



April 19, 2019

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

**Re: Final Minor Subdivision Plan Application
WEDC Anglers Road Subdivision
Windham Economic Development Corporation - Applicant**

Dear Amanda:

On behalf of the Windham Economic Development Corporation we have prepared the enclosed plan and application to subdivide a 7.7-acre property into two (2) parcels with existing frontage on Angler's Road. The project requires Subdivision Approval from the Planning Board because a 1.37-acre parcel was divided from the same overall property within the last 5 years. In addition to splitting the property into two parcels, a 0.22-acre portion of the property will be conveyed to DTP Realty, LLC as an abutter.

Test pits have been conducted on the property by a Licensed Site Evaluator to show that septic systems can be accommodated on each of the two lots. There is public water, electricity and natural gas available in Angler's Road. The two properties are intended to utilize existing curb cuts on Angler's Road for access. The property was previously developed as a gravel pit and does not contain wetlands or significant wildlife habitat as defined by the MDIFW.

This proposal is for the division of land only, and we expect that other site considerations such as methods for trash removal, financial and technical capacity, wastewater disposal, traffic management, stormwater management, lighting and landscaping will be addressed by the future developers of the parcels once they are sold. There is no development proposed so there is no expected construction costs. The perspective buyer of Lot 2 has submitted an application to the Planning Board that is currently under review and has included provisions to address the above mentioned items as well as all other criteria outlined in the Subdivision Ordinance.

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 M. Roma, P.E.
President

Final Plan - Minor Subdivision

Project Name: WEDC Anglers Road Subdivision

Tax Map: 80 Lot: 66

Number of lots/dwelling units: 2 New Lots, 1 Previous Estimated road length: No new road proposed

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

Contact Information

1. Applicant

Name: Windham Economic Development Corporation

Mailing Address: 8 School 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: _____ 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



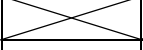
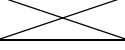






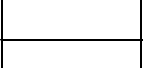
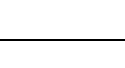
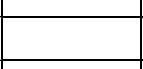
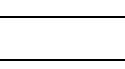
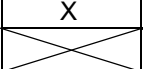
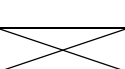
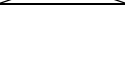
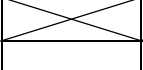
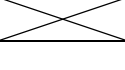
Telephone: 310 - 0506 Fax: _____ E-mail: dustin@dmroma.com

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

4-19-19
Date

Final Plan - Minor Subdivision: Submission Requirements

A.	Mandatory Written Information	Applicant	Staff
1	A fully executed application form, signed by person with right, title, or interest in the property	X	
2	Evidence of payment of the application and escrow fees	X	
3	Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey	X	
4	Name, registration number and seal of the licensed professional who prepared the plan (if applicable)	X	
5	Description of how solid waste generated at the site is to be collected and disposed of.	X	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	X	
7	Copies of existing or proposed deed restrictions or covenants.	N/A	
8	Copies of existing or proposed easements over the property	X	
9	Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road	N/A	
10	Financial Capacity. Estimated costs of development, and itemization of major costs		
	i. Estimated costs of development, and itemization of major costs	X	
	ii. Financing - provide one of the following:		
	a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency		
	b. Annual corporate report with explanatory material showing availability of liquid assets to finance development		
	c. Bank statement showing availability of funds if personally financing development		
	d. Cash equity commitment		
	e. Financial plan for remaining financing		
	f. Letter from financial institution indicating an intention to finance		
	iii. If a corporation, Certificate of Good Standing from the Secretary of State	X	
11	Technical Capacity		
	i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.	X	
	ii. Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development.	X	
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)	N/A	

B. Mandatory Plan Information		Applicant	Staff
1	Name of subdivision, date and scale	X	
2	Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed	Will be on Final	
3	Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.	N/A	
4	North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design	X	
5	Location map showing the subdivision within the municipality	X	
6	Vicinity plan showing the area within 250 feet, to include:		
	i. approximate location of all property lines and acreage of parcels	X	
	ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints	X	
	iii. location and designations of any public spaces	N/A	
	iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property.	X	
7	Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years	X	
8	Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use	X	
9	All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department	X	
10	Location of all monuments as required by ordinance	X	
11	Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.	X	
12	Location of all yard setback lines.	X	
13	Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high intensity soils map in instances where poor soils are evident.	X	
14	Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.	X	
15	Written offers of cessation to the Town of all public open space shown on the plan.	N/A	
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.		
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map	N/A	
18	For Cluster Subdivisions that do not maximize the development potential of the property being subdivided, a conceptual master plan for the remaining	N/A	

land showing future roads, Open Space, and lot layout, consistent with the requirements of 911.K., Custer Developments will be submitted.

N/A

C. Submission information for which a waiver may be granted.

Applicant

Staff

1 Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require

X

2 Description of how stumps and demolition debris will be disposed of

X

3 A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900.

N/A

4 A soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC).

N/A

5 If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist.

N/A

6 Show location of driveways

X

Electronic Submission

X



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

LOG OF SOIL TEST PITS/BORINGS TAX MAP 80, LOT #66 ANGLERS ROAD, WINDHAM

Tax Map 80, Lot #66 is located on the easterly side of Anglers Road, just northerly of its junction with Roosevelt Trail in Windham. The purpose of this report is to document soil and slope conditions found within Lot 66 of Tax Map 80, and thereby verify the existence of suitable conditions for driveways, building construction, septic systems, and suitable areas for stormwater management.

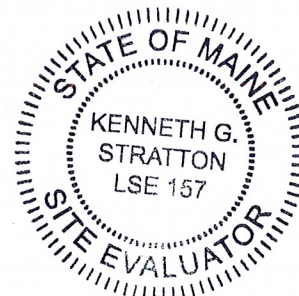
Soils were examined by means of deep test pits dug with an excavator and described in accordance with the *Maine Subsurface Wastewater Disposal Rules* (hereinafter the Rules). At each test location, the soil was examined to a depth sufficient to determine its classification according to those rules. Steepness of slope was measured with a clinometer, and the development area was examined for other features such as streams and wetlands which influence building and septic system setbacks. Finally, all test sites were identified with flagging, located by direct survey by Main-Land Development Consultants, and plotted on the survey/site plan of the project. All test pit locations are shown on a plan of the development.

As the attached Log of Soil Test Pits/Borings shows, Lot 66 of Tax Map 80 does contain soil and slope conditions suitable for development. While there are a few small locations where slopes are steeper than the Rules allow for septic systems, most of the area within the lot has slopes well within the limits set by the Rules. On the lot, the areas of suitable soils are large enough to accommodate septic systems designed to handle flows from commercial buildings. In addition, soil conditions are favorable for management of stormwater runoff.

In summary, **Tax Map 80, Lot #66 has soil/slope conditions suitable for building construction, septic systems, and for stormwater control.**

Respectfully,

Kenneth G. Stratton, CSS 501, LSE 157
Certified Soil Scientist
Licensed Site Evaluator
Wetland Scientist



November 17, 2016

LOG OF SOIL TEST PITS/BORINGS

TAX MAP 80, LOT #66, ANGLERS ROAD, WINDHAM

LOT #	TEST PIT/ BORING	PLUMBING CODE CLASSIFICATION	SOIL SERIES	DEPTH IN INCHES TO:				PIT DEPTH	% SLOPE	RECOMMENDED DISPOSAL SYSTEM*
				SEASONAL HIGH WATER TABLE	RESTRICTIVE LAYER	BEDROCK				

NOTE: Test Pits 1, 2, 5 and 6 were dug and documented to verify general suitability for any future development.

N/A	TP-6	5AII	Hollis	---	---	30 (Ave.)		48	0-2	Any type
N/A	TP-1	5B	Adams	---	---	---		55	0-2	Any type
N/A	TP-2	5B	Adams	---	---	---		55	0-2	Any type
N/A	TP-5	5B	Adams	---	---	---		50	2-4	Any type

NOTE: Test Pits 3 and 4 were dug to document soil characteristics important for planning for stormwater management.

N/A	TP-3	5B	Adams	52	---	---		96	3-5	Not applicable
N/A	TP-4	8C	Belgrade	21	21	---		96	3-5	Not applicable

Soils report prepared by:



Kenneth G. Stratton
 Certified Soil Scientist CSS501
 Licensed Site Evaluator LSE157

November 17, 2016

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



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

33 M.R.S.A. §761 et seq.
Maine Statutory Short Forms Deeds Act
FD 061908 ~ PD 12/28/2009 3:39 PM
r&t10003wd

Prepared by: Law Office of Thomas J. Peterson ~ 207 892-8543

R & T Enterprise, LLC, a limited liability company duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Anthony M. Vance, 588 Roosevelt Trail, Windham ME 04062, for consideration paid, grants to the **Windham Economic Development Corporation**, a non-profit corporation duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Thomas H. Bartell, 8 School Road, Windham ME 04062, with Warranty Covenants, the real estate in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described, viz:

Parcel A – 905 Roosevelt Trail – identified on tax records as Map 80, Lot 66:

A certain lot or parcel of land situated on the easterly side of U. S. Route #302 and the southerly side of Anglers Road in the Town of Windham, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of said Anglers Road with the easterly sideline of said U. S. Route #302; thence southerly along the easterly sideline of said U. S. Route #302 one hundred twenty-six (126) feet, more or less, to a point; thence easterly one hundred sixty-eight (168) feet to a point; thence northerly one hundred fifty-nine (159) feet to a point on the southerly sideline of said Anglers Road; thence westerly along the southerly sideline of said Anglers Road one hundred sixty-eight (168) feet to the point of beginning.

The above-described premises are conveyed subject however to, and exception is hereby made to the incorporated statutory covenant of "free of all encumbrances" for, rights and easements conveyed by Hazel G. Kilgore and Arthur W. Kilgore to Portland Water District by deed dated June 11, 1963 and recorded in Cumberland County Registry of Deeds in Book 2759, Page 362, and rights and easements conveyed by Robert J. Donnelly, Sr. and Edith I. Donnelly to Robert J. Donnelly, Jr. by deed dated June 2, 2003 and recorded in said Registry of Deeds in Book 19579, Page 107.

Parcel A being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Edith I. Donnelly also known as Edith S. Donnelly, and Robert J. Donnelly, Sr., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22193, Page 338.

Parcel B – Anglers Road – identified on tax records as Map 80, Lot 15-1:

A certain lot or parcel of real property situated on the Southerly side of anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number One (1) as shown on Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of deeds in Book 4281, Page 95, which applies to only a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel B being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 12.

Parcel C – Anglers Road – identified on tax records as Map 80, Lot 15-2:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Two (2) as shown on a Plan entitled “Plan of Calder Property Anglers Road” in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel C being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 14.

Parcel D – Anglers Road - identified on tax records as Map 80, Lot 15-3:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Three (3) as shown on a Plan entitled “Plan of Calder Property Anglers Road” in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel D being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 16.

Parcel E – Anglers Road - identified on tax records as Map 80, Lot 15-4:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Four (4) as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel E being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 18.

Parcel F – Anglers Road - - identified on tax records as part of Map 80, Lots 15-1, 15-2, 15-3 and 15-4:

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Being that parcel reserved for conveyance to the Town of Windham for road and utility purposes as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

Parcel F being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 20.

Parcel G – Anglers Road – identified on tax records as Map 18, Lot 18:

A certain lot or parcel of land situated in the Town of Windham, Cumberland County, State of Maine, off the easterly side of Roosevelt Trail, so-called (aka Route 302), consisting of six and three-tenths acres, more or less, bounded and described as follows:

Said parcel of land being bounded on the north and west by land now or formerly of Charles M. Phinney; Bounded on the east and south by land now or formerly of the Portland Water District and recorded in the Cumberland County Registry of Deeds in Book 1350, Page 306.

This is a portion of the same parcel of land as described in the second paragraph of a Warranty Deed of Elbridge Johnson to Lula Gerry and Mrs. Ella Gerry, dated November 5, 1923, and recorded in Cumberland County Registry of Deeds in Book 1153, Page 227, as follows: A piece or parcel of land situated in said Windham, bounded and described as follows, to wit: Commencing at a pine tree at the north west corner of the Edwin Strout land; thence northwesterly to the line of the Somes lot to a stone; thence southeasterly on the line of the Bracket lot to a pine tree; thence westerly on the line of the Edwin Strout land to the first mentioned bounds, containing seven acres, more or less. Being the same land purchased by Elbridge Johnson from Odell F. Fellows, with the said deed being recorded at the referenced Registry in Book 1002, Page 347. *Excepting* from the foregoing seven acre parcel, that portion conveyed by Lula Gerry to Murray E. Edes, dated April 8, 1946 and recorded in said Registry in Book 1815, Page 101.

This conveyance is made **together with** an easement for ingress and egress as granted in Easement Deed from Remarkable Homes, Inc. to Sidney N. Page, dated May 8, 2002 and recorded in Cumberland County Registry of Deeds in Book 17660, Page 205.

Parcel G is conveyed subject to the apparent encroachment of buildings into the north-northeasterly boundary from land now or formerly of Saucier.

Parcel G being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Sidney N. Page and Sally J. Page, dated September 26, 2005 and recorded in Cumberland County Registry of Deeds in Book 23200, Page 134.

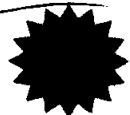
References in this document to town tax map and lot numbers are provided for convenience and reference purposes only.

Witness the hand and seal of Anthony M. Vance, Manager of R & T Enterprise, LLC, duly authorized this date: Dec 30, 30 2019.

R & T Enterprise, LLC

Anthony M. Vance

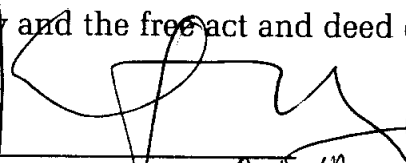
Its: Manager



State of Maine
Cumberland, ss.

Date: Dec 30, 2009

Personally appeared the above-named Anthony M. Vance in his capacity as Manager of R & T Enterprise, LLC, and who acknowledged the foregoing instrument to be his free act and deed in such capacity, his free act and deed individually and the free act and deed of said limited liability company. *Before me,*



Kenneth H. M. Cole
Atty - At Law

Received
Recorded Register of Deeds
Dec 31, 2009 11:30:59A
Cumberland County
Pamela E. Lovley