



August 6, 2018

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

**Re: Subdivision Amendment Application  
Lot 5 of River Gate Estates Subdivision  
Jeff & Deanna Barrows - Applicant**

Dear Amanda:

On behalf of Jeff & Deanna Barrows we have prepared plan revisions to the above referenced project to eliminate the need to create additional road frontage through the creation of a new private road. As an alternative approach, the applicant has made arrangements to acquire additional land from an abutting property owner so that the proposed lots 5A and 5B will have the required 200 feet of road frontage on Rousseau Road. A driveway easement will be granted over Lot 5-A to benefit Lot 5-B so that the existing driveway serving Lot 5-B can remain in its current location. A purchase-and-sale agreement is currently being drafted for the conveyance and will be provided to the Town upon execution.

Additionally, we have attached a copy of the test pit log conducted on the property demonstrating that suitable soils are present to accommodate s septic system.

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 signature is written in a cursive, flowing style.

Dustin M. Roma, P.E.  
President

**Project Name:** LOT 5 RIVER GATE ESTATES SUBDIVISION

**Tax Map:** 2A **Lot:** 1-5

**Number of lots/dwelling units:** 1 NEW LOT **Estimated road length:** N/A

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

**Contact Information**

1. Applicant

Name: JEFF & DEANNA BARROWS

Mailing Address: 31 ROUSSEAU ROAD, 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: 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 8-6-18  
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	PENDING	
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

June 28, 2018

DM ROMA  
Consulting Engineers  
PO BOX 1116  
Windham, ME 04062

**RE: Soil Evaluation for Subsurface Wastewater Disposal System**  
**Rousseau Road, Map 2A Lot 1-5, Windham, Maine**

Dear Mr. Roma:

On June 27, 2018, a test pit was dug and assessed on the subject parcel identified on the Town of Windham tax maps as Map 2A, Lot 1-5 on Rousseau Road for a proposed new houselot. The test pit was dug and evaluated by Alexander Finamore, LSE #391 . The test pit contained suitable soils to support a 'First Time System' according to the Maine Subsurface Waste Water Disposal Rules. A Please find the soil profile descriptions of the test pits attached.

If you have any questions, please feel free to email me at: [alfinamore@yahoo.com](mailto:alfinamore@yahoo.com) or call 207-650-4313.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Finamore", with a stylized flourish at the end.

Alexander A. Finamore, LSE #391

### SOIL PROFILE/CLASSIFICATION INFORMATION

### Detailed Description of Subsurface Conditions at Project Sites

Project Name:

<b>Applicant Name:</b>
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Project Location (municipality):

Rousseau Road Lot - Map 2A Lot 1-5

Jeffrey &amp; Deanna Barrows

Windham


SOIL DESCRIPTION AND CLASSIFICATION				
Exploration Symbol: <b>TP-1</b>		<input checked="" type="checkbox"/> Test Pit	<input type="checkbox"/> Boring	
1" Depth of Organic Horizon Above Mineral Soil				
0	Texture	Consistency	Color	Mottling
1	LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
2				
3				
4				
5				
6	SANDY LOAM		BROWN	
7				
8				
9				
10				
11			DARK YELLOWISH BROWN	
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LIMIT OF EXCAVATION = 36"				
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<input type="checkbox"/> hydric <input checked="" type="checkbox"/> non-hydric	Slope % <b>3-8</b>	Limiting factor <b>&gt;36"</b>	<input type="checkbox"/> ground water <input checked="" type="checkbox"/> restrictive layer <input type="checkbox"/> bedrock	
C.S.S.	Soil Series / phase name:		Drainage Class	Hydrologic Group
L.S.E.	Soil Classification:	Profile	Soil Condition	

SOIL DESCRIPTION AND CLASSIFICATION					
Exploration Symbol:		<div></div>	Test Pit	<div></div>	Boring
		* Depth of Organic Horizon Above Mineral Soil			
<b>Texture</b>		<b>Consistency</b>		<b>Color</b>	<b>Mottling</b>
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100					
<div> <div></div> <div>hydric non-hydric</div> </div> <div>Slope %</div> <div>Limiting factor</div> <div> <div></div> <div>ground water restrictive layer bedrock</div> </div>					
C.S.S.	Soil Series / phase name:			Drainage Class	Hydrologic Group
I.S.E.	Soil Classification:			Soil Condition	

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol:	<div style="width: 50px; height: 10px; background-color: black; border: 1px solid black;"></div>	<div style="width: 20px; height: 20px; border: 1px solid black; display: flex; align-items: center; justify-content: center;">□</div> Test Pit	<div style="width: 20px; height: 20px; background-color: green; border: 1px solid black; display: flex; align-items: center; justify-content: center;">■</div> Boring
* Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
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<div style="display: flex; justify-content: space-between;"> <div> <div style="width: 10px; height: 10px; background-color: black; border: 1px solid black; display: flex; align-items: center; justify-content: center;">■</div> hydric  <div style="width: 10px; height: 10px; background-color: gray; border: 1px solid black; display: flex; align-items: center; justify-content: center;">■</div> non-hydric                 </div> <div>Slope %</div> <div>Limiting factor</div> <div> <div style="width: 10px; height: 10px; background-color: gray; border: 1px solid black; display: flex; align-items: center; justify-content: center;">■</div> ground water  <div style="width: 10px; height: 10px; background-color: gray; border: 1px solid black; display: flex; align-items: center; justify-content: center;">■</div> restrictive layer  <div style="width: 10px; height: 10px; background-color: gray; border: 1px solid black; display: flex; align-items: center; justify-content: center;">■</div> bedrock                 </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>C.S.S. Soil Series / phase name:</div> <div>Drainage Class</div> <div>Hydrologic Group</div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>L.S.E. Soil Classification:</div> <div>Profile</div> <div>Soil Condition</div> </div>			

SOIL DESCRIPTION AND CLASSIFICATION					
Exploration Symbol:		<input type="checkbox"/>	Test Pit	<input type="checkbox"/>	Boring
Depth of Organic Horizon Above Mineral Soil					
Texture	Consistency	Color	Mottling		
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## Professional Endorsements (as applicable)


C.S.S.	signature:	Date:
	name printed/typed:	Lic.#:
L.S.E.	signature: 	Date: 6/27/18
	name printed/typed: Alexander A. Finamore	Lic.#: 391

**Re: Land Swap Agreement, Lot 5 and Lot 6 of River Gate Estates, Rousseau Road, Windham**

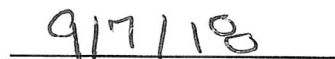
The undersigned are the owners of property identified as Lots 5 and 6 on the Plan of River Gate Estates recorded in Cumberland County Registry of Deeds Plan Book 131, Page 28. We hereby acknowledge that Jeff & Deanna Barrows have submitted an application to the Windham Planning Board for Amended Subdivision Plan approval that is more particularly defined on a plan prepared by DM Roma Consulting Engineers titled "Amended Subdivision Plan, Lot 5, River Gate Estates Subdivision" (hereinafter, the "Plan") dated September 5, 2018.

We understand that the Plan depicts a proposed land swap between Lot 5 and Lot 6 of approximately 1,398 square feet.

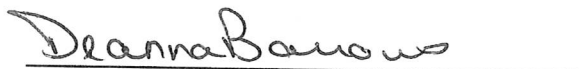
This letter serves as evidence to the Town of Windham that both parties intend to complete the deed conveyances that would transfer ownership of the portions of the parcels depicted on the Plan following an Amended Subdivision Approval being granted by the Windham Planning Board.



Stephen Higgins



Date



Deanna Barrows



Date