



April 1, 2019

Amanda Lessard, Director of Planning
Town of Windham
8 School Road
Windham, ME 04062

**Re: Amended Site Plan Application
Heritage Village – Commons Avenue
Rich Family Limited Partnership - Applicant**

Dear Amanda:

Enclosed are final plans regarding the above referenced project for Planning Board review and approval. It has been several months since we last met with the Planning Board to discuss this project due to a prolonged processing of our Stormwater Permit Application Amendment with the Maine Department of Environmental Protection. We have enclosed an email from Christine Woodruff, Project Manager with MDEP indicating that she has written the order to approve the permit amendment as of March 27 and that we should expect a signed permit later this week.

We reviewed the Condominium Declaration and By-laws to provide an explanation regarding the applicant's rights to expand the building. Rich Family Limited Partnership is the Declarant of the Condominium, and they currently own all condominium units (Buildings A, B, C and D). Section 5.2 of the Declaration outlines Development Rights of the Declarant to add Two Additional Building Phases, which consist of Building A and Building D. Building A is the subject building proposed to be expanded. In this section, the Declarant "Expressly reserves the right to vary such buildings, units, and limited common elements" provided they are constructed in the general footprint area shown on the Plat and that the exterior architecture is consistent with the prototype plans that accompany the Declaration. The proposed building expansion is to be built over area that was identified as Limited Common Element for Building A.

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

From: [Woodruff, Christine](#)
To: ["dustin@dmroma.com"](mailto:dustin@dmroma.com)
Subject: Permit for Rich Family Limited Partnership
Date: Wednesday, March 27, 2019 2:28:27 PM

Hi Dustin,

Thanks for your last email about the bank parking lot and the infiltration basin. That wrapped up the review of the project.

I have finished writing the permit for the Windham Heritage Village Project and have sent it to my supervisors for review and signature. When it has been signed (in 8-10 days?) it will be sent to you and the applicant via email from either Doris Peaslee or Bethany Vieta.

Thank you,
Chris

Christine Woodruff
Environmental Specialist in the Land Bureau
Maine Department of Environmental Protection
(207) 615-6426
www.maine.gov/dep