



November 19, 2018

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

**Re: Sketch Major Site & Subdivision Review
Anglers Road Commons
Tim Clinton - Applicant**

Dear Amanda:

On behalf of Tim Clinton we are pleased to submit the enclosed application and plans for Sketch Major Subdivision and Site Plan Review of a mixed-use development on a 6.5-acre parcel located on Angler's Road. The property is in the Commercial-1 zoning district and is a portion of the property currently owned by the Windham Economic Development Corporation near the intersection of Angler's Road and Roosevelt Trail. The proposed development will consist of a mixture of 24 two-bedroom residential apartments, 16 three-bedroom residential apartments and 11,500 square feet of commercial space intended to be utilized for office, retail or service businesses in separate units.

The mixed-use development will provide a transitional zoning between the existing commercial development on Route 302 and the predominately single-family residential development that exists on Angler's Road. The proximity to the Donnabeth Lippman Park will provide a great amenity to both the commercial and residential uses.

The project will be served by public water, underground natural gas and underground electrical utilities. At this time we are planning to construct on-site wastewater disposal systems on the property to serve the proposed buildings, but we intend to monitor the Town's efforts to install a public sewer on the adjacent property and will look to coordinate our projects if feasible. The project proposes two curb cuts on Angler's Road to provide access to the 40 dwellings and commercial units.

We understand that the changes to the Commercial-1 Zoning District and vision of the 21st Century Downtown Plan promote the type of development consistent with our proposal for mixed-use projects and integrated residential communities of multi-family housing. We believe this project will be a great fit for this area of Town. 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

Sketch Plan - Minor & Major Subdivision

Project Name: ANGLERS ROAD COMMONS

Tax Map: 80 Lot: 66

Number of lots/dwelling units: 40 RESIDENTIAL UNITS
11,500 SF COMMERCIAL Estimated road length: 1,200 FEET

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

Contact Information

1. Applicant

Name: TIM CLINTON

Mailing Address: PO BOX 87, SCHITUATE, MA 02066

Telephone: _____ Fax: _____ E-mail: _____

2. Record owner of property

_____ (Check here if same as applicant)

Name: WINDHAM ECONOMIC DEVELOPMENT CORPORATION

Mailing Address: 8 SCHOOL ROAD, WINDHAM, ME 04062

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

11-19-18

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	X	
	utility study		
	market study		
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	

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





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 15, Sep 6, 2018

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
HIB	Hinckley loamy sand, 3 to 8 percent slopes	2.0	29.7%
HIC	Hinckley loamy sand, 8 to 15 percent slopes	4.7	69.1%
Wa	Walpole fine sandy loam	0.1	1.1%
Totals for Area of Interest		6.8	100.0%

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that ANGLERS CORNER REALTY, LLC, a Maine limited liability company, having its principal place of business at Windham, County of Cumberland and State of Maine, for consideration paid, grants to WINDHAM ECONOMIC DEVELOPMENT CORPORATION, a Maine nonprofit corporation, its successors and assigns, having its principal place of business at Windham, County of Cumberland and State of Maine, whose mailing address is 8 School Road, Windham, ME 04062, with **WARRANTY COVENANTS**, the land in the Town of Windham, County of Cumberland and State of Maine, described as follows:

See Exhibit A hereto attached and made a part hereof.

IN WITNESS WHEREOF, it, the said Anglers Corner Realty, LLC, has caused this instrument to be signed and sealed in its corporate name by Derek Mathieu, its Owner/Member thereunto duly authorized, this 8th day of July, 2015.

WITNESS:

ANGLERS CORNER REALTY, LLC

Iva A. Carroll

By: [Signature]
Name: DEREK MATHIEU
Title: OWNER/MEMBER

STATE OF MAINE
CUMBERLAND, ss.

July 8, 2015

Then personally appeared the above named Derek Mathieu, Member of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Iva A. Carroll
Attorney at Law/Notary Public
Printed Name: _____

SEAL

IVA A. CARROLL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 8, 2021

EXHIBIT A
573 square feet

A certain triangular lot or parcel of land, situated on the northeasterly side of Route 302, so-called, in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point, on the northeasterly right-of-way limit of Route 302, at the northwesterly corner of land now or formerly of the Grantor herein (Book 29985, Page 152) and the southwesterly corner of land now or formerly of the Grantee herein (Book 27503, Page 221);

Thence, from the Point of Beginning, North 64 degrees-25 minutes- 56 seconds East, along the common line between said land now or formerly of the Grantee & Grantor herein, a distance of seventy-two and fifty-two hundredths (72.52) feet, to a 5/8-inch rebar, capped "Buker 2397" to be set at the westerly corner of land to be conveyed from the Grantee herein to the Grantor herein of even date;

Thence, generally southwesterly by a circular curve deflecting to the right, a distance of eighteen and fifty-three hundredths (18.53) feet, to a point, said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, a chord bearing South 51 degrees-30 minutes- 16 seconds West, and a distance of eighteen and fifty-three hundredths seven (18.53) feet;

Thence, South 52 degrees-55 minutes- 12 seconds West, a distance of fifty-six and forty-one hundredths (56.41) feet, to a 5/8-inch rebar, capped "Buker 2397" to be set on the said northeasterly right-of-way limit of Route 302;

Thence, generally northerly by a circular curve deflecting to the left, a distance of fifteen and forty-two hundredths (15.42) feet, to the Point of Beginning, said curve having a radius of one thousand nine hundred fifty-six and eighty-six hundredths (1956.86) feet, and a chord bearing North 51 degrees-33 minutes- 15 seconds East, a distance of fifteen and forty-two hundredths (15.42) feet.

The above-described parcel of land contains 573 square feet.

All bearings are referenced to Maine State Grid, West Zone, NAD83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Meaning and intending to convey a portion, and only a portion of, a parcel of land conveyed from KMJ, Inc. to Anglers Corner Realty, LLC, dated October 1, 2012, and recorded in Book 29985, Page 152 on October 2, 2012.

Received
Recorded Register of Deeds
Jul 16, 2015 11:12:08A
Cumberland County
Nancy A. Lane