

**John Caprio**  
**121 Sabbady Point Rd**  
**Windham, Maine 04062**  
**(207) 272-3857**

**Windham Planning Board**  
**8 School Rd**  
**Windham, Maine 04062**

**Re: Weeks Farm Subdivision 17 Overlook Road / Lot 14**

I request the Windham planning Board approve a modification to the plot plan that corrects a layout error. The home was built with in all town setbacks. A small portion of the front pouch infringes on the developer imposed forested buffer. See attached as built survey plan. Your consideration is appreciated.

Sincerely,

John R. Caprio

Project Name: 17 OVERLOOK RD

Tax Map: 10 Lot: 10-30-14

Number of lots/dwelling units: 1 Estimated road length: \_\_\_\_\_

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

Contact Information

1. Applicant

Name: JOHN R CARPIO (JCAP PROPERTIES INC.  
 Mailing Address: 121 SABBADY BUNT RD. WINDHAM, ME 04062  
 Telephone: 207-272-3857 Fax: \_\_\_\_\_ E-mail: Jcarpiojr@gmail.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: \_\_\_\_\_

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

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

Signature

*John R Carpio*

Date

3-15-19

# Livingston-Hughes Surveyors

To: Jacqueline/Carly

From: Dave Hughes

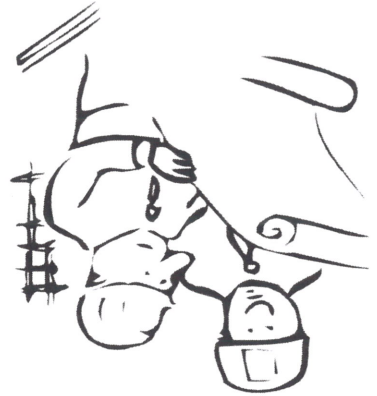
Date: 03-12-2019

Please be aware of these important  
notes for Job#: 1013-98

Notes:

The house meets the setback requirements, but the  
porch appears to be in the forested buffer.

Please call with questions.  
Thanks!



THIS IS NOT A BOUNDARY SURVEY

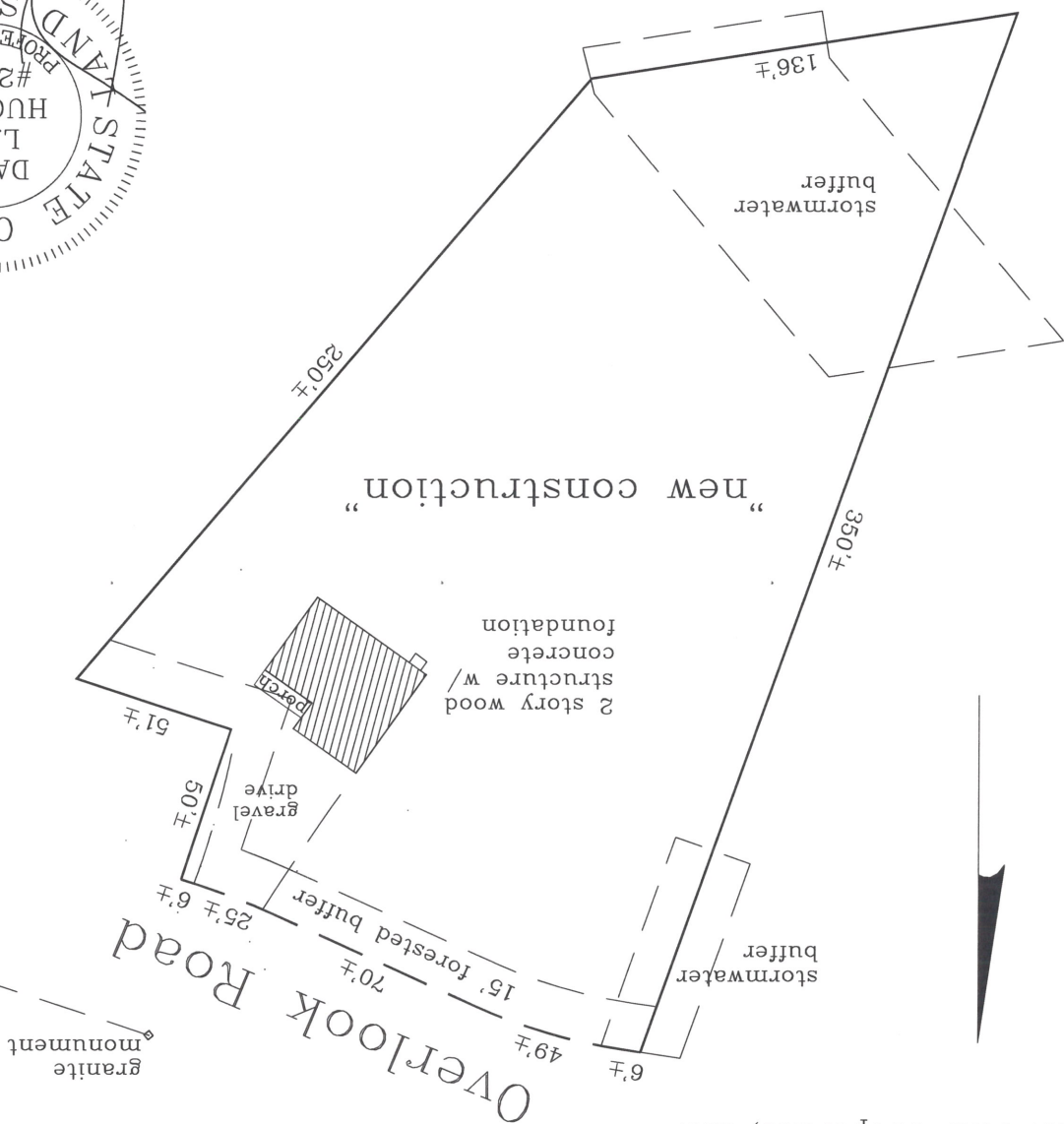
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MORTGAGE INSPECTION OF: DEED BOOK	as-proposed	PAGE	COUNTY	Cumberland
PLAN BOOK	217	398	LOT 10-30-14	

ADDRESS: 17 Overlook Road, Windham, Maine

Buyers: Eryka G. & Joseph E. Spera

Seller: JCAP Properties, Inc.



I HEREBY CERTIFY TO: Two Lights Settlement Services, LLC,  
United Wholesale Mortgage

and its title insurer.

and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do ~~not~~ violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community

Panel B : 230189-0030

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Livingsston-Hughes

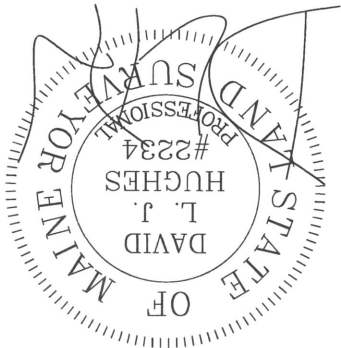
88 Guinea Road  
Kennebunkport, Maine 04046

207-967-9761 phone  
207-967-4831 fax

www.sahayapayon.org.mm

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APPARANT EASEMENTS AND RIGHTS OF  
WAY ARE SHOWN, OTHER ENCUMBRANCES,  
RECORDED OR NOT, MAY EXIST. THIS  
SKETCH WILL NOT REVEAL ABUTTING  
DEED CONFLICTS, IF ANY.





WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that Weeks Farm On Overlook Road LLC, a Maine limited liability company, for consideration paid, grants to JCAP Properties, Inc., a Maine corporation with a mailing address of 121 Sabbady Point Road, Windham, Maine 04062, with WARRANTY COVENANTS, certain lots or parcels of land in Windham, County of Cumberland and State of Maine, bounded and described as follows:

Certain lots or parcels of land, with the improvements thereon, situated in the Town of Windham, County of Cumberland and State of Maine, being more particularly described as follows:

Lot 10-30-10 and Lot 10-30-14 as shown on the plan entitled "Final Amended Plan, Weeks Farm on Overlook on Albion Road & Overlook Road, Windham, Maine" made for Great Lots of Maine, drawn by Wayne Wood & Co. dated September 2017, and recorded in the Cumberland County Registry of Deeds in Plan Book 217, Page 398 (hereinafter the "Plan").

The premises are conveyed SUBJECT TO a Declaration of Covenants and Building Restrictions for Weeks Farm on Overlook Road L.L.C. dated September 12, 2017, and recorded in the Cumberland County Registry of Deeds in Book 34318, Page 263.

The premises are further conveyed SUBJECT TO and with the BENEFIT OF an easement for ingress and egress as further described in the Easement Deed to Weeks Farm on Overlook Road LLC by Albion Road, LLC dated August 25, 2017 and recorded in said Registry of Deeds in Book 34274, Page 329.

Lots 10-30-10 and Lot 10-30-14 are further conveyed subject to such portion of a 20-foot Drainage Easement as shown on said Plan as lies within the bounds of said premises, and Lot 10-30-14 is further subject to a 15-foot Forested Buffer and Stormwater Buffers #5 and #6 as shown on said Plan.

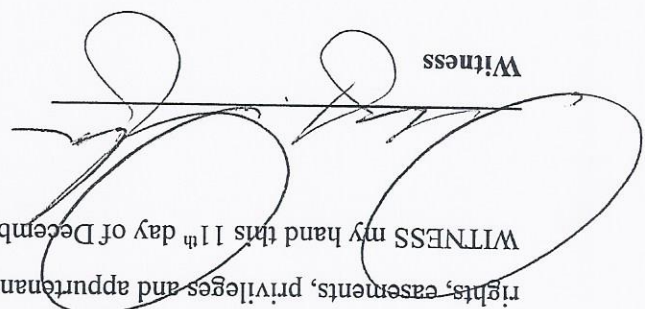
Also conveying a right of way or easement appurtenant to the above-described premises over Overlook Road as set forth on said Plan for all purposes of a public way, including ingress and egress and the installation, maintenance, repair and replacement of all customary utilities.

Being a portion of the premises conveyed to Weeks Farm on Overlook Road LLC by deed of Ralph W. Weeks dated August 25, 2017, and recorded in the Cumberland County Registry of Deeds in Book 34274, Page 327.

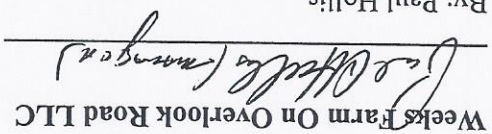
The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand this 11<sup>th</sup> day of December, 2017.

Witness



By: Paul Hollis

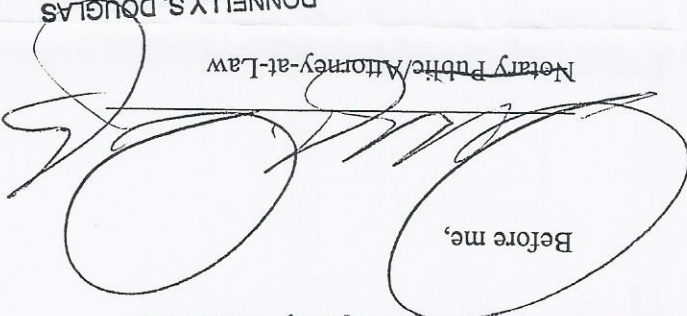
Weeks Farm On Overlook Road LLC  


Its: Manager

State of Maine  
County of Cumberland

Personally appeared the above named Paul Hollis, the Manager of Weeks Farm On Overlook Road LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,



Notary Public/Attorney-at-Law  
DONNELLY S. DOUGLAS  
Maine Attorney at Law  
Maine Bar No. 147