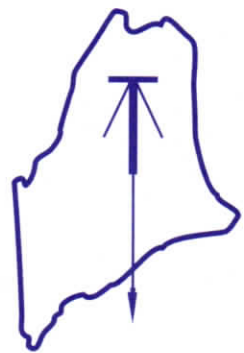


WAYNE



WOOD & co.

PROFESSIONAL LAND SURVEYING  
and LAND PLANNING  
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION  
Telephone (207) 657-3330  
wtwco@securespeed.net

**PROJECT NARRATIVE**  
**Amended Lot 103 of Dundee Acres Subdivision**

Cynthia Croy is requesting an amendment to the Dundee Acres Subdivision in order to divide Lot #103 ( 8.77 acres) into 3 lots (103, 103-1 & 103-2). Lot #103 is currently accessed by a driveway off from the River Road and has excellent sight distance in both directions. This driveway is intended to be shared with Lot #103-1 to avoid unnecessary wetland impacts. Lot 103-2 will be accessed by a driveway off from the end of Cedar Lane.

Both of the new lots (103-1 & 103-2 will have individual onsite septic systems located in the areas of the respective test pits (1 & 2) as shown on the plan.

We are proposing that Lot #103-2 be served by a water line running from the existing water main on Cedar Lane and that Lot #103-1 be served by a drilled well because of the distance down River Road to install a water service line. We are anticipating that each of the new lots will have about ½ acre of clearing for the development of the driveways, house and yards and any additional surface drainage will naturally flow to the wetlands that already exist on the lots. No surface drainage will flow onto abutting lands.

In the development of Lot #103-1 we would anticipate that approximately about 2426 square feet of existing wetlands will be filled in order to facilitate to new driveway off from the existing driveway. We will incorporated into the deeds for both Lots 103 & 103-1 language for the use and maintenance of the shared portion of the existing driveway. All new utilities will be installed underground to service the new homes.

Sketch Plan - Minor & Major Subdivision

Project Name: Amended Lot 103 of Dundee Acres

Tax Map: 11A Lot: 103

Number of lots/dwelling units: \_\_\_\_\_ Estimated road length: \_\_\_\_\_

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

Contact Information

1. Applicant

Name: Cindy Croy

Mailing Address: 796 River Road

Telephone: 892-9853 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. Record owner of property

☒ (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: Wayne Wood

Company Name: Wayne T. Wood & Co

Mailing Address: 30 Wood Dr ~ Gray, ME 04039

Telephone: 657-3330 Fax: n/a E-mail: wtwco@securespeed.net

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

Wayne Wood 6/7/18  
Signature Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements Applicant Staff



a. Complete Sketch Plan Application form	yes	
b. Project Narrative		
conditions of the site		
number of lots		
constraints/opportunities of site		
Outline any of the following studies that will be completed at a future stage:	N/A	
traffic study	N/A	
utility study	N/A	
market study	N/A	
c. Name, address, phone for record owner and applicant	yes	
d. Names and addresses of all consultants working on the project	yes	
e. Evidence of right, title, or interest in the property	yes	
f. Evidence of payment of Sketch Plan fees and escrow deposit		
g. 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"?		
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.		
h. Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.		
i. Submit initialed form regarding additional fees, from applicant intro packet		
j. Plan Requirements		
1 Name of subdivision, north arrow, date and scale	yes	
2 Boundary and lot lines of the subdivision	yes	
3 Approximate location, width, and purpose of easements or restrictions		
4 Streets on and adjacent to the tract.	yes	
5 Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	yes	
6 Existing buildings, structures, or other improvements on the site	yes	
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.	yes	
Electronic Submission		

40397

WARRANTY DEED  
(Maine Statutory Short Form)

Edward C. Croy, of Windham, Maine, for valuable consideration, grants to Cynthia J. Croy, with a mailing address of 41 Forest Road, Windham, Maine, 04062, with Warranty Covenants, the following described real property situated at 41 Forest Road, Windham, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Windham, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Antonietta M. Croy and Edward C. Croy to Grantor dated February 5, 1993, and recorded in the Cumberland County Registry of Deeds in Book 10568, Page 174. Reference is also made to deed dated September 1, 1977, recorded in Book 4091, Page 88.

Witness my hand this 31st day of July, 1995.

Kelly M. Bangs  
Witness

Edward C. Croy  
Edward C. Croy

STATE OF MAINE  
CUMBERLAND, ss

July 31, 1995

Personally appeared the above named Edward C. Croy, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Kelly M. Bangs  
Notary Public, Maine  
My Commission Expires December 21, 1998

Printed Name

SEAL



BK 12066PG051

EXHIBIT A

A certain lot or parcel of land together with any buildings or improvements thereon, situated in said Windham and being Lot Numbered One Hundred Three (103) as shown on Plan of Dundee Acres, Town of Windham, by Kenneth M. Hawkes and recorded in the Cumberland County Registry of Deeds, in Plan Book 93, Page 47, 12-4-72, to which reference is made for a more particular description thereof.

Together with the use of the roadways as shown on said Plan in common with others, insofar as we have the right to convey same.

Excepting and reserving from this conveyance however, any interest which might otherwise accrue to grantees in and to that parcel of land marked "Recreation Area" on said Plan, being more specifically identified as all and the same premises conveyed by Kenneth M. Hawkes, et al., to Theocore S. Minott, et al., by deed dated May 24, 1973, and recorded in the said Registry of Deeds, in Book 3401, Page 187. Together with the right to use, in common with others, a right of way as laid out over and across the above described premises conveyed to the Minotts, and mentioned therein, to and from the remaining portion of the area marked Recreation Area on said Plan.

This conveyance is made subject to an easement granted to Central Maine Power Co., and New England Telephone and Telegraph Co., recorded in the said Registry of Deed, in Book 2877, Page 336, insofar as said easement may affect the above premises along the roads.

RECEIVED  
RECORDED REGISTRY OF DEEDS

95 AUG 19 PM 3:22

CUMBERLAND COUNTY

John B. O'Brien

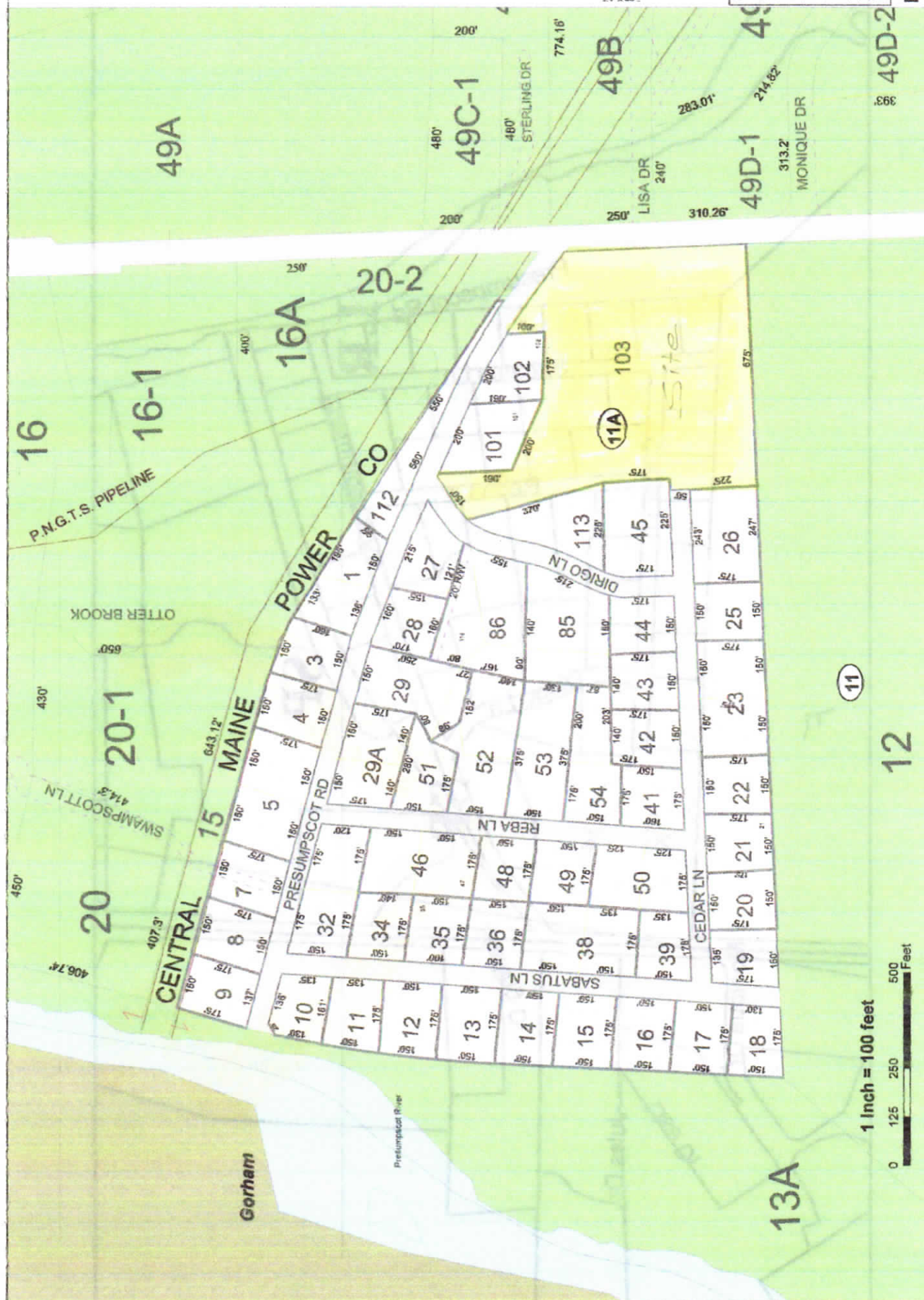
These Tax Maps are based on original maps compiled by James W. Sewall Co.

**TOWN OF WINDHAM  
CUMBERLAND COUNTY, MAINE  
2017 PROPERTY MAPS**

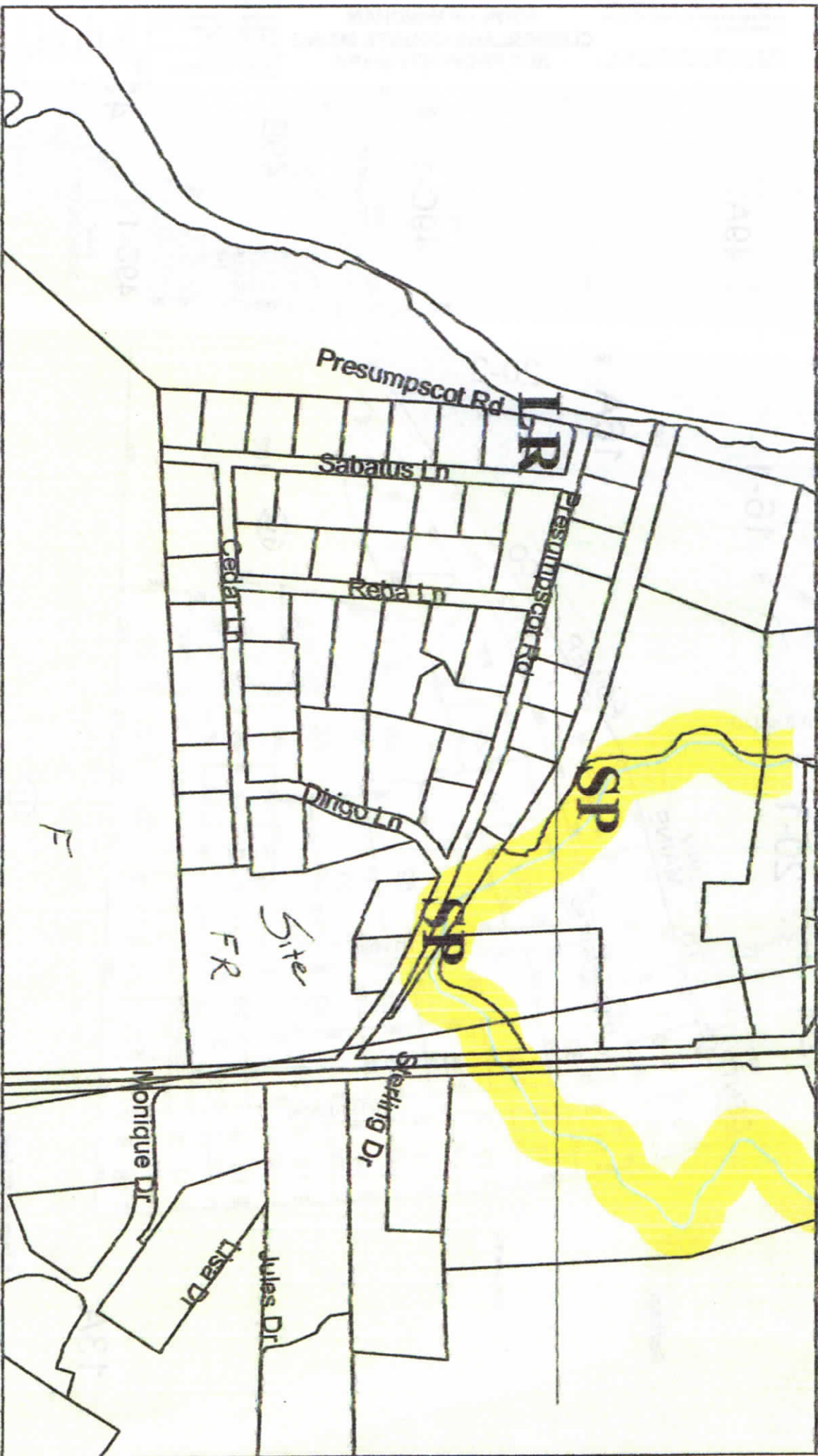
**SOURCES**  
Windham Tax Assessor's Office  
Completion Date: April 1, 2017  
UTM NAD83 Z19N  
Prepared by: Gregory Hanzcom  
Windham GIS Dept.  
Scale is based on printing at  
24" x 36"

[illegible]

**Map 11A**









Cindy Croy

Legend



Google Earth







**Wetland Investigation and Soil Report for  
Wastewater Disposal  
796 River Road, Windham**

**Date:** April 25, 2018

**To:** Cynthia J. Croy  
796 River Road  
Windham, ME 04062

**Wetlands Summary:**

Palustrine forested, scrub-shrub and emergent wetlands were found on the property. Some of the wetlands are Wetlands of Special Significance.

**Soil and Wastewater Summary:**

Two suitable areas for onsite wastewater disposal were identified, described and located by GPS. These areas meet all soil and setback requirements.

**Dates of Investigation:** December 2017 and April 2018.

**Location of the Investigation:**

The property investigated is located at 796 River Road, Windham and is approximately 8.8 acres in size.

**Purposes of the Investigation:**

The purposes of the wetland investigation are to identify and describe wetlands on the property according to definitions in the Maine Natural Resources Protection Act (the *NRPA*) to determine if specific alteration and filling permits are required and if there are any setbacks required under the *NRPA*, to determine the Maine DEP jurisdictional status



of any streams and to calculate the Net Residential Area of the property for a possible lot division.

The purpose of the soil investigation is to identify, describe and locate suitable areas for wastewater disposal, according to the Maine Subsurface Wastewater Disposal Rules (the *Rules*), to accommodate single family homes on proposed lots.

#### **Methods of the Investigation:**

A literature search and on-site investigations were made. The investigations were performed following the guidelines described in the 1987 Corps of Engineers Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This procedure uses a multiple parameter approach that requires the presence of three primary components for an area to be identified as a wetland: 1) hydric soils; 2) predominance of hydrophytic vegetation; and 3) wetland hydrology.

The *Amended Lot 103 of Dundee Acres on River Road, Windham, Maine for Cynthia J. Croy* by Wayne T. Wood & Co. was used in the field during the investigation.

Wetland/upland boundary features were identified and flagged in the field and were located by a Trimble Geo-XT GPS device, capable of sub meter accuracy.

Soil test pits dug by hand with a shovel and soil probe were done for the on-site wastewater disposal investigation, were flagged in the field and were also located by GPS.

The GPS data was post processed for accuracy and sent to Wayne T. Wood & Co. as an AutoCAD file to be included as a layer on the site plan.

#### **Site Location and Description:**

The property is located in a valley between Windham Hill to the west and a smaller knoll east of Dundee Pond. Drainage is northerly to Otter Brook (see Figure 1). There is a small drainage on the property that flows northerly and parallel to River Road, crossing under Presumpscot Road.

The property is depicted as an association of Windsor loamy sand, Belgrade very fine sandy loam, Scantic silt loam and Biddeford mucky peat on the *National Cooperative Soil Survey* (see the attached photomap and descriptions). These are medium to fine textured soils formed from glacio-marine sediments. On-site soil testing for wastewater systems agrees with this mapping.

**Results of the Wetlands Investigation:**

Forested wetlands are depicted on the property on the *National Wetlands Inventory* (see attached photocopy). Wetlands on the property are more slightly extensive than depicted on the *Inventory*. Not depicted are the wetlands along the stream near River Road.

The wetlands on the property are classified as Palustrine, forested and scrub-shrub, with small, discontinuous areas of emergent wetlands in places. Only the wetlands in the flood plain of the small drainage along River Road are "Wetlands of Special Significance" (*WOSS*) according to the *NRPA*. Filling of these wetlands is not allowed but they can be crossed by a driveway to access a house site, with a DEP Permit.

There are also remnant farm ditches on the property that contain standing water. These are not streams and the wetlands along them are not *WOSS*. There are no required setback buffers of no-disturbance required. These wetlands can be filled and/or disturbed to as much as 4,300 square feet before a DEP Permit is required.


The Net Residential Area calculations allow for at least two new lots to be created.

**Results of the Soil and Wastewater Disposal Investigation:**

Soil test logs are attached. The tested sites allow for two new lots to be created. The soils at TP-1 are medium to coarse textured, fine-sandy loam and loamy sand. The soils at TP-2 are a fine textured, very fine sandy loam with a silt loam restrictive horizon in the subsoil. Bedrock was not found at either tested site.

The soil test sites are classified as Medium and Large for wastewater disposal, according to the *Rules* and are classified as 5C and 8D.

Additional work will be required to design a wastewater disposal system on any tested site.

  
\_\_\_\_\_  
Mark Cenci  
Maine Certified Geologist #467  
Maine Licensed Site Evaluator #262



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION				Maine Department of Human Services Division of Health Engineering, Station 10 (207) 287-5872 Fax: (207) 287-3165																																																																																			
Town, City, Plantation WINDHAM		Street, Road, Subdivision 796 RIVER ROAD		Owner or Applicant Name CRODY																																																																																			
SITE PLAN Scale 1" = _____ ft.				SITE LOCATION PLAN (map from Maine Atlas recommended)																																																																																			
SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)																																																																																							
Observation Hole # TP-1 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				Observation Hole # TP-2 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring																																																																																			
_____ " Depth of organic horizon above mineral soil				_____ " Depth of organic horizon above mineral soil																																																																																			
<table><thead><tr><th>Texture</th><th>Consistency</th><th>Color</th><th>Mottling</th></tr></thead><tbody><tr><td>0 FINE</td><td></td><td></td><td></td></tr><tr><td>6 SANDY</td><td></td><td>YELLOW</td><td></td></tr><tr><td>12 LOAM</td><td></td><td>BROWN</td><td></td></tr><tr><td>18 TO LOOSE</td><td></td><td>TO</td><td></td></tr><tr><td>24 LOAMY</td><td></td><td>BROWN</td><td></td></tr><tr><td>30 SAND</td><td></td><td></td><td></td></tr><tr><td>36</td><td></td><td></td><td>COMMON</td></tr><tr><td>42</td><td></td><td></td><td></td></tr><tr><td>48</td><td></td><td></td><td></td></tr></tbody></table>				Texture	Consistency	Color	Mottling	0 FINE				6 SANDY		YELLOW		12 LOAM		BROWN		18 TO LOOSE		TO		24 LOAMY		BROWN		30 SAND				36			COMMON	42				48				<table><thead><tr><th>Texture</th><th>Consistency</th><th>Color</th><th>Mottling</th></tr></thead><tbody><tr><td>0 FINE</td><td></td><td></td><td></td></tr><tr><td>6 SANDY</td><td></td><td>YELLOW</td><td></td></tr><tr><td>12 LOAM</td><td></td><td>BROWN</td><td></td></tr><tr><td>18 SILT</td><td>FIRM</td><td>GRAY</td><td>COMMON</td></tr><tr><td>24 LOAM</td><td></td><td></td><td></td></tr><tr><td>30</td><td></td><td></td><td></td></tr><tr><td>36</td><td></td><td></td><td></td></tr><tr><td>42</td><td></td><td></td><td></td></tr><tr><td>48</td><td></td><td></td><td></td></tr></tbody></table>				Texture	Consistency	Color	Mottling	0 FINE				6 SANDY		YELLOW		12 LOAM		BROWN		18 SILT	FIRM	GRAY	COMMON	24 LOAM				30				36				42				48			
Texture	Consistency	Color	Mottling																																																																																				
0 FINE																																																																																							
6 SANDY		YELLOW																																																																																					
12 LOAM		BROWN																																																																																					
18 TO LOOSE		TO																																																																																					
24 LOAMY		BROWN																																																																																					
30 SAND																																																																																							
36			COMMON																																																																																				
42																																																																																							
48																																																																																							
Texture	Consistency	Color	Mottling																																																																																				
0 FINE																																																																																							
6 SANDY		YELLOW																																																																																					
12 LOAM		BROWN																																																																																					
18 SILT	FIRM	GRAY	COMMON																																																																																				
24 LOAM																																																																																							
30																																																																																							
36																																																																																							
42																																																																																							
48																																																																																							
<table><tr><td>Soil</td><td>Classification</td><td>Slope</td><td>Limiting Factor</td><td><input checked="" type="checkbox"/> Groundwater</td></tr><tr><td>5</td><td>C</td><td></td><td>30</td><td><input type="checkbox"/> Restrictive Layer</td></tr><tr><td>Profile</td><td>Condition</td><td>Percent</td><td>Depth</td><td><input type="checkbox"/> Bedrock</td></tr></table>				Soil	Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater	5	C		30	<input type="checkbox"/> Restrictive Layer	Profile	Condition	Percent	Depth	<input type="checkbox"/> Bedrock	<table><tr><td>Soil</td><td>Classification</td><td>Slope</td><td>Limiting Factor</td><td><input type="checkbox"/> Groundwater</td></tr><tr><td>8</td><td>D</td><td></td><td>9</td><td><input type="checkbox"/> Restrictive Layer</td></tr><tr><td>Profile</td><td>Condition</td><td>Percent</td><td>Depth</td><td><input type="checkbox"/> Bedrock</td></tr></table>				Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater	8	D		9	<input type="checkbox"/> Restrictive Layer	Profile	Condition	Percent	Depth	<input type="checkbox"/> Bedrock																																																		
Soil	Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater																																																																																			
5	C		30	<input type="checkbox"/> Restrictive Layer																																																																																			
Profile	Condition	Percent	Depth	<input type="checkbox"/> Bedrock																																																																																			
Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater																																																																																			
8	D		9	<input type="checkbox"/> Restrictive Layer																																																																																			
Profile	Condition	Percent	Depth	<input type="checkbox"/> Bedrock																																																																																			
Site Evaluator Signature Mark Davis				SE # _____ Date _____																																																																																			



Figure 1.

Topographic Locus Map of the Area of 796 River Road, Windham



Soil Map—Cumberland County and Part of Oxford County, Maine  
(Area of 796 River Road, Windham)



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
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features**

  - Streams and Canals
- Transportation**

  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**

  - 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	15.0	8.1%
Bo	Biddeford mucky peat, 0 to 3 percent slopes	4.7	2.5%
BuB	Lamoine silt loam, 3 to 8 percent slopes	7.1	3.8%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	4.4	2.4%
HiB	Hinckley loamy sand, 3 to 8 percent slopes	0.1	0.1%
HiD	Hinckley loamy sand, 15 to 25 percent slopes	0.1	0.1%
Ls	Limerick-Saco silt loams	1.3	0.7%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	24.1	13.0%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	21.7	11.7%
Sn	Scantic silt loam, 0 to 3 percent slopes	67.9	36.6%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	2.1	1.1%
W	Water	1.8	1.0%
Wa	Walpole fine sandy loam	2.9	1.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	25.3	13.6%
WmC	Windsor loamy sand, 8 to 15 percent slopes	4.8	2.6%
WmD	Windsor loamy sand, 15 to 35 percent slopes	2.2	1.2%
Totals for Area of Interest		185.6	100.0%



U.S. Fish and Wildlife Service  
National Wetlands Inventory

Area of 796 River Road, Windham



April 25, 2018

Wetlands

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland     |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                 |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Wetlands Inventory  
wetlands.fws.gov





**Portland Water District**  
*FROM SEBAGO LAKE TO CASCO BAY*

July 30, 2018

Wayne Wood  
Wayne Wood & Co.

Re: 794 River Road, WI  
Ability to Serve with PWD Water

Dear Mr. Wood:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on July 16, 2018. Based on the information provided per plans dated July 30, 2018, 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 Cedar Lane. The service should enter through the properties frontage on Cedar Lane at least 10-feet from any side property lines.
- It is the District's understanding that a single family home is planned at this location. This service is being installed as a speculative service and will require the developer to submit additional information to the District to verify meter sizing prior to service activation. Additional fees will apply.

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 ductile iron water main in Cedar Lane and a public fire hydrant located approximately 700 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 75 psi.



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 Town of 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.

Private Fire Protection Water Needs

You have indicated that this project will not require water service to provide private fire protection to the site.

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 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



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



TOWN OF WINDHAM  
SUBDIVISION & SITE PLAN APPLICATION

Performance and Design Standards Waiver Request Form  
(Section 808 – Site Plan Review, Waivers)  
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Dundee Acres Amendment for Lot 103  
Subdivision or Project Name:

Tax Map:      Lot:

Waivers are requested from the following Performance and Design Standards  
(add rows as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
911 B.1(a)	Water Supply	

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property’s pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

By granting the waiver for Lot 103-2 to utilize a drilled well rather than connecting to the public water main would eliminate the need to extend the current water main Southerly along River Road 275’ more or less. This extension would disturb a significant portion of the recently rebuilt River Road along this lot.

(continued next page)  
Ordinance Section: \_\_\_\_\_

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution		x
Light pollution or glare		x
Water supply		x
Soil erosion		x
Traffic congestion or safety		x
Pedestrian safety or access		x
Supply of parking		x
Sewage disposal capacity		x
Solid waste disposal capacity		x
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas		x
Flooding or drainage issues on abutting properties		x
The Town's ability to provide the subdivision with public safety services (if subdivision)		x

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.