



April 7, 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 42,000 square feet and parking for 135 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, which are proposed to be demolished and removed. 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 50-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. We have included a proposed network of sidewalks to connect the buildings and parking with Roosevelt Trail. The roadway right-of-way has been designed to connect to an adjacent vacant commercial property.

The project will create approximately 1.7 acres of pavement surface and 1.0 acres of new building roof for a total new impervious surface of approximately 2.7 acres. A Stormwater Permit will be required from the Maine Department of Environmental Protection. We intend to design a stormwater infiltration basin to collect, treat 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 Roma

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Site Plan

Project Name: 626 ROOSEVELT TRAIL COMMERCIAL DEVELOPMENT

Tax Map: 52 **Lot:** 24

Estimated square footage of building(s): TOTAL OF 42,000 SF IN SIX BUILDINGS

If no buildings proposed, estimated square footage of total development:

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

Contact Information

1. Applicant

Name: PTG PROPERTIES, LLC

Mailing Address: 75 LOCKLAND DRIVE, WINDHAM, ME 04062

Telephone: **Fax:** **E-mail:**

2. Record owner of property

x (Check here if same as applicant)

Name:

Mailing Address:

Telephone: **Fax:** **E-mail:**

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

4-7-2020
Date

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.	Plan Requirements		
	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	
Electronic Submission		X	

Warranty Deed

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

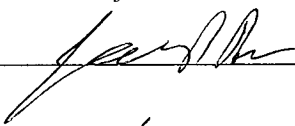
Gary A. Pitt, Sr. and Brenda S. Pitt, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 626 Roosevelt Trail, Windham, Maine 04062, for One Dollar and other valuable consideration paid by **P.T.G. Properties, Inc.**, a duly formed and organized Maine corporation 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.

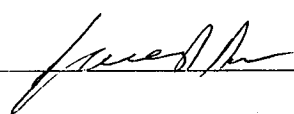
The deed preparer makes no certification as to record marketable title, a title search not having been made attendant to the preparation of this deed.

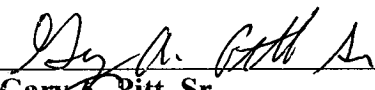
Being the same premises conveyed by Gary A. Pitt, Sr. to Gary A. Pitt, Sr. and Brenda S. Pitt dated July 17, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35811, Page 117.

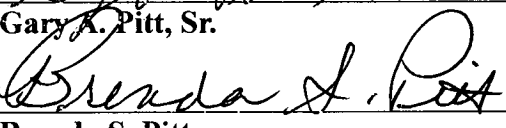
Witness our hands and seals this date: August 30, 2019.

*Signed, Sealed & Delivered
In Presence of*







Gary A. Pitt, Sr.


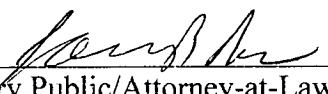
Brenda S. Pitt

State of Maine
Cumberland, ss.

Date: August 30, 2019

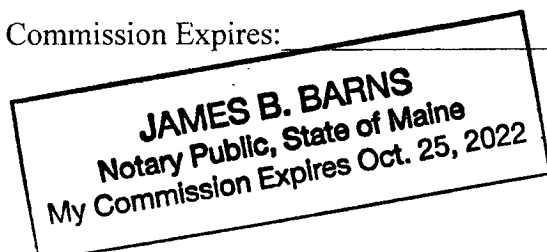
Then personally appeared the above-named Gary A. Pitt, Sr. and Brenda S. Pitt and acknowledged the foregoing instrument as their free act and deed.

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.

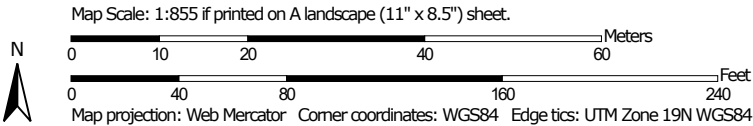
This conveyance is made subject to municipal zoning and land use ordinances, utility easements of record, and real estate taxes payable to the Municipality of Windham, Maine for the current fiscal year.

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



Soil Map may not be valid at this scale.



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%
Totals for Area of Interest		3.4	100.0%

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