



June 18, 2018

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

**Re: Minor Subdivision Sketch Plan Application
River Road Condominium
RMills, LLC - Applicant**

Dear Amanda:

On behalf of RMills, LLC we have prepared the enclosed application, plans and supporting documents for sketch plan review of a proposed 4-unit condominium development on property identified on Tax Map 5, Lot 1-1. The parcel is approximately 6 acres and is located partially in the Medium Density Residential Zone and partially within the Farm Residential Zone. We have proposed to utilize the provisions of section 404(A)(1) of the Land use Ordinance to apply the provisions of the RM Zone 50 feet into the FR zone to allow for the buildings to be set further back from River Road, since the FR Zone does not allow two-family residential structures. This property was part of a previously approved subdivision, which was vacated by the Planning Board as further detailed in the attached Vacancy and Termination Order.

The project will be served by public water from an existing water main located in River Road and all electrical services will be installed underground. A common wastewater disposal field will be installed to serve the four dwellings, which are expected to be 2 or 3 bedrooms each.

The driveway access is intended to remain private and will be built to the Minor Local Street standard. We are requesting a waiver from the requirement to build a cul-de-sac at the end of the roadway, primarily due to plans for further development of the land at some point in the future to utilize the remaining available residential density. A hammerhead turnaround will be constructed in accordance with the Town's dimensional standards. Each unit will have an indoor garage space and driveway space for vehicle parking.

The project is expected to disturb approximately 1.3 acres of land and will require a Stormwater Permit-By-Rule from the Maine Department of Environmental Protection. We expect to impact approximately 910 square feet of wetlands to construct a stormwater filter basin that will provide stormwater quality treatment in accordance with the Town's development standards.

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

A handwritten signature in black ink that reads "Dustin Roma".

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Subdivision

Project Name: RIVER ROAD CONDOMINIUM

Tax Map: 5 Lot: 1-1

Number of lots/dwelling units: 4 Estimated road length: 350 FT

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

Contact Information

1. Applicant

Name: RMILLS, LLC

Mailing Address: 13 VICTORIA LANE, WINDHAM, ME 04062

Telephone: (207) 939 - 7472 Fax: _____ E-mail: BUCKNICO03@YAHOO.COM

2. Record owner of property

X (Check here if same as applicant)

Name: _____

Mailing Address: _____

Telephone: _____ 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: DUSTIN ROMA, PE

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: (207) 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

Signature

6-18-18

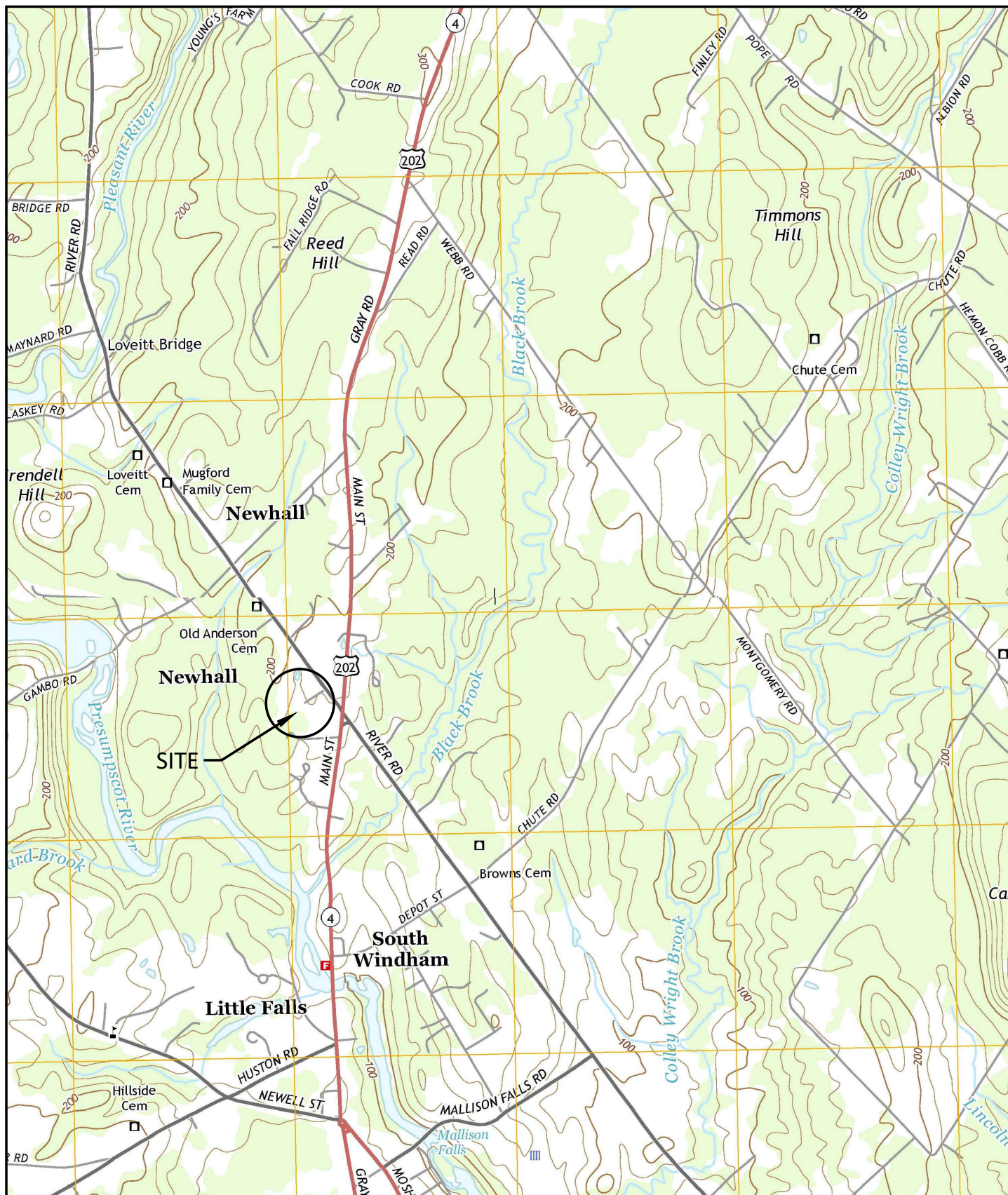
Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements

Applicant

Staff

a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	number of lots	X	
	constraints/opportunities of site	X	
	Outline any of the following studies that will be completed at a future stage:	X	
	traffic study	N/A	
	utility study	N/A	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 908)	N/A	
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	N/A	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	N/A	
	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?	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
i.	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
	Submit initialed form regarding additional fees, from applicant intro packet	X	
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	
2	Boundary and lot lines of the subdivision	X	
3	Approximate location, width, and purpose of easements or restrictions	X	
4	Streets on and adjacent to the tract.	X	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	X	
Electronic Submission		X	



SITE LOCATION MAP

RIVER ROAD CONDOMINIUM
WINDHAM, MAINE

DM ROMA

CONSULTING ENGINEERS

PO BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

SCALE: 1"=2000'
DATE: 6-18-2018
JOB NUMBER: 17057

**VACANCY AND TERMINATION ORDER
MINOR SUBDIVISION PLAN
ALEXANDER ESTATES SUBDIVISION**

Locus: 430 River Road, Windham, Maine
(CCRD Plan Book 207, Page 341)

Tax Map/Lot: Windham Tax Map 5, Lot 1, Sublots 1-4

Owner: Estate of Lydia Peters, PO Box 117, Windham, ME 04062
Timothy R. Dolby is the Personal Representative of
The Estate of Lydia R. Peters

WHEREAS, Timothy R. Dolby is the Personal Representative of the Estate of Lydia R. Peters, the record owner above described parcels of land that make up the subdivision known as Alexander Estates Subdivision (CCRD Plan Book 207, Page 341 See also CCRD Book 30757, Page 226) which was granted approval by the Town of Windham Planning Board on June 11, 2007; and

WHEREAS, the owner of the above described subdivision lands desires to revoke the dedication of the land and vacate said subdivision and therefore remove the entire land from subdivision; and

WHEREAS, the owner and dedicator of the above described subdivision lands has not commenced any substantial construction on the project or its infrastructure; and

WHEREAS, the Town of Windham Planning Board, after due consideration of the request of the dedicator; Estate of Lydia Peters; to revoke the dedication of said land and vacate any dedication thereof, does not have any objection to the request for an amendment of said plan;

NOW THEREFORE, based upon the facts as presented to the Town of Windham Planning Board by the owner and dedicator of the subdivision; Timothy R. Dolby, Personal Representative in the Estate of Lydia R. Peters.

IT IS ORDERED HEREWITH that the previously approved subdivision known as Alexander Estates Subdivision be amended as being **VACATED AND TERMINATED** and the recorded **Subdivision Plan for Alexander Estates, River Road, Windham, Maine** for record owner **Estate of Lydia R. Peters** as drawn by Sebago Technics, One Cabot Street, Westbrook, Maine 04092, dated August 9, 2006 and having a Windham Planning Board approval date of June 11, 2007 and recorded in the **Cumberland County Registry of Deeds in Plan Book 207**,

Page 341; is hereby **VACATED** and is hereafter considered **NULL AND VOID**. In as much as this Vacancy and Termination Order is to service as the amendment to the above cited recorded subdivision plot plan, the fully executed original document is to be recorded by the dedicator within ten (10) days of the execution hereof.

Dated: MARCH 23, 2015

TOWN OF WINDHAM PLANNING BOARD

[Signature] Chairperson
James M. Hanscom
Margaret Pritchbeck
John Eddy
Keith Elder

STATE OF MAINE
CUMBERLAND, SS

March 23, 2015

Personally appeared the above named
David Douglass, James Hanscom, Margaret Pritchbeck, John Eddy and
Keith Elder
in his/their capacity as Planning Board member(s) for the Town of Windham and acknowledged the foregoing instrument to be his/her/their free act and deed in his/her/their capacity and the free act and deed of said municipality.

Lisa M Fisher
Notary Public

Lisa M Fisher
Printed Name

Commission Expires: July 30, 2016

Received
Recorded Register of Deeds
Apr 01, 2015 11:57:45A
Cumberland County
Nancy A. Lane

SEAL

QUITCLAIM DEED
(Maine Statutory Short Form)

DLN: 1001840024463

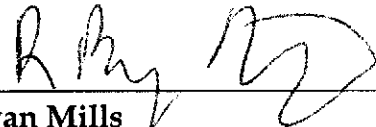
KNOW ALL PERSONS BY THESE PRESENTS, that, **R. Bryan Mills** of Windham, Maine, for consideration paid, hereby GRANTS to **RMILLS, LLC**, with a mailing address of 13 Victoria Lane, Windham, ME 04062, with **QUITCLAIM COVENANT**, the land with any buildings thereon situated in Windham, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to **R. Bryan Mills** by virtue of a deed from Stephen C. Loura and Richard L. Plummer. dated July 12, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34155, Page 270.

Witness my hand and seal this 6th day of April, 2018.

Witness



R. Bryan Mills

STATE OF MAINE
COUNTY OF CUMBERLAND

April 6, 2018

Then personally appeared before me the above- named **R. Bryan Mills** and acknowledged the foregoing instrument to be his free act and deed.

Before me;



Notary Public/ Attorney at Law

Printed Name:

My Comm. Exp:

LISA JONES
NOTARY PUBLIC
State of Maine
My Commission Expires
November 10, 2022

EXHIBIT A

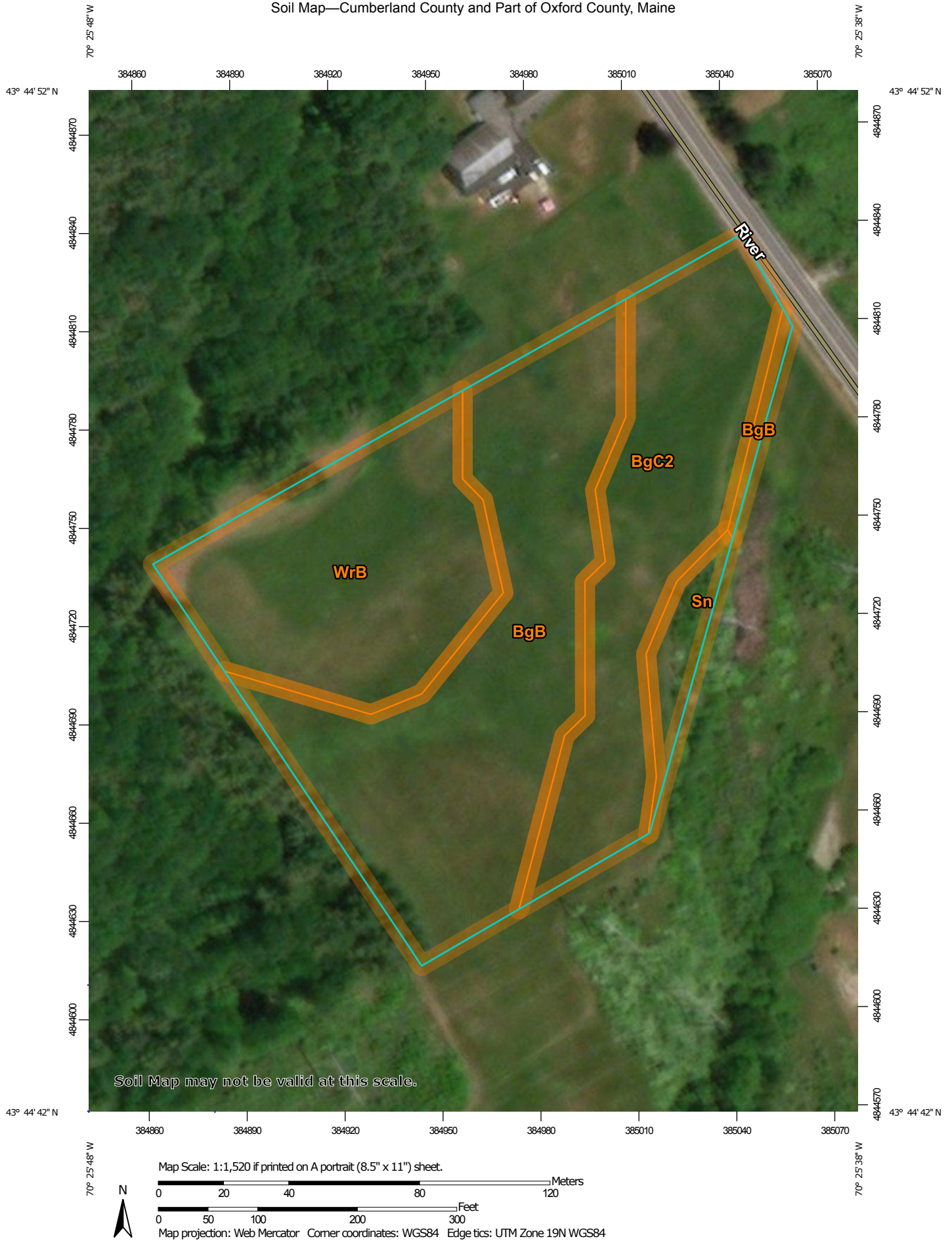
A certain lot or parcel of land, situated in the Town of Windham, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a point located at the southeasterly corner of land recently conveyed to Jennifer Libby by deed dated January 21, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32039, Page 238, and thence traveling along River Road in a southerly direction for a distance of approximately one hundred fifty-nine and fifty-eight tenths (159.58) feet to a monument; Thence, S20°55'56"W a distance of six hundred fifty and eighteen hundredths (650.18) feet to an iron pipe or rod; Thence, S60°36'03"W a distance of one hundred eighty-two and two tenths (182.20) feet to an iron pipe or rod; Thence, N36°07'33"W a distance of four hundred seventy-four and forty-seven hundredths (474.47) to an iron pipe or rod along land now or formerly of Donald Toms as set forth in CCRD Book 13039, Page 271; Thence, N54°06'44"E a distance of two hundred forty-three (243) feet along land of said Toms to an iron pipe or rod; Thence, N58°21 '23"E a distance off one hundred ninety-six and six tenths (196.60) feet along land of said Toms to an iron pipe rod located at the southwesterly corner of land of said Libby; Thence, traveling along the southern border of said Libby N41°12'54"E a distance of two hundred ninety and sixty-four tenths (290.64) feet to the point of beginning.

Said property being the property which was known as the Alexander Estates Subdivision as set forth on the Minor Subdivision Plan of Alexander Estates Subdivision recorded at the CCRD in Plan Book 207, Page 341. See also Vacancy and Termination Order Minor Subdivision Plan Alexander Estates Subdivision recorded at CCRD in Book 32174, Page 235.

No Title Search was done in preparation of this deed

Soil Map—Cumberland County and Part of Oxford County, Maine



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	2.4	42.0%
BgC2	Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded	1.6	27.7%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.2	3.7%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	1.5	26.6%
Totals for Area of Interest		5.7	100.0%

Cumberland County and Part of Oxford County, Maine

BgB—Belgrade very fine sandy loam, 0 to 8 percent slopes

Map Unit Composition

Belgrade and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Belgrade

Setting

Landform: Lakebeds

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: very fine sandy loam

H2 - 9 to 18 inches: very fine sandy loam

H3 - 18 to 28 inches: silt loam

H4 - 28 to 65 inches: silt loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 13, Sep 11, 2017

Cumberland County and Part of Oxford County, Maine

WrB—Woodbridge fine sandy loam, 0 to 8 percent slopes

Map Unit Composition

Woodbridge and similar soils: 86 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodbridge

Setting

Landform: Till plains

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Crest, side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 3 inches: fine sandy loam

H2 - 3 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: 16 to 36 inches to densic material

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to moderately high (0.06 to 0.60 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 13, Sep 11, 2017