



November 2, 2020

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

**Re: Sketch Major Subdivision Plan Application
Residential Apartment Development off Manchester Drive
Robie Holdings, LLC – Applicant/Owner**

Dear Jennifer:

On behalf of Robie Holdings, LLC we have prepared the enclosed sketch subdivision plan application and supporting materials for Staff and Planning Board review of a proposed 3-lot Subdivision which will also include 72 units of residential apartments to be built in two phases. The 14-acre property is in the Commercial-2 Zoning District and is located between Manchester Drive and Basin Road. Access to the project will be from two existing driveways on Manchester Drive, and there is no proposed access from Basin Road.

The project includes approximately 2,100 linear feet of new roadway that will be built based on the standards for Residential Thoroughfare Streets. We request that paved roadway travel width be permitted to be 24 feet instead of the maximum 20 feet for improved vehicle maneuverability.

The first phase of the project is intended to include the loop road and units 1-40. The duplex buildings are a mix of 2-bedroom and 3-bedroom units. The remaining units and road will be constructed as a second phase. There is no planned development on Lot 1 at this time, but we expect that it may include a mixed-use development with commercial buildings along Manchester Drive and residential multi-family uses along the new loop road. We have incorporated tandem driveway parking for the duplex units and a parking lot configuration for the 12-unit building. Additional parking lots have been incorporated in convenient central locations to accommodate guest overflow parking.

All proposed dwellings will be served by public water from the Portland Water District. We are anticipating multiple leach fields will be installed on the property for wastewater disposal. All electrical and data utilities will be installed underground.

Stormwater management will be accomplished through the construction of an underdrained soil filter basin adjacent to Basin Road. Stormwater will be conveyed to the basin through a network of swales and storm drain pipes. The first phase of the project will require a Stormwater Permit from the Maine DEP, and we anticipate that full buildout will likely require a Maine DEP Site Law permit.

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: MANCHESTER DRIVE SUBDIVISION

Tax Map: 18A **Lot:** 48

Number of lots/dwelling units: 3 LOTS / 72 DWELLINGS **Estimated road length:** 2,100 FT OF PUBLIC ROAD

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

Contact Information

1. Applicant

Name: ROBIE HOLDINGS, LLC

Mailing Address: PO BOX 1508, WINDHAM, ME 04062

Telephone: 892 - 0650 **Fax:** _____ **E-mail:** JARODROBIE@HOTMAIL.COM

2. Record owner of property

☒ (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

11-2-2020

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	X	
	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"?		
	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:1002040111166

MANCHESTER PROPERTIES, INC., a Maine corporation having a place of business in Windham, Maine and a mailing address of P.O. Box 218, Windham, Maine 04062 (the "Grantor"), for consideration paid, grants to **ROBIE HOLDINGS, LLC**, a Maine limited liability company whose mailing address is P.O. Box 1508, Windham, Maine 04062 (the "Grantee"), with WARRANTY COVENANTS except as expressly set forth herein, the following described real property located in Windham, Cumberland County, State of Maine:

PARCEL ONE:

A certain parcel of land situated on the westerly side of Manchester Drive and the northeasterly side of Basin Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the westerly sideline of Manchester Drive at land now or formerly of ARC LWWDMM001 LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 30727 Page 31;

Thence S 19° 29' 03" E, by and along the westerly sideline of Manchester Drive, a distance of 165.62 feet;

Thence southerly, by and along the westerly sideline of Manchester Drive and along a curve concave to the left having a radius of 4327.18 feet, an arc distance of 361.16 feet to land now or formerly of Osterman Propane LLC as described in a deed recorded in said Registry of Deeds in Book 29705 Page 231;

Thence westerly by and along land of Osterman Propane LLC and along a curve concave to the left having a radius of 25.00 feet an arc distance of 39.16 feet;

Thence S 64° 25' 33" W, by and along land of Osterman Propane LLC, a distance of 140.49 feet;

Thence S 19° 31' 18" E, by and along land of Osterman Propane LLC, a distance of 187.68 feet to land now or formerly of Linda D. Ward Testamentary Trust FBO Edward David Nielson as described in a deed recorded in said Registry of Deeds in Book 30507 Page 71;

Thence S 34° 16' 43" W, by and along land of Linda D. Ward Testamentary Trust FBO Edward David Nielson, a distance of 413.22 feet to the northeasterly sideline of Basin Road;

Thence N 64° 39' 00" W, by and along the northerly sideline of Basin Road, a distance of 624.60 feet to the easterly sideline of a 100 foot wide utility easement to Central Maine

MAINE REAL ESTATE TAX-Paid

Power Company as described in deeds recorded in said Registry of Deeds in Book 1662 Page 384 and Book 1676 Page 102;

Thence N 12° 35' 34" W, by and along the easterly sideline of the Central Maine Power Company easement, a distance of 574.61 feet to land of ARC LWWDMM001 LLC;
Thence S 74° 41' 13" E, by and along land of ARC LWWDMM001 LLC, a distance of 315.96 feet;

Thence N 71° 23' 40" E, by and along land of ARC LWWDMM001 LLC, a distance of 237.30 feet;

Thence northeasterly, by and along land of ARC LWWDMM001 LLC and along a curve concave to the right having a radius of 325.00 feet, an arc distance of 293.47 feet;

Thence N 70° 30' 57" E, by and along land of ARC LWWDMM001 LLC, a distance of 107.05 feet to the Point of Beginning.

The parcel contains approximately 14.16 acres.

Bearings are Grid North.

Being a portion of the premises conveyed to Manchester Properties, Inc. by virtue of a Warranty Deed from Frances Isabel Manchester, dated November 10, 1988 and recorded in said Registry of Deeds in Book 8559, Page 41.

This conveyance is made TOGETHER WITH and SUBJECT TO all rights, easements, covenants, conditions and restrictions of record.

PARCEL TWO:

All of the Grantor's right, title and interest, without covenants of any kind, in and to the fee title to Basin Road, so-called, as the same extends from Route 35.

This conveyance is made SUBJECT TO the rights of others having rights over, through and under Basin Road for pedestrian and vehicular access, and the installation, maintenance, repair and replacement of above and below ground utilities over said Road, including but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication lines, over, through and under the established traveled way of Basin Road as the same extend to Route 35, and as said Road now exists in its present location.

RESERVING to the Grantor a perpetual easement and right of way over, through and under Basin Road, and the right to use Basin Road for all purposes relating to the Grantor's remaining property, as it now exists or as it may hereinafter be developed, including, but not limited to, (a) pedestrian and vehicular passage together with the right

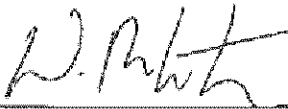
to pave and to otherwise construct such improvements therein so as to accommodate and enhance such use, (b) the installation, maintenance, repair and replacement of storm water and surface water collection and drainage facilities and the like, provided that Grantor shall repair any damage to said roadway or easement area to the same or better condition at the time of commencement of any utility work, and (c) the installation, maintenance, repair and replacement of utilities including, but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication lines, provided that Grantor shall repair any damage to said roadway or easement area to the same or better condition at the time of commencement of any utility work.

Nothing herein shall obligate the Grantor to maintain or repair Basin Road as they are now located or as it may hereafter be relocated to facilitate the Grantor's use thereof.

IN WITNESS WHEREOF, MANCHESTER PROPERTIES, INC. has caused this instrument to be executed by Walter Manchester, its Vice President, and David L. Manchester, its Treasurer, thereunto duly authorized, this 3 day of September, 2020.

WITNESS:

MANCHESTER PROPERTIES, INC.

By: 
 Walter Manchester
 Its Vice President

By: 
 David L. Manchester
 Its Treasurer

STATE OF MAINE
 COUNTY OF CUMBERLAND, ss.

September 3, 2020

Then personally appeared the above-named Walter Manchester, Vice President of Manchester Properties, Inc., and David L. Manchester, Treasurer of Manchester Properties, Inc., and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Manchester Properties, Inc.

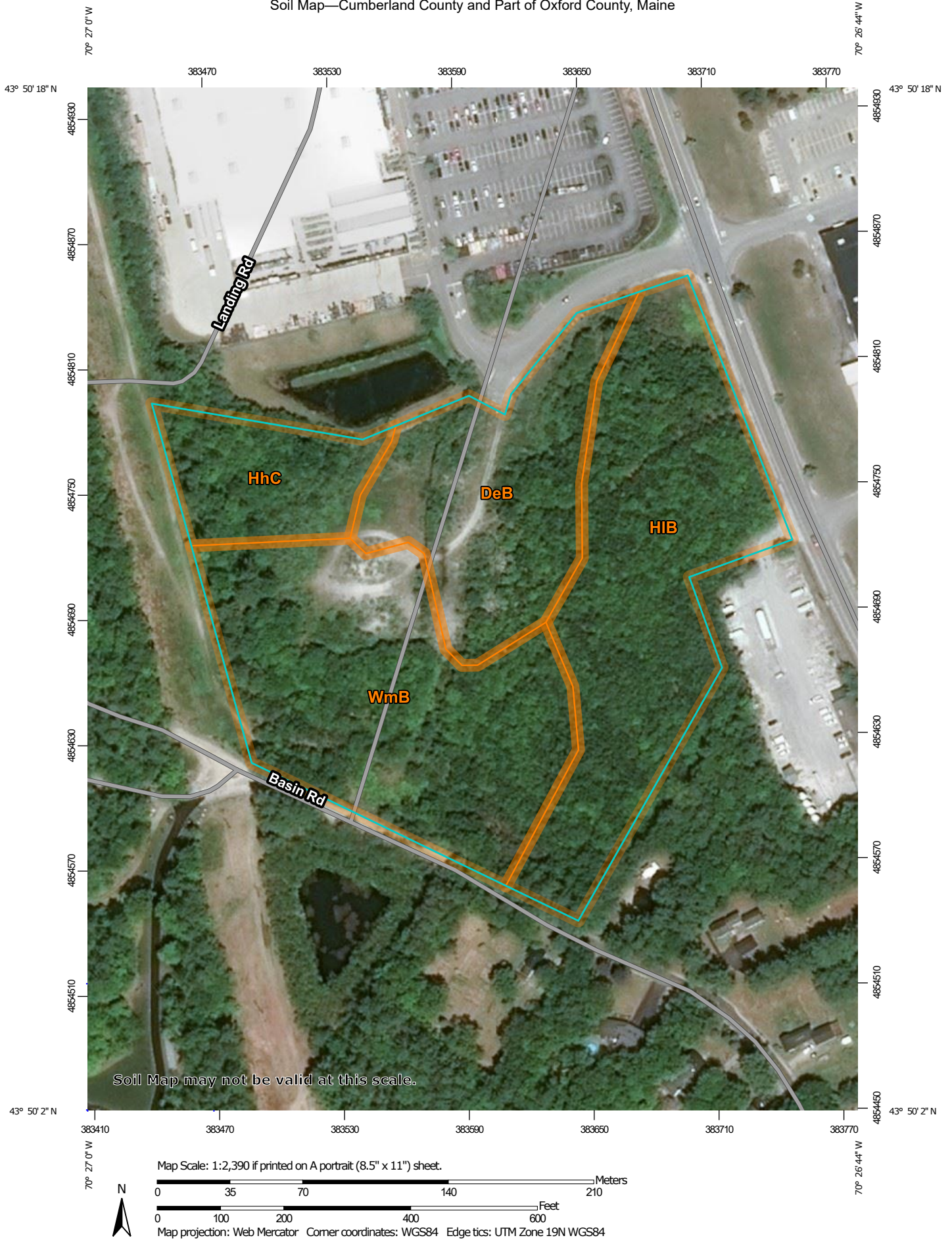
Before me,



Christopher J. McLain
 Notary Public, Maine
 My Commission Expires
 November 10, 2026

Notary Public/ Maine Attorney at Law
 Print name _____
 My commission expires _____

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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

Survey Area Data: Version 17, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	2.8	21.0%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	1.3	9.9%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	4.6	34.2%
WmB	Windsor loamy sand, 0 to 8 percent slopes	4.7	34.8%
Totals for Area of Interest		13.5	100.0%