



March 23, 2020

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

**Re: Subdivision Amendment – Sketch Plan Application
Newbury Ridge Subdivision
Daigle Financial & Development - Applicant**

Dear Jennifer:

On behalf of Daigle Financial & Development, LLC we have prepared the enclosed application, plans and supporting materials for Sketch Plan Review of a proposed amendment to the Newbury Ridge Subdivision. The Planning Board approved a 3-lot minor residential subdivision of the property in 2019, and construction has not yet commenced on the project. The applicant is seeking approval to amend the subdivision plan to develop the property as a 21-unit Retirement Community under the standards of the Retirement Community and Care Facility Overlay District.

The project will consist of 21 single-family detached dwellings with access from a new 1,100 foot long private driveway identified as Newbury Ridge Drive. The first 200 feet of Newbury Ridge Drive will be built to Minor Local Street standards and will provide frontage for the existing dwelling on the adjacent lot. The remaining driveway will be built to Major Private Road standards and will include a paved sidewalk and curbing. The project will also include walking trails, a gazebo and community garden area as amenities for the residents of the retirement community.

A new 8-inch water main will be extended from Windham Center Road down Nash Road to Newbury Ridge Drive to serve the project. We intend to install a common wastewater disposal field on site that will serve all 21 dwellings and will include Advanced Treatment to reduce nitrate concentration of the wastewater before it is conveyed to the leach field.

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: NEWBURY RIDGE RETIREMENT COMMUNITY

Tax Map: 9 **Lot:** 34 & 34B-01

Number of lots/dwelling units: 21 DWELLINGS **Estimated road length:** 1,050 FEET

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

Contact Information

1. Applicant

Name: DAIGLE FINANCIAL & DEVELOPMENT, LLC

Mailing Address: 85 NASH 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

3-23-2020

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative		
	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:		
	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)		
	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.		
	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?		
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
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	

Warranty Deed (Maine Statutory Short Form)

DLN: 1001840024751

KNOW ALL PERSONS BY THESE PRESENTS THAT, WE, **Katie L. Kehlenbach**, with a mailing address of 6691 Welbourne Lane, Crozet, Virginia 22932, and **Janice Beattie f/k/a Janice L. Gibson**, with a mailing address of 3 Nash Road, Windham, Maine 04062, for valuable consideration paid, by **Daigle Financial and Development, LLC**, with a mailing address of 85 Nash Road, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Daigle Financial and Development, LLC**, its successors and/or assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the premises conveyed to Katie L. Kehlenbach and Janice L. Gibson, as joint tenants, by virtue of a deed from Janice L. Gibson dated November 29, 2004 and recorded in Book 22066, Page 87 with the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 12th day of April, 2018.

WITNESS

WITNESS

Katie L. Kehlenbach
Katie L. Kehlenbach

Janice Beattie
Janice Beattie

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 12th day of April, 2018 the above named Katie L. Kehlenbach and Janice Beattie and acknowledged the foregoing instrument to be their free act and deed.

Notary Public/Attorney At Law

Print Name

Carly S. Joyce
State of Maine
Attorney At Law
Bar #9659

EXHIBIT A

A certain lot or parcel of land situated in the Town of Windham, County of Cumberland and State of Maine, located northeasterly of, but not adjacent to the Windham Center Road and on the southeasterly side the Nash Road further bounded and described as follows:

Beginning at a capped iron rod set at the northerly corner of land now or formerly of Seavey (CCRD15199/35), the southeasterly apparent sideline of the Nash Road and the northerly corner of land of the Grantor and also being the northerly corner of the herein conveyed premises;

Thence S 39° 12' 48" E along land of Seavey a distance of 185.00 feet, more or less, to a capped iron rod;

Thence N 53° 46' 24" E along land of Seavey a distance of 155.00 feet to a capped iron rod, with the rod also marking the southwesterly sideline of land now or formerly of Pinchbeck (14670/108);

Thence along the land of Pinchbeck S 39° 12' 48" E a distance of 199.64 to a capped iron rod (found);

Thence N 50° 42' 56" E along land of Pinchbeck a distance of 15.03 feet, more or less, to a capped iron rod (found);

Thence S 39° 11.51" E along land of Pinchbeck a distance of 128.85 feet, more or less to a capped iron rod;

Thence across land of the Grantor S 50° 47' 12" W a distance of 119.78 feet, more or less to a capped iron rod;

Thence S 39° 12' 48" E a distance of 50.00 feet, more or less, to a capped iron rod;

Thence S 50° 47' 12" W a distance of 50.00 feet, more or less, to a capped iron rod;

Thence S 39° 12' 48" E a distance of 100.00 feet, more or less, to a capped iron rod, with said rod also marking the easterly corner of the herein conveyed parcel;

Thence S 50° 47' 12" W a distance of 50.00 feet, more or less, to a capped iron rod with said rod marking the southerly corner of the herein conveyed parcel;

Thence N 39° 12' 48" W over land of the Grantor a distance of 673.13 feet, more or less to a capped iron rod set in the southeasterly apparent side line of the Nash Road with said rod also marking the westerly corner of the herein conveyed parcel;

Thence N 52° 59' 36" E along the apparent sideline of the Nash Road a distance of 8.82 feet to a point;

Thence N 52° 30' 34" E still along the apparent sideline of the Nash Road a distance of 41.20 feet, to a capped iron rod with said rod also being the Point of Beginning.

Containing 89,519 square feet, more or less or 2.06 acres, more or less and being Lot# 1 as described on the Survey described below.

Subject to, however, and reserving to the Grantor, her heirs and assigns and others, a 50 foot wide right of way from the southeasterly sideline of the Nash Road over the herein conveyed parcel along the southwesterly boundary of this parcel and as shown and described on the Survey below to the southeasterly corer of the herein conveyed parcel and the westerly corner of Lot #2 as described and shown on the Survey described below. This easement may be used for access and egress to the said parcel by all methods, for the installation of all utilities, either above or underground, as well as for all other purposes for which a town road may be used.

For a more detailed description of the herein conveyed premises, and the access and egress easement thereto, further reference is made to a "Boundary Survey and Property Division" drawing entitled "Plan of Land of Janice L. Gibson, Windham Center Road and Nash Road, Windham, Maine" with an Issue Date of September 1, 2004, and drawn by Land Services, Inc., 1288 Roosevelt Trail, P.O. Box 975, Raymond, Maine by Patrick Cayer, PLS, Project 03137 recorded in the Cumberland County Registry of Deeds in Plan Book 217, Page 453.

Warranty Deed **(Maine Statutory Short Form)**

DLN: 1001840024758

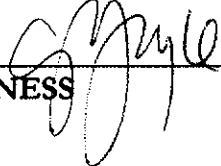
KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Katie L. Kehlenbach, with a mailing address of 6691 Welbourne Lane, Crozet, Virginia 22932, for valuable consideration paid, by **Daigle Financial and Development, LLC**, with a mailing address of 85 Nash Road, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Daigle Financial and Development, LLC**, its successors and/or assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the premises conveyed to Katie L. Kehlenbach by virtue of a deed from Jeffrey K. Kehlenbach dated March 26, 2012 and recorded in Book 29490, Page 337 with the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.


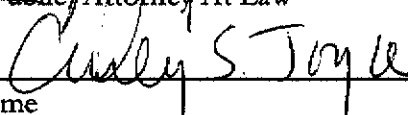
Witness my hand and seal this 12th day of April, 2018.


WITNESS


Katie L. Kehlenbach

STATE OF MAINE **COUNTY OF CUMBERLAND**

Personally appeared before me on this 12th day of April, 2018 the above named Katie L. Kehlenbach and acknowledged the foregoing instrument to be her free act and deed.


Notary Public / Attorney At Law

Print Name

Carly S. Joyce
State of Maine
Attorney At Law
Bar #9659

EXHIBIT A

A certain lot or parcel of land situated in the Town of Windham, County of Cumberland and State of Maine, located northeasterly of, but not adjacent to, the Windham Center Road, and southeasterly of, but not adjacent to, the Nash Road, further bounded and described as follows:

POINT OF BEGINNING: to get to the point of beginning, start at a capped iron rod set at the northerly comer of land of the Grantor, the southeasterly apparent sideline of the Nash Road and the westerly comer of land now or formerly of Stephen & Mary Seavey (CCRD 15199/35);

Thence S 39°12'48" E along land of said Seavey and land now or formerly of Janice L. Gibson and Katie L. Kehlenbach (CCRD 22066/87) a distance of 185 feet, more or less, to a capped iron rod set;

Thence N 53°46'24" E a distance of 155.00 feet, more or less, to a capped iron rod set and the southwesterly sideline of land now of David & Margaret Pinchbeck (CCRD 14670/108);

Thence along the land of said Pinchbeck S 39°12'48" E a distance of 199.64 feet, more or less, to a capped iron rod found;

Thence N 50°42'56" E a distance of 15.03 feet, more or less, to a capped iron rod found;

Thence S 39°11'51" E a distance of 128.85 feet, more or less, to a capped iron rod set, with said rod marking the POINT OF BEGINNING.

Thence from the Point of Beginning, continuing S 39°11'51" E along land of said Pinchbeck and land now or formerly of Leonell Gagne (CCRD 14670/98) a distance of 442.22 feet, more or less, to a capped iron rod set, at the northwesterly sideline of Lloyd Bennett (CCRD 7251/314);

Thence S 52°04'45" W along a stonewall and land of Bennett a distance of 219.71 feet, more or less, to a capped iron rod set;

Thence N 39°12'48" W across other land of the Grantor, a distance of 287.26 feet, more or less, to a capped iron rod set;

Thence N 50°47' 12 E a distance of 50 feet, more or less, to a capped iron rod set;

Thence N 39°12'48" W a distance of 100 feet, more or less, to a capped iron rod set;

Thence N 50°47' 12" E a distance of 50 feet, more or less, to a capped iron rod set;

Thence N 39°12'48" W a distance of 50 feet, more or less, to a capped iron rod set;

Thence N 50°47' 12" E a distance of 119.78 feet, more or less, to a capped iron rod set, with said rod also marking and being the Point of Beginning.

Containing 86,620 Square Feet, more or less, or 1.99 Acres and being Lot #2 as shown on the survey.

Also conveyed herewith to the Grantee, her heirs and assigns, a 50 foot wide right of way from the southeasterly sideline of the Nash Road over land of said Gibson and Kehlenbach, also shown as Lot#1 on said Exhibit B, to the northerly line of the premises described herein. This easement may be used for access and egress to the said parcel by all methods, for the installation of all utilities, either above or underground, as well as for all other purposes for which a town road may be used.

Reference is hereby made to a plan entitled "Boundary Survey and Amended Property Division ~ Plan of Land of Janice L. Beattie recorded in the Cumberland County Registry of Deeds in Plan Book 217 on Page 453.

Warranty Deed (Maine Statutory Short Form)

DLN: 1001840024762

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Janice Beattie f/k/a Janice L. Gibson, with a mailing address of 3 Nash Road, Windham, Maine 04062, for valuable consideration paid, by Daigle Financial and Development, LLC, with a mailing address of 85 Nash Road, Windham, Maine 04062, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said Daigle Financial and Development, LLC, its successors and/or assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey a portion of premises conveyed to Janice L. Gibson by virtue of a deed from James B. Quimby personal representative of the Estate of Ivan M. Quimby dated January 30, 1992 and recorded in Book 9885, Page 180 with the Cumberland County Registry of Deeds.

Meaning and intending to convey a portion of premises conveyed to Janice L. Gibson by virtue of a deed from Ivan M. Quimby dated September 26, 1989 and recorded in Book 8924, Page 317 with the Cumberland County Registry of Deeds.

Meaning and intending to convey a portion of premises conveyed to Janice L. Gibson by virtue of a deed from Stephen B. Quimby and Sherry R. Quimby dated September 26, 1989 and recorded in Book 8924, Page 318 with the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 12th day of April, 2018.

[Signature]
WITNESS

[Signature]
Janice Beattie

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 12th day of April, 2018 the above named Janice Beattie and acknowledged the foregoing instrument to be her free act and deed.

[Signature]
Notary Public / Attorney At Law
Carly S. Joyce
Print Name

Carly S. Joyce
State of Maine
Attorney At Law
Bar #9659

EXHIBIT A

A certain lot or parcel of land situated off the Southeasterly side of Nash Road in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar (#2002) found set in the ground on the Southwesterly side line of a 50 foot wide private right of way also being land now or formerly of Janice L. Beattie and Katie L. Kehlenbach (22,066/87); said point being located S 39°12'48" E a distance of 473.13 feet from a 5/8" capped rebar (#2002) found set in the ground at the intersection of the assumed Southeasterly side line of Nash Road with the Southwesterly side line of the said 50 foot wide right of way;

Thence continuing S 39°12'48" E along the Southwesterly side line of the said 50 foot wide right of way and land of the said Beattie and Kehlenbach and also along land now or formerly of Katie Kehlenbach (29,490/34) a total distance of 487.26 feet to a 5/8" capped rebar (#2002) found set in a stone wall at the Southerly corner of land of the said Kehlenbach and on the Northwesterly boundary of land now or formerly of Lloyd Bennett (7251/314);

Thence S 52°04'45" W following a stone wall along land of the said Bennett 190.89 feet to a drill hole found in a stone at the Easterly corner of land now or formerly of Dennis L. Hawkes (8863/101);

Thence N 42°14'30" W along land of the said Hawkes 280.13 feet to a 5/8" capped rebar (#2002) found set in the ground at the Southerly corner of land now or formerly of Dominic F. and Jacquelyne D. Cofone (25,550/1);

Thence N 47°45'30" E along land of the said Cofone 66.30 feet to a 5/8" capped rebar (#2002) found set in the ground;

Thence N 42°14'30" W continuing along land of the said Cofone 200.00 feet to a 5/8" capped rebar (#2002) found set in the ground;

Thence N 50°47'12" E across land of the Grantor 150.00 feet to the point of beginning. Containing 85,372 square feet.

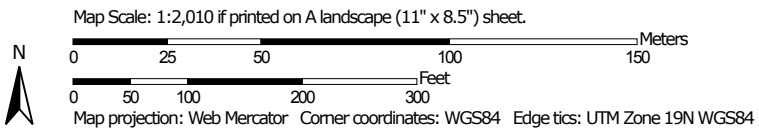
The above described lot is conveyed together with rights in common with others in and to the said 50 foot wide private right of way running Southeasterly from Nash Road to and along the first 200.00 feet of the Northeasterly boundary of the above described lot. This right of way or

easement is intended to be used for any and all purposes for which a town road would be used, including utilities.

All bearings are Magnetic of the Year 2004.

Reference is hereby made to a plan entitled "Boundary Survey and Amended Property Division ~ Plan of Land of Janice L. Beattie recorded in the Cumberland County Registry of Deeds in Plan Book 217 on Page 453.

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
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	5.9	75.4%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	0.4	5.5%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	1.5	19.1%
Totals for Area of Interest		7.9	100.0%

Cumberland County and Part of Oxford County, Maine

PbB—Paxton fine sandy loam, 3 to 8 percent slopes

Map Unit Composition

Paxton and similar soils: 87 percent

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

Description of Paxton

Setting

Landform: Drumlinoid ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

H1 - 0 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 18 to 40 inches to densic material

Natural drainage class: Well drained

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

Moderately low to moderately high (0.06 to 0.60 in/hr)

Depth to water table: About 30 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 13, Sep 11, 2017

Cumberland County and Part of Oxford County, Maine

WsB—Woodbridge very stony fine sandy loam, 0 to 8 percent slopes

Map Unit Composition

Woodbridge and similar soils: 85 percent

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

Description of Woodbridge

Setting

Landform: Till plains

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Crest, side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse-loamy lodgment till derived from mica schist

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material

H1 - 2 to 5 inches: fine sandy loam

H2 - 5 to 22 inches: fine sandy loam

H3 - 22 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 8 percent

Percent of area covered with surface fragments: 1.6 percent

Depth to restrictive feature: 16 to 36 inches to densic material

Natural drainage class: Moderately well drained

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

Moderately low to moderately high (0.06 to 0.60 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C

Hydric soil rating: No

Data Source Information

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

Survey Area Data: Version 13, Sep 11, 2017