

DM ROMA

CONSULTING ENGINEERS

June 6, 2018

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

**Re: Response to Comments
Sabatus Lane Subdivision
Grondin Corporation, Inc. - Applicant**

Dear Amanda:

On behalf of Grondin Corporation, Inc. we have prepared the enclosed revised plans and offer the following response to respond to review comments raised at the Planning Board meeting of May 30th.

Maine DEP Permitting

The size of the recreation field was verified by the contractor using GPS equipment to be approximately 2.5 acres (300 feet by 350 feet). The developed area associated with the roadway, ditches, culverts and level spreaders is approximately 1.4 acres. The trail access to the recreation field created additional land disturbance of approximately 0.40 acres. This creates a total developed area of 4.3 acres, which is below the 5 acres that would require a Stormwater Permit from Maine DEP.

Wetland impacts associated with the temporary haul road construction and permanent trail construction are shown on the plans to be approximately 3,170 square feet, which is below the 4,300 square foot threshold that would require a Tier-1 Natural Resources Protection Act Permit.

Lot Clearing Limits

Robie Contracting, Inc. has submitted a separate application for the expansion of clearing limits on Lots 1, 4, 5, 8, 10, 11 and 15. Grondin Corporation is applying for amendment of the clearing limits on lots 3, 9, 12, 13 and 14 with this application. Dimensions of the clearing limits have been added to the plans.

Trail Construction

The trail is proposed to be 8 feet wide with a gravel surface so that a mower could access the field area. We have reached out to the Parks & Recreation Director, who is away at a conference in Colorado this week, to meet upon her return to discuss the location of the trail and adequacy of the proposed construction to meet the Town's needs for the facility.

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 Roma

Dustin M. Roma, P.E.
President

**QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)**

DLN: 1001840026083

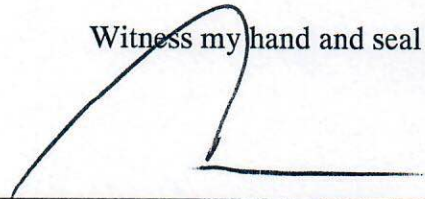
KNOW ALL PERSONS BY THESE PRESENTS THAT, Grondin Corporation, a Maine Corporation, with a mailing address of 39 Belanger Avenue, Windham, Maine 04062, for valuable consideration paid, **GRANTS to Joanie B. Grondin**, with a mailing address of 39 Belanger Avenue, Windham, Maine 04062, with **QUITCLAIM COVENANT**, the following described real property located in the Town of Windham, County of Cumberland, State of Maine:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A
PART HEREOF**

Meaning and intending to convey a portion of the premises conveyed to Grondin Corporation by virtue of a deed from Herbert Dobbins a/k/a Herb Dobbins, Walter N. Lunt a/k/a Walter Lunt, Jr., Estate of E. May Lunt a/k/a Estate of Euphemia May Lunt, Vouk Popovich, Antonio Pulsoni, Vicki Lynn Tottle a/k/a Vicki R. Tottle, Jesse Tinker a/k/a Jason Tinker and Genna Tinker dated December 21, 2017 and recorded in the Cumberland County Registry of Deeds at Book 34549, Page 91.

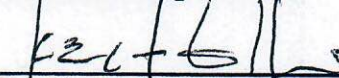
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 1 day of May, 2018.



Witness

Grondin Corporation



By Kenneth Grondin
Its President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 1 day of May, 2018 the above named Kenneth Grondin, in said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Grondin Corporation.

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2019



Notary Public/Attorney at Law

EXHIBIT A

A certain parcel of land being shown as Lot 9 on a plan entitled "Subdivision Plan Sabatus Lane Subdivision Windham, ME" dated March 12, 2018 by DM Roma Consulting Engineers and recorded in Plan Book 218, Page 100 with the Cumberland County Registry of Deeds.

SABATUS LANE SUBDIVISION

Proposed Revision to Clear Limits

This concept to be drafted & designed by DM Roma Engineers
as agreed with following lot owners:

Mike Myer

Joanie Grondin

Jarod Robie

HELD LOCATION
OF PIPE PER
PLAN REFERENCE

LOT 11 NEED ROOM TO
GRADE 10' BACKSLOPE

LOTS 13,14 NEED ROOM TO
GRADE 15' BACKSLOPE

NEED ROOM FOR
SEPTIC FIELD

NEED ROOM FOR
SEPTIC FIELD

NEED ROOM FOR
SEPTIC FIELD

LOTS 1,3,4,5 NEED
ROOM FOR SEPTIC
FIELDS

