



June 4, 2018

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

**Re: Amendment to Approved Subdivision Plan
Sabatus Lane Subdivision
Robie Contracting, Inc. - Applicant**

Dear Amanda:

On behalf of Robie Contracting, Inc. we have prepared the enclosed revised plans to amend the Subdivision Approval for the Sabatus Lane Subdivision, which was approved by the Planning Board in March of 2018. The nature of the request is to revise the tree clearing limits on Lots 1, 4, 5, 8, 10, 11 and 15 to allow for a larger building envelope on each lot. Robie Contracting, Inc. intends to build slightly larger homes than initially anticipated, which require the clearing limits to be extended to accommodate a reasonable size yard and building envelope. Robie Contracting, Inc. purchased lots 1, 2, 4, 5, 6, 7, 8, 10, 11 and 15 on April 3, 2018 evidenced by the attached deed recorded in CCRD Plan Book 34760 Page 317.

Stormwater calculations related to the proposed plan amendment were included with a previously submitted Subdivision Amendment Application submitted by Grondin Corporation in May. Through their application, Grondin Corporation is proposing to make the necessary revisions to the stormwater management infrastructure to accommodate the expanded building envelopes along with other activities that are included with their application.

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

Project Name: SABATUS LANE SUBDIVISION

Tax Map: 11 **Lot:** 12

Number of lots/dwelling units: 10 **Estimated road length:** N/A

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

Contact Information

1. Applicant

Name: ROBIE CONTRACTING, INC

Mailing Address: PO BOX 1508, WINDHAM, ME 04062

Telephone: _____ **Fax:** _____ **E-mail:** _____

2. Record owner of property

X (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)

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506 **Fax:** _____ **E-mail:** DUSTIN@DMROMA.COM

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

Dustin Roma 6-4-18
Signature Date

Applicant
t Staff

Final Plan - Major Subdivision: Submission Requirements**A. Mandatory Written Information**

1	A fully executed application form	X	
2	Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit	X	
3	If public open space is to be provided, written offers of cession to the Town of Windham shall be provided	N/A	
4	If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents.	N/A	
5	Copies of any outside agency approvals	N/A	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	N/A	
7	Digital transfer of subdivision plan data (GIS format)	X	

B. Mandatory Plan Information

1	All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	X	
2	Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department	X	
3	Seal of the Maine Licensed Professional who prepared the plan	X	
4	All public open space for which offers of cession are made by the subdivider and those spaces to which title is reserved by the subdivider	N/A	
5	Location of all permanent monuments	X	

Electronic Submission

X

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

DLN: 1001840024123

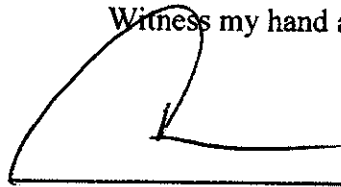
KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Grondin Corporation, a Maine Corporation, with a mailing address of 39 Belanger Avenue, Windham, Maine 04062, for valuable consideration paid, **GRANTS to Robie Contracting, Inc., a Maine Corporation**, with a mailing address of PO Box 1508, Windham, Maine 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 3 day of April, 2018.



Witness

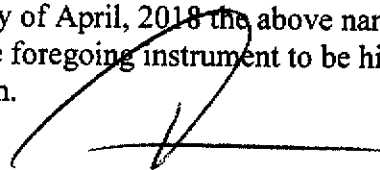
Grondin Corporation



**By Kenneth Grondin
Its President**

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 3 day of April, 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.



Notary Public/Attorney at Law

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

EXHIBIT A

A certain parcel of land being shown as Lots 1,2,4,5,6,7,8,10,11 and 15 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.