



March 23, 2020

Jennifer Curtis, Town Planner  
Town of Windham  
8 School Road  
Windham, ME 04062

**Re: Sketch Major Site Plan Application  
626 Roosevelt Trail Commercial Development  
PTG Properties LLC - Applicant**

Dear Jennifer:

On behalf of PTG Properties LLC we have prepared the enclosed application, plan and supporting documents for Sketch Major Site Plan Review of a proposed multi-building commercial development consisting of 6 new buildings with a total combined floor area of 29,200 square feet and parking for 110 vehicles. The property is approximately 3.7 acres and is located in the Commercial-1 Zoning District with frontage on Roosevelt Trail (Route 302).

The property is currently developed with two single-family homes and two detached garage structures, along with other minor accessory structures. The two single-family homes are proposed to be demolished and the two garage buildings will be renovated and expanded to be part of Building 2 and Building 5. The two existing driveway curb cuts on Roosevelt Trail will be consolidated into a single curb cut that will be the new access drive to the property within a designated 40-foot right-of-way. At this time we do not have specific uses identified for each building, but we anticipate that a Traffic Movement Permit may be required from the Maine Department of Transportation, especially if Building 4 is developed with drive-through service. We have included a proposed network of sidewalks to connect the buildings and parking with Roosevelt Trail.

The project will create approximately 1.2 acres of pavement surface and 0.70 acres of new building roof for a total new impervious surface of almost 2 acres. A Stormwater Permit will be required from the Maine Department of Environmental Protection. We intend to design a stormwater infiltration basin to collect and infiltrate stormwater back into the ground.

The site will require multiple on-site wastewater disposal systems, which we intend to install below the parking lots utilizing concrete chambers. All buildings will be served by public water from the Portland Water District.

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



Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative		
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	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 808)		
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
h.	<b>Plan Requirements</b>		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)		
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey		
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
<b>Electronic Submission</b>		X	

**Warranty Deed**

Statutory Short Forms Deeds Act ~ 33 M.R.S.A. § 761 et seq.

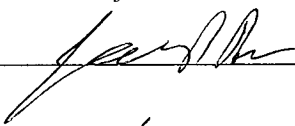
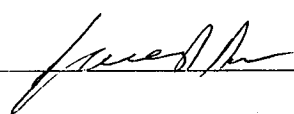
**Gary A. Pitt, Sr. and Brenda S. Pitt**, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 626 Roosevelt Trail, Windham, Maine 04062, for One Dollar and other valuable consideration paid by **P.T.G. Properties, Inc.**, a duly formed and organized Maine corporation having a business address of 75 Lockland Drive, Windham, ME 04062, do hereby sell, grant, and convey unto the said **P.T.G. Properties, Inc.**, its successors and assigns forever, the real property located in Windham, Cumberland County, Maine, bounded and described in Exhibit A attached hereto and incorporated herein by reference.

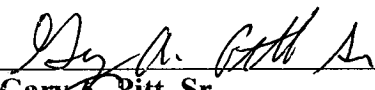
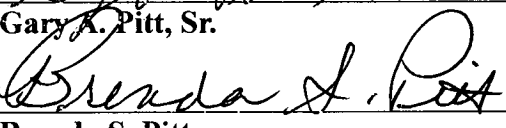
The deed preparer makes no certification as to record marketable title, a title search not having been made attendant to the preparation of this deed.

Being the same premises conveyed by Gary A. Pitt, Sr. to Gary A. Pitt, Sr. and Brenda S. Pitt dated July 17, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35811, Page 117.

Witness our hands and seals this date: August 30, 2019.

*Signed, Sealed & Delivered  
In Presence of*

  
\_\_\_\_\_  
  
\_\_\_\_\_

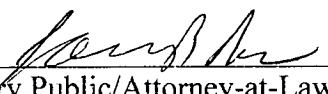
  
\_\_\_\_\_  
Gary A. Pitt, Sr.  
  
\_\_\_\_\_  
Brenda S. Pitt

State of Maine  
Cumberland, ss.

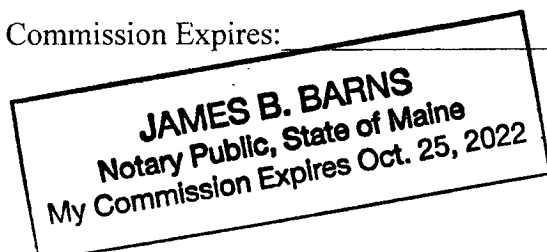
Date: August 30, 2019

Then personally appeared the above-named Gary A. Pitt, Sr. and Brenda S. Pitt and acknowledged the foregoing instrument as their free act and deed.

*Before me,*

  
\_\_\_\_\_  
Notary Public/Attorney-at-Law

My Commission Expires:



Printed Name \_\_\_\_\_

MAINE REAL ESTATE TAX PAID

**Exhibit A**

A certain lot or parcel of land with the buildings thereon situated in the Town of Windham on the westerly side of the Roosevelt Trail, so-called, bounded and described as follows:

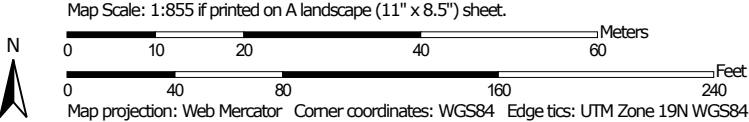
Beginning at a point on the westerly side of said Roosevelt Trail at the most southerly corner of land of Leo L. Chavarie; thence South  $12^{\circ}30'$  West three hundred (300) feet to a point; thence North  $77^{\circ}30'$  West to land of Kenneth Conley; thence northeasterly by said Conley land to land of said Chavarie; thence South  $76^{\circ}38'$  East by said Chavarie land to the Roosevelt Trail and the point of beginning.

Excepting and reserving from this parcel a certain lot or parcel of land together with any buildings thereon as described in Warranty Deed of Ronald A. Pitt and Goldie M. Pitt to Harry V. Pitt and Caroline L. Pitt dated May 25, 1955 and recorded in Cumberland County Registry of Deeds in Book 2231, Page 92.

This conveyance is made subject to municipal zoning and land use ordinances, utility easements of record, and real estate taxes payable to the Municipality of Windham, Maine for the current fiscal year.

Received  
Recorded Register of Deeds  
Sep 03, 2019 10:03:49A  
Cumberland County  
Nancy A. Lane

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	3.4	100.0%
<b>Totals for Area of Interest</b>		<b>3.4</b>	<b>100.0%</b>

## Cumberland County and Part of Oxford County, Maine

### HIB—Hinckley loamy sand, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2svm8

*Elevation:* 0 to 1,430 feet

*Mean annual precipitation:* 36 to 53 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 140 to 250 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Hinckley and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Hinckley

##### Setting

*Landform:* Outwash plains, eskers, moraines, kame terraces, kames, outwash terraces, outwash deltas

*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope

*Landform position (three-dimensional):* Nose slope, side slope, base slope, crest, tread, riser

*Down-slope shape:* Linear, convex, concave

*Across-slope shape:* Convex, linear, concave

*Parent material:* Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

##### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material

*A - 1 to 8 inches:* loamy sand

*Bw1 - 8 to 11 inches:* gravelly loamy sand

*Bw2 - 11 to 16 inches:* gravelly loamy sand

*BC - 16 to 19 inches:* very gravelly loamy sand

*C - 19 to 65 inches:* very gravelly sand

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Excessively drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):*

Moderately high to very high (1.42 to 99.90 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Salinity, maximum in profile:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water storage in profile:* Very low (about 3.0 inches)



### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* A

*Hydric soil rating:* No

### **Minor Components**

#### **Windsor**

*Percent of map unit:* 8 percent

*Landform:* Kame terraces, outwash plains, kames, eskers, moraines, outwash terraces, outwash deltas

*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope

*Landform position (three-dimensional):* Nose slope, side slope, base slope, crest, tread, riser

*Down-slope shape:* Linear, convex, concave

*Across-slope shape:* Convex, linear, concave

*Hydric soil rating:* No

#### **Sudbury**

*Percent of map unit:* 5 percent

*Landform:* Kame terraces, outwash plains, moraines, outwash terraces, outwash deltas

*Landform position (two-dimensional):* Backslope, footslope

*Landform position (three-dimensional):* Side slope, base slope, head slope, tread

*Down-slope shape:* Concave, linear

*Across-slope shape:* Linear, concave

*Hydric soil rating:* No

#### **Agawam**

*Percent of map unit:* 2 percent

*Landform:* Kame terraces, outwash plains, kames, eskers, moraines, outwash terraces, outwash deltas

*Landform position (two-dimensional):* Summit, shoulder, backslope, footslope

*Landform position (three-dimensional):* Nose slope, side slope, base slope, crest, tread, riser

*Down-slope shape:* Convex, concave, linear

*Across-slope shape:* Concave, linear, convex

*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 16, Sep 16, 2019