of 1  
Job No. 97049





A. A. Campbell is a corporate officer and is serving on the Board of Directors of the American Petroleum Institute. He is also a member of the American Petroleum Institute's Environmental Health and Safety Committee. Mr. Campbell is also a member of the American Petroleum Institute's Environmental Health and Safety Committee. Mr. Campbell is also a member of the American Petroleum Institute's Environmental Health and Safety Committee.

RIVER ROAD

[illegible][illegible]



## Peak Flow Based on Fixture Count

Adapted from 2009 Maine State Internal Plumbing Code

Customer  
Street Address  
City


Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	4	x		=	0
Bidet	1	x		=	0
Dental Unit	1	x		=	0
Drinking Fountain - Public	0.5	x		=	0
Kitchen Sink	1.5	x	3	=	0
Bathroom Sink	1	x	3	=	0
Showerhead (Shower Only)	2	x		=	0
Service Sink	3	x		=	0
Toilet -Flushometer(high pressure)	5	x	3	=	0
-Tank Type	2.5	x		=	0
Urinal -Flushometer Valve	5	x		=	0
-Tank Type	2	x		=	0
Wash Sink (Each Set of Faucets)	2	x		=	0
Dishwasher	1.5	x		=	0
Washing Machine	4	x		=	0
Hose (outdoor spigot) <3/4 in.	2.5	x	2	=	0

Combined Fixture Value Total

0

Customer Peak Demand From Fig. 4-2 or 4-3  
Pressure Factor From Table 4-1


Irrigation(Yes/No)?

If yes, gpm required by  
irrigation designer:


Total Fixed Demand (Peak Flow)

0 gpm

Customer only needs to complete the  
cells highlighted in blue

WATER USE



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Div. of Environmental Health, 11 SHS  
(207) 287-2070 FAX (207) 287-4172

## PROPERTY LOCATION

>> Caution: LPI APPROVAL REQUIRED <<

City, Town, or Plantation	WINDHAM
Street or Road	RIVER ROAD
Subdivision, Lot *	
<b>OWNER/APPLICANT INFORMATION</b>	
Name (last, first, MI)	MEYER DEVELOPMENT SOLUTIONS
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	PO BOX 81 RAYMOND, ME 04071
Daytime Tel. *	207-233-0192

Town/City	Permit #
Date Permit Issued	Fee: \$ Double Fee Charged ( )
L.P.I. *	
Local Plumbing Inspector Signature	
<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> State	
The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Municipal Tax Map *	53 Lot * 12A

## Owner or Applicant Statement

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) Date Approved

Signature of Owner or Applicant

Date

Local Plumbing Inspector Signature

(2nd) Date Approved

## PERMIT INFORMATION

<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type Replaced: _____ Year Installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. ≥25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Approval	<b>DISPOSAL SYSTEM COMPONENTS</b> 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000gpd+) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous Components
<b>SIZE OF PROPERTY</b> 22,570 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres	<b>DISPOSAL SYSTEM TO SERVE</b> 1. <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input checked="" type="checkbox"/> Other: <u>OFFICE BUILDING</u> (SPECIFY) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<b>TYPE OF WATER SUPPLY</b> 1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device <input checked="" type="checkbox"/> cluster array c. <input type="checkbox"/> Linear <input type="checkbox"/> regular load d. <input checked="" type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: _____ SIZE: <u>768</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: <input type="checkbox"/> multi-compartment tank <input type="checkbox"/> _____ tanks in series <input type="checkbox"/> increase in tank capacity <input type="checkbox"/> Filter on tank outlet	<b>DESIGN FLOW</b> <u>300</u> gallons per day BASED ON: 1. <input type="checkbox"/> Table 4A (dwelling unit(s)) 2. <input checked="" type="checkbox"/> Table 4C (other facilities) SHOW CALCULATIONS - for other facilities - UP TO 25 EMPLOYEES AT 12 GPD EACH 3. <input type="checkbox"/> Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>49</u> m <u>34</u> s Lon. <u>70</u> d <u>26</u> m <u>09</u> s if g.p.s. state margin of error <u>2'</u>
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION <u>5</u> / <u>1</u> / <u>8</u> at Observation Hole * <u>TP-1</u> Depth <u>50</u> " of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> 1. <input checked="" type="checkbox"/> Medium - 2.6 sq.ft./gpd 2. <input type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd 3. <input type="checkbox"/> Large - 4.1 sq.ft./gpd 4. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd	<b>EFFLUENT/EJECTOR PUMP</b> 1. <input type="checkbox"/> Not required 2. <input checked="" type="checkbox"/> May be required 3. <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ Gallons	

## SITE EVALUATOR STATEMENT

I certify that on 2/1/18 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature

#348  
SE \*

2/5/18  
Date

NORMAN "BUD" HARRIS (HARRIS SEPTIC SOLUTIONS, INC.)

(207) 892-2435

harrisseptic@gmail.com

Page 1 of 3  
HHE-200 Rev. 08/2011

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.



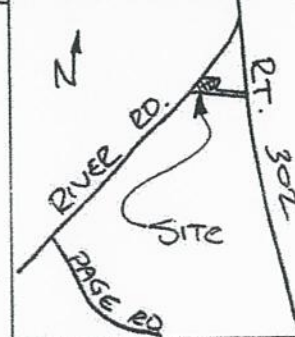
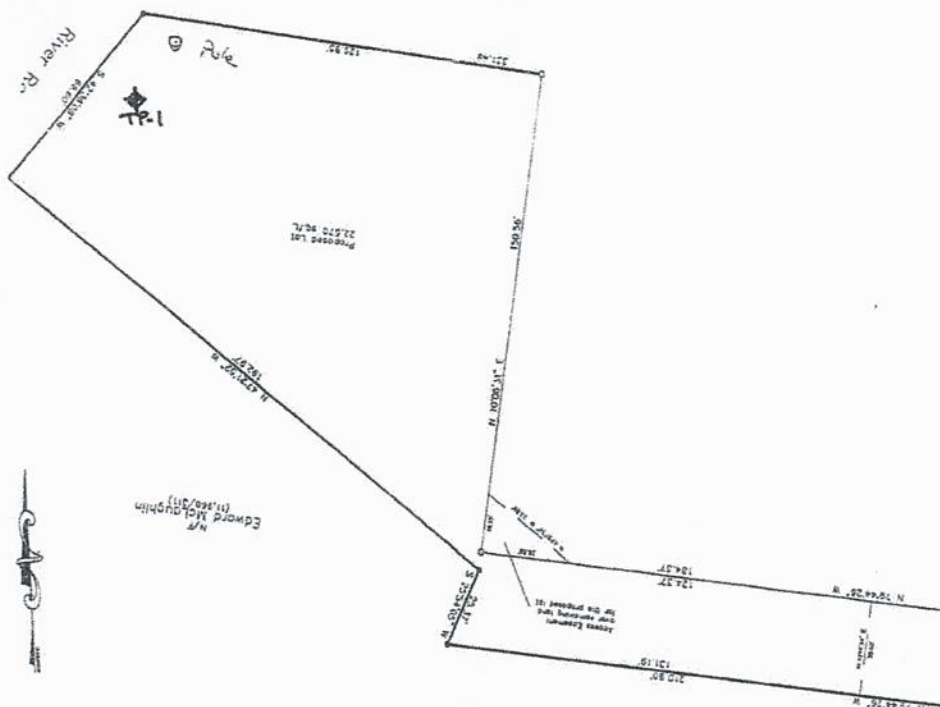
Moine Dept. Health & Human Services  
Div of Environmental Health, 11 SHS  
(207) 287-5672 FAX (207) 287-3165

Street, Road, Subdivision  
RIVER ROAD

Owner's Name  
MEYER DEVELOPMENT SOLUTIONS

Scale 1" = NTS ft. or as shown

SITE LOCATION PLAN



NORTH ORIENTATION APPROXIMATE

Observation Hole TP-1 ☒ Test Pit ☐ Boring  
 0" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
	COARSE SAND	FRIABLE	LIGHT BROWN	
10				
20	GRAVELLY COARSE SAND		YELLOW BROWN	
30		VERY FRIABLE		
40	GRAVELLY SAND		LIGHT BROWN	
50				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
5 Profile      Condition	0-2 %	50"	

Observation Hole \_\_\_\_\_ ☐ Test Pit ☐ Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
	0			
10				
20				
30				
40				
50				

Soil Classification		Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition	%	"	

Site Evaluator Signature

#348  
SE \*

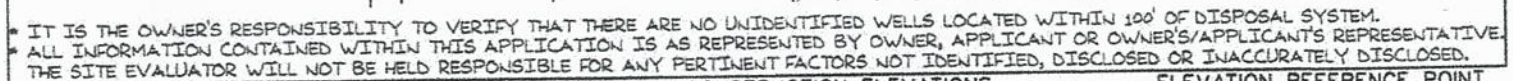
2/5/18  
Date



Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5672 FAX (207) 287-4172

Owner or Applicant Name  
MEYER DEVELOPMENT SOLUTIONS

SCALE 1" = 20 FT.



SCALES:  
VERTICAL: 1" = 5 FT  
HORIZONTAL: 1" = 5 FT

\* WHERE POSSIBLE, THE AREA UNDER THE DISPOSAL FIELD AND EXTENSIONS SHALL BE SCARIFIED 6 TO 8 INCHES TO CREATE A TRANSITION ZONE

Page 3 of 3  
HHE-200 Rev. 02/11



## 1017 RIVER ROAD PROJECT COST ESTIMATES

### SITE WORK

#### DIV 1

PERMITS-----\$3000

INSURANCE---\$1000

PAVING/STONE---\$7000

ELEC HOOKUP---\$2000

#### DIV 2

LANDSCAPING---\$2000

#### DIV 8

DUMPSTER / CLEANUP---\$2000

#### DIV 15

WATER HOOKUP---\$10000

TOTAL SITEWORK-----\$27000

### BUILDING

EXCAVATION---\$30000

FOUNDATION---\$10000

SLAB---\$9000

FRAME MATERIALS---\$50000

FRAME LABOR---\$20000

DOORS/WINDOWS---\$7000

PAINTING---\$5000

FLOORING---\$2000

SHEETROCK---\$15000

BATHS---\$2500

HEATING---\$14000

ELECTRICAL---\$12000

light FIXTURES---\$2000

TOTAL BUILDING---\$184000





February 7, 2018

Amanda Lessard  
Planning Department  
Town of Windham  
8 School Road  
Windham, ME 04062

RE: Meyer Development Solutions – 1017 River Road project – financial capacity opinion

Dear Amanda,

At the request of Dan Meyer, I write this letter to offer my opinion regarding the financial capability of the subject to develop a commercial building at 1017 River Road.

Dan and I discussed the costs and scope of the project. I have worked with him for many years as his commercial lender, which involves financial disclosure and experience making numerous loans for real estate related business transactions.

Based on the above, it is my opinion that Meyer Development Solutions and Dan have the financial capacity to develop a 3,000 square foot (+/-) commercial building at 1017 River Road. Although this letter is not a commitment to lend, I look forward to working with Dan to meet his commercial financing needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter H. Godsoe", written over a horizontal line.

Peter H. Godsoe  
Regional Vice President  
Commercial Lending

cc: Dan Meyer

PHG/tbm





## Portland Water District

FROM SERAGO LAKE TO CASCO BAY

February 20, 2018

Fred Panico  
Planning-Design Associates  
9 Alexander Drive  
Windham, ME 04062

Re: 1017 River Road, WI  
Ability to Serve with PWD Water

Dear Mr. Panico:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on February 1, 2018. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

### Conditions of Service

The following conditions of service apply:

- A new 1.5-inch service may be installed from the water main in River Road. The service should enter through the properties frontage on River Road at least 10-feet from any side property lines.
- Please note that only one meter and one bill will be associated to each domestic service line. This one master meter would be located in a common space that all tenants could gain access to if necessary.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through [MEANS@pwd.org](mailto:MEANS@pwd.org) or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.

### Existing Site Service

According to District records, the project site does not currently have existing water service.

### Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main in River Road and a public fire hydrant located approximately 130 feet from the site. The most recent static pressure reading was 80 psi on February 28, 2017.





### Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Windham Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

### Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

### Private Fire Protection Water Needs

You have not indicated whether this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to [MEANS@PWD.org](mailto:MEANS@PWD.org) or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

A handwritten signature in black ink, appearing to read "Robert A. Bartels".

Robert A. Bartels, P.E.  
Senior Project Engineer