



September 4, 2018

Amanda Lessard
Town of Windham
8 School Road
Windham, Maine 04062

**Re: Major Subdivision Sketch Plan Application
Babbidge Farms Subdivision
Sebago Heights, LLC – Applicant**

Dear Amanda:

On behalf of Sebago Heights, LLC we have prepared the enclosed Sketch Plan and supporting documents for Sketch Major Subdivision Plan review. The property is approximately 29.7 acres and is identified as a portion of lot 44 on Tax Map 13. We had previously proposed a larger project with the Town on this property, but have since scaled down the project and adjusted the road length so that the project now consists of 13 residential lots on a 1,000 linear foot dead-end roadway. The changes are in response to the ordinance revisions that have come into effect during the moratorium on development within the Highland Lake watershed, which has been lifted.

The subdivision will be developed in accordance with the Cluster Subdivision Standards outlined in the Land Use Ordinance, and will include approximately 18 acres of open space. The open space will be in one contiguous parcel, and will include a 50-foot right-of-way through it to provide access to a larger parcel to the rear. The project does not propose any “bonus lots” as defined in the Cluster Subdivision Standards.

The property slopes in a northwesterly direction towards McIntosh Brook, which runs along the northwesterly property boundary towards Highland Lake. The Medium Intensity Soil Survey for Cumberland County indicates that soils on the property are predominately a Paxton-Woodbridge complex, which is a very stony fine sandy loam. Soils have been investigated on the property by Longview Partners, LLC to map wetland areas and dig test pits for septic system suitability. The soils on the property are suitable for the proposed development.

There are no proposed wetland impacts associated with the development of the project. Two vernal pools were found on the property, but the pools were not considered “significant” by Maine DEP standards due to low egg mass counts. The project will require a Stormwater Permit from the Maine DEP, and all stormwater calculations will be based on the Phosphorus Standards as prescribed by the Maine DEP Chapter 500 regulations. Stormwater management will be accomplished by constructing three separate soil filtration basins and by utilizing forested buffers. A mapped 100-year Zone A floodplain exists on the property in the vicinity of McIntosh Brook, but there are no proposed lots located within the limits of the mapped floodplain.

The proposed 1,000 ft long roadway will be designed to the Town’s Minor Local Street standard and is intended to be offered for public acceptance. Given the Town’s recent efforts to reduce the impact of development on the Highland Lake watershed, we are requesting a waiver from the road standard to provide a sidewalk or a widened shoulder. The proposed 13-lot development can be adequately served with a 24-foot wide roadway with 2-foot gravel shoulders.

The project will be served by underground electrical/cable/data utilities and individual private on-site subsurface wastewater disposal systems. An 8" water main will be extended from Falmouth Road so that all dwellings will be served by public water from the Portland Water District. Water pressure is a concern for this area due to high elevations, so we have closely coordinated the lot development with the Portland Water District. At this point, we believe that Limited Service Agreements will not be necessary for any of the proposed lots.

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". The script is cursive and fluid.

Dustin M. Roma, P.E.
President

Enc.

Sketch Plan - Minor & Major Subdivision

Project Name: BABBIDGE FARMS

Tax Map: 13 Lot: 44

Number of lots/dwelling units: 13 LOTS Estimated road length: 1,000 FT

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

Contact Information

1. Applicant

Name: SEBAGO HEIGHTS, LLC

Mailing Address: 97A EXCHANGE STREET, SUITE 304, PORTLAND, ME 04101

Telephone: 772 - 2127 Fax: _____ E-mail: MULKERIN@MULKERINREALESTATE.COM

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: 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

Signature

9-4-18

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)	X	
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	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	

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

Know all persons by these presents that, we, **JAMES R. PHILLIPS**, of New Smyrna Beach, Volusia County, Florida, with a mailing address of 127 Club House Blvd., New Smyrna Beach, FL 32168, and **BONITA L. AUSTIN**, of Westbrook, Cumberland County, Maine, with a mailing address of 622 Brook Street, Westbrook, ME 04092, and **BETH A. AUSTIN** of Windham, Cumberland County, Maine, having a mailing address of 7 Falmouth Road, Windham, ME 04092, and **GEORGE R. AUSTIN** of Saco, York County, Maine, with a mailing address of 29 Glenhaven Circle East, Saco, ME 04072 and **JESSICA L. LUCE (fka AUSTIN)** of Portland, Cumberland County, Maine, with a mailing address of 63 Morning Street, Apt. 2, Portland, ME 04102, (the Grantors herein), in consideration of one dollar (\$1.00) and other valuable considerations paid by **Sebago Heights, LLC, its successors and assigns** (the Grantee herein), the receipt whereof we do hereby acknowledge, do hereby **remise, release, bargain, sell and convey, and forever quitclaim** unto the said **Sebago Heights, LLC, its successors and assigns**, all of their interest, in and to the following real property located in **Windham**, Cumberland County, Maine, bounded and described in the attached Exhibit A.

Meaning and intending to convey all of our right, title and interest in and to the properties listed on the attached Exhibit A.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Witness our hands and seals this 30 day of the month of March, 2017

**Signed Sealed and Delivered
in the presence of**

Ronald E. Bellinger
Witness

JRM
Witness

JRM
Witness

James R. Phillips
JAMES R. PHILLIPS

Bonita L. Austin
BONITA L. AUSTIN

Beth A. Austin
BETH A. AUSTIN

[Signature]
Witness

[Signature]
GEORGE R. AUSTIN

[Signature]
Witness

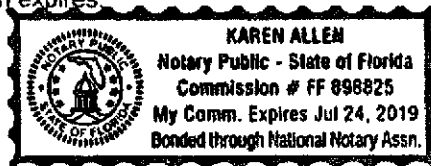
[Signature]
JESSICA L. LUCE

State of Florida
County of Volusia ss.

March 24th , 2017

Then personally appeared the above named **JAMES R. PHILLIPS**, and acknowledged the foregoing instrument to be his free act and deed.

My commission expires:



[Signature]
Notary Public/Attorney-at-Law
Karen Allen
Printed Name

State of Maine
County of Cumberland, ss.

March 30 , 2017

Then personally appeared the above named **BONITA L. AUSTIN** and acknowledged the foregoing instrument to be her free act and deed.

My commission expires:

[Signature]
Notary Public/Attorney-at-Law
Lauren M. Allen
Printed Name
MBA 5525

State of Maine
County of Cumberland, ss.

March 30 , 2017

Then personally appeared the above named **BETH A. AUSTIN**, and acknowledged the foregoing instrument to be her free act and deed.

My commission expires:

[Signature]
Notary Public/Attorney-at-Law
Lauren M. Allen
Printed Name
MBA 5525

State of Maine

County of Cumberland, ss.

March 30, 2017

Then personally appeared the above named **GEORGE R. AUSTIN** and acknowledged the foregoing instrument to be his free act and deed.

My commission expires:

Lawrence P. Minch
 Notary Public/Attorney-at-Law
 MBR 3525 Printed Name

State of Maine

County of Cumberland, ss.

March 30, 2017

Then personally appeared the above named **JESSICA L. LUCE**, acknowledged the foregoing instrument to be her free act and deed..

My commission expires:

Lawrence P. Minch
 Notary Public/Attorney-at-Law
 MBR 3525 Printed Name

EXHIBIT A

Grantors: Austins, et al

Grantee: Sebago Heights, LLC its successors and assigns

A certain lot or parcel of land located, and partially abutting the northeast side line of the Falmouth Road in the Town of Windham, Cumberland County, State of Maine, being further bounded and described as follows:

To get to the Point of Beginning, commence at a found 5/8" capped rebar located in the apparent northeasterly sideline of the Falmouth Road;

Thence N 35° 17' 06" e a distance of 13.24 feet to a point, with said point also being the westerly corner of land now or formerly of Randall K and Beth Austin (CCRD 33259/317), the southerly corner of the herein conveyed parcel and the true Point of Beginning;

Thence N 43° 31' 35" W and along the northeasterly side line of the Falmouth Road for a distance of 13.95 feet to a point;

Thence continuing along the northeasterly sideline of the Falmouth Road a distance of 286.07 to a point;

Thence continuing along the northeasterly side line of the Falmouth Road a distance of 270.32 feet to a point;

Thence N 23° 36' 11" E and across other land of the Grantors a distance of 243.96 feet to a point;

Thence N 33° 15' 50" E a distance of 1,007.98 feet to a point;

Thence N 88° 01' 42" E a distance of 365.02 feet to a point;

Thence S 64° 26' 51" E for a distance of 325.15 feet to a point;

Thence S 05° 04' 52" W for a distance of 346.18 feet, to a point; (Reference Point A - see below) on an old woods road;

Thence on a curve to the southeast, with said curve having an arc radius of 556.00 feet, an arc length of 64.13 feet and a chord of N 19° 48' 32" W - 60.69 feet to a point;

Thence S 76° 59' 59" E to a point on the Town of Windham/Town of Falmouth town Line;

Thence S 13° 00' 01" W and along said Town Line a distance of 795.31 feet to a point;

Thence N 88° 33' 34" W a distance of 221.04 feet to a point;

Thence S 52° 10' 50" W a distance of 51.60 feet to a point, with said point also being the easterly corner of land now or formerly of Randall K. and Beth Austin (CCRD 212046/253);

Thence N 57° 52' 52" W and along land of Austin (CCRD 21046/253) a distance of 201.90 feet to a found iron pipe with said pipe also marking other land of Randall K. Austin and Beth Austin (CCRD 33259/317);

Thence continuing along land of Austin N 43° 24' 23" W a distance of 150.04 feet to a point;

Thence S 35° 17' 06" W a distance of 382.11 feet to a point on the northeasterly side line of the Falmouth Road with said point also being the Point of Beginning.

Said described parcel containing 29.72 acres, more or less.

Reserving to the Grantors herein and others, a fifty (50) foot wide access and egress easement for passage by foot or vehicle as well as for utilities on, over and/o beneath the easement area and all other uses for which a town way may be used, being bounded and described as follows:

To get to the point of beginning, commence at a found 5/8" capped rebar located near the apparent northeastern sideline of the Falmouth Road;

Thence N 35° 17' 06" E for a distance of 13.24 feet to a point, with said point also marking the westerly corner of land now or formerly of Randall K. and Beth Austin (33259/317);

Thence N 43° 31' 35" W along the side line of the Falmouth Road a distance of 13.95 feet to a point;

Thence N 45° 47' 31" W continuing along the Falmouth Road a distance of 60.82 to a point, with said point also being the POINT OF BEGINNING;

Thence N 46° 28' 25" E and across land of the Grantors for a distance of 530.76 feet to the southwesterly side of an old woods road as shown on the below referenced Boundary Survey;

Thence in a northwesterly direction along the southwesterly side line of said woods road to a point;

Thence S 46° 28' 25" W for a distance of 560.03 feet, to a point on the northeasterly side line of the Falmouth Road;

Thence S 45° 47' 31" E along the Falmouth Road a distance of 50.04 feet to a point with said point also being the Point of Beginning for this easement.

Also subject to a 50 foot wide access and egress easement in favor of George B. Hinman, of near or even date herewith, as well as for utilities on, over and/o beneath the easement area and all other uses for which a town way may be used with its centerline following the centerline of an old woods road beginning at the point where the above easement's northeasterly terminus meets the southwesterly side line of the old woods road as described immediately above and as shown on the below referenced Boundary Survey. The woods road tends northerly and northeasterly until it connects Reference Point A mentioned above.

For a more complete and detailed description of the premises further reference is made to a Boundary Survey entitled "Boundary Survey, Falmouth Road, Windham, Maine of Babbidge Farms for Sebago Heights, LLC" by Survey, Inc., PO Box 210, Windham, ME 04062 dated August 2016 and revised through January 25, 2017 (Job No. 16009) Sheet 1. Said Boundary Survey is to be recorded in the Cumberland County Registry of Deeds. Said survey, including all of the drawings, notes, plan references, and all other information found thereon is hereby incorporated herein by reference thereto.

Being a portion of the premises conveyed to these Grantors by deed dated April 19, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33063, Page 56.

Beth A. Austin gains her 1/6th interest in the above premises by virtue of a deed from Randall K. Austin to Beth A. Austin (his wife) dated, and delivered, January 23, 2017 and recorded in the Cumberland County Registry of Deeds in Book 33889, Page 226.

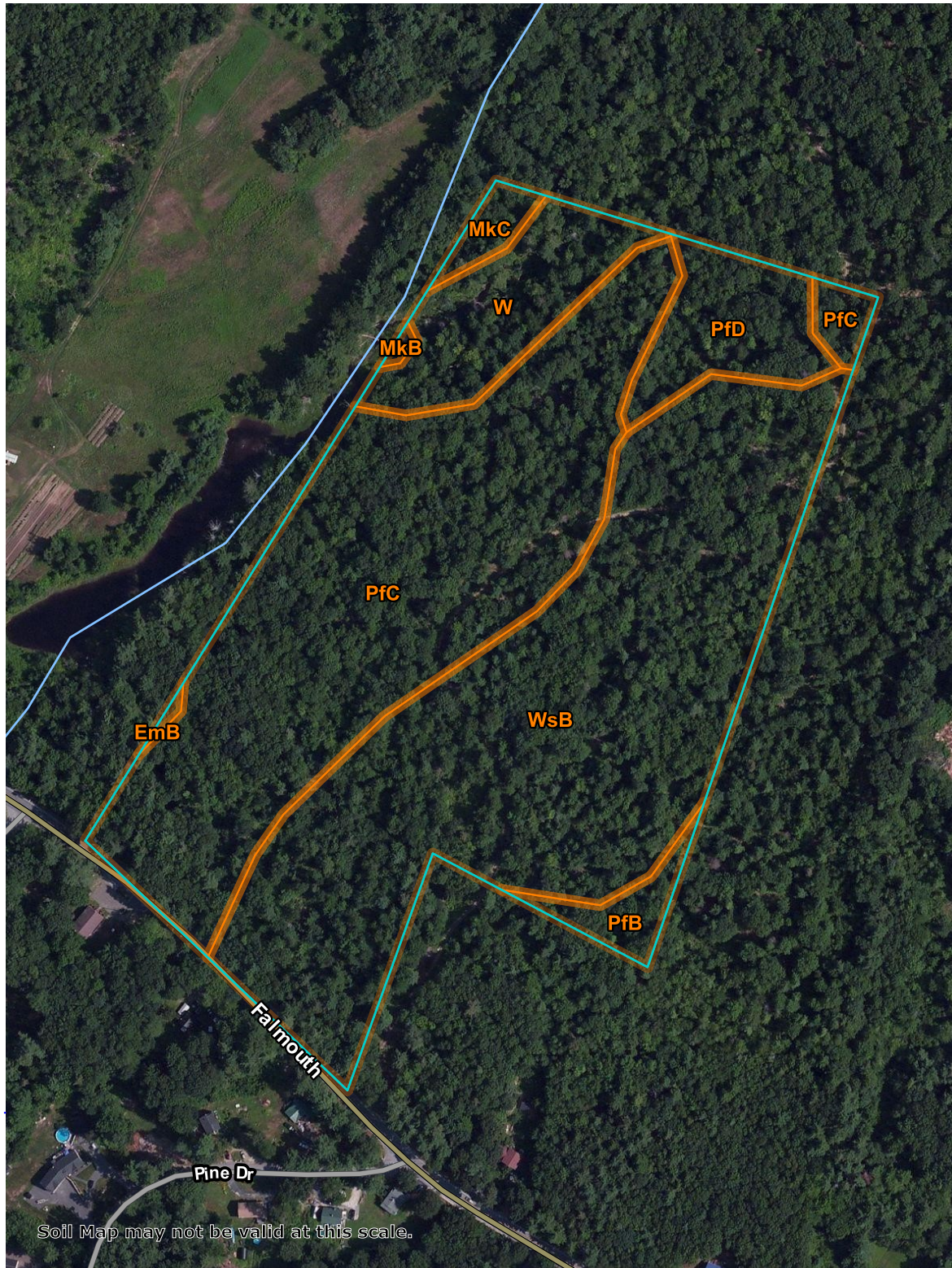
Soil Map—Cumberland County and Part of Oxford County, Maine
(Babbidge Farms Subdivision)

70° 21' 16" W

70° 20' 53" W

43° 47' 39" N

43° 47' 39" N



43° 47' 17" N

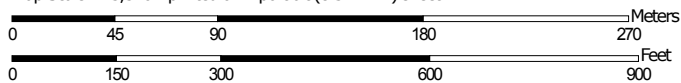
43° 47' 17" N

70° 21' 16" W

70° 20' 53" W



Map Scale: 1:3,310 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

4/17/2017
Page 1 of 3

Soil Map—Cumberland County and Part of Oxford County, Maine
(Babbidge Farms Subdivision)

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



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

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 12, Sep 15, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

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

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	0.0	0.1%
MkB	Merrimac fine sandy loam, 3 to 8 percent slopes	0.0	0.2%
MkC	Merrimac fine sandy loam, 8 to 15 percent slopes	0.3	1.2%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	0.5	1.9%
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes	10.4	38.4%
PfD	Paxton very stony fine sandy loam, 15 to 25 percent slopes	1.5	5.7%
W	Water	2.0	7.2%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	12.2	45.2%
Totals for Area of Interest		27.0	100.0%

Cumberland County and Part of Oxford County, Maine

PfC—Paxton very stony fine sandy loam, 8 to 15 percent slopes

Map Unit Composition

Paxton and similar soils: 86 percent

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

Description of Paxton

Setting

Landform: Drumlinoid ridges

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Nose slope, crest

Down-slope shape: Linear

Across-slope shape: Convex

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

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material

H1 - 2 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 8 to 15 percent

Percent of area covered with surface fragments: 1.6 percent

Depth to restrictive feature: 18 to 40 inches to densic material

Natural drainage class: 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 30 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

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 12, Sep 15, 2016

Cumberland County and Part of Oxford County, Maine

WsB—Woodbridge very stony fine sandy loam, 0 to 8 percent slopes

Map Unit Composition

Woodbridge and similar soils: 85 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

Oa - 0 to 2 inches: highly decomposed plant material

H1 - 2 to 5 inches: fine sandy loam

H2 - 5 to 22 inches: fine sandy loam

H3 - 22 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 8 percent

Percent of area covered with surface fragments: 1.6 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: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

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 12, Sep 15, 2016