

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 310
Portland, ME 04101

December 7, 2020

2065

Ms. Jennifer Curtis, Town Planner
Town of Windham
Planning Department
8 School Road
Windham, ME 04062

Sketch Plan Application: Canada Hill Subdivision – Phase 2

On behalf of Chase Custom Homes & Finance, we are pleased to submit the Sketch Plan Application for the Second Phase of the Canada Hill Subdivision. The development parcel is located on the southeast corner of the intersection of Canada Hill Road and the end of Highland Cliff Drive. The property is shown as lot 9-14 on the Town of Windham Tax Map 4. The 51.0 acre property is located within the Farm Zone (F) and was retained by the owner as part of the first phase of development when approved in 2012. The net residential area calculation that was approved during the first phase showed that 30 lots were allowable on the original parent parcel. This second (and final) phase of the development adds 12 lots to the previously approved 13 for a total of 25 lots between the two phases.

Eleven of the new lots will be accessed from a new private road that will extend off the end of a hammerhead that was constructed as part of the first phase and will connect to Canada Hill Road. The road will be designed to meet the Major Private Road standard and is proposed to be approximately 1,660' long. It will be designed to meet the same geometric standards as the first phase with curbing, an esplanade & sidewalk on one side and an open ditch on the opposite side. The twelfth lot will be located off the existing Highland Cliff Road cul-de-sac.

The lots will have private subsurface septic systems and wells. They will be served by an extension of the underground power system that was installed as part of the first phase.

The attached sketch plan is based upon a boundary and topographic survey that was prepared by Sebago Technics, Inc for the first phase of development. The boundary will be updated by SurveyWorks, Inc. A wetland delineation was completed by Sebago Technics, Inc. in 2011 and will be confirmed by Mark Cenci of Mark Cenci Geologic, Inc. Mark will also be evaluating the onsite soils for private subsurface disposal system suitability.

The property is located within the Presumpscot River watershed. It features approximately 1.2 acres of new impervious area. A MDEP Stormwater Permit will be necessary. This phase of development will result in less than 1/10th of an acre of wetland alteration, but when combined with the wetland alteration that was done as part of phase 1, it may require a NRPA Tier 1 Wetland Alteration Permit.

The applicant has hired the following project consultants:

Engineer:
Jeff Amos, P.E. #10167
Terradyn Consultants, LLC
P.O. Box 339
New Gloucester, ME 04260
(207) 926-5111

Site Evaluator & Wetland Delineation:
Mark Cenci
Mark Cenci Geologic, Inc.
93 Mill Road
North Yarmouth, ME 04097
(207) 329-3524

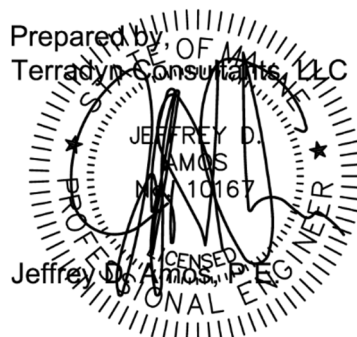
Surveyor:
Surveyworks, Inc.
79 Main St. Suite 300
Auburn, ME 04210
(207) 200-1678

We do not anticipate that any waivers will be necessary.

The following items are attached as required by the Sketch Plan Application procedures:

- Development Team Fee (\$100)
- Sketch Plan Application Fee (\$200)
- Review Escrow Fee (\$300)
- Attachment 1: Sketch Plan Application & Checklist
- Attachment 2: Property Deed
- Attachment 3: U.S.G.S. Quadrangle Map
- Attachment 4: Cumberland County Medium Intensity Soil Map
- Attachment 5: Sketch Plan & Boundary Survey

We are hopeful that this application can be placed on the December 28, 2020 Planning Board agenda. Thank you for your consideration, and please call me if you have any questions as you review the enclosed plans and information.



Sketch Plan - Minor & Major Subdivision

Project Name: Canada Hill Subdivision - Phase 2

Tax Map: 4 **Lot:** 9-14

Number of lots/dwelling units: 11 **Estimated road length:** 1,670'

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

Contact Information

1. Applicant

Name: Chase Custom Homes & Finance

Mailing Address: 290 Bridgton Road, Westbrook, Me 04092

Telephone: 207-892-2700 Fax: _____ E-mail: jchase@cchfi.com

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)

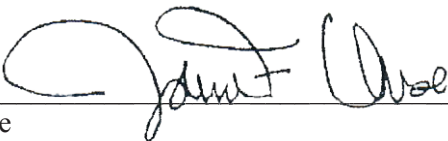
Name: Jeff Amos, P.E.

Company Name: Terradyn Consultants, LLC

Mailing Address: 41 Campus Drive, New Gloucester, ME 04260

Telephone: 207-926-5111 Fax: _____ E-mail: jeff@terradyconsultants.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.


Signature

12/7/2020

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form		
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		
	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"?	N/A	
	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?	N/A	
	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		
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	

QUITCLAIM DEED WITHOUT COVENANT

PEOPLE'S UNITED BANK, a Connecticut banking corporation with a mailing address of 537 Central Avenue, Dover, New Hampshire 03820, for consideration paid, releases to **CHASE CUSTOM HOMES AND FINANCE, INC.**, a Maine Corporation with a mailing address of 1 Percy Hawkes Road, Windham, Maine 04062, any and all right, title and interest in and to the real property, together with any improvements thereon, located at 270 Highland Cliff Road, Windham, Cumberland County, Maine, more particularly bounded and described on **Exhibit A** hereto.

The premises are conveyed subject to the following items:

- a. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Purchaser).
- b. Any and all encumbrances and easements of record and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
- c. Any condition which a physical examination or adequate survey of the property might reveal.
- d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records
- e. The rights of tenants and persons in possession, if any.
- f. All outstanding municipal fees and charges, including water and sewer and municipal taxes, including those which constitute liens encumbering the mortgaged property.
- g. Any and all conditions shown on any recorded plans of all or a portion of the property.

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6203-A. A Notice of sale stating the time, place and terms of the sale was published on March 18, March 25, and April 1, 2011, in the Portland Press Herald, a newspaper of general circulation for Cumberland County, Maine, where the premises is located. The public sale was held on April 13, 2011. The grantee was the highest bidder. Additional reference is made to Affidavit of Foreclosure Sale of near or even date to be recorded prior to this deed

IN WITNESS WHEREOF, People's United Bank has caused this instrument to be signed by its undersigned officer, duly authorized, this 25th day of May, 2011.

PEOPLE'S UNITED BANK

Paul A. Galanes
By: Paul A. Galanes
Its Vice-President

STATE OF NH
COUNTY OF Strafford, ss May 25, 2011

Personally appeared the above-named Paul A. Galanes, Vice President of People's United Bank, and acknowledged before me the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of People's United Bank.

Kimberly Aity
Notary Public/ Attorney-at-Law
Printed Name: Kimberly Aity
Commission Expires:

NOTARY PUBLIC, NEW HAMPSHIRE
My Commission Expires October 12, 2014

SEAL

EXHIBIT A

A certain lot or parcel of land, and any improvements thereon, located at the terminus of Highland Cliff Road, so-called, in the Town of Windham, Cumberland County, State of Maine being further bounded and described as follows:

BEGINNING at a capped iron rod (PLS 2002) with said rod being located in a stonewall marking the apparent northerly side line of the Highland Cliff Road and the centerline of a northerly/southerly running range way, and also marking the southeasterly corner of land now or formerly of Thomas and Lucille Holding (CCRD 7972/262);

Thence N 27E 06' 72" M [sic] along the centerline of said range way a distance of 125.76 feet, more or less, to a capped iron rod (PLS 2002);

Thence N 50E 09' 33" E and initially along a stone wall and the land now or formerly of Donald C. Weeks and Calvin L. Weeks a distance of 816.80 feet, more or less to a capped iron rod (PLS 2002) which also marks the southeasterly corner of said Weeks land and the southerly corner of land now or formerly of the Town of Windham (CCRD 2889/43);

Thence N 48E 12' 38" E a distance of 1,758.31 feet, more or less, and crossing a woods road and a brook to a capped iron rod (PLS 2002);

Thence S 27E 39' 17" E and along the land now or formerly of Grata R. Orbeton Revocable Living Trust (CCRD 9212/252) a distance of 1,137.18 feet, more or less, and generally along the remains of an old wire fence, and lastly along a portion of a stonewall to a corner in said stone wall;

Thence S 47E 46' 14" W and along a stone wall and the land of Orbeton Trust, a distance of 808.89 feet, more or less, to a capped iron rod (PLS 2002) in or near said stone wall;

Thence S 27E 39' 17" E partially along a stone wall and crossing a woods road, a distance of 498.00 feet, more or less, to a 1" iron pipe or rod found set in a ledge, with said iron pipe or rod also marking the northerly boundary of land now or formerly of StrategicC Diagnostics, Inc. (CCRD 14752/291);

Thence S 48E 34' 01" W and along land now or formerly of Strategic Diagnostics and through another 1" iron pipe or rod and crossing a brook, a distance of 190.56 feet, more or less, to a point at the end of a stone wall;

Thence S 45E 34' 01" W, and continuing along the stone wall a distance of 177.40 feet, to a point;

Thence, continuing along the stone wall, S 47E 06' 07" W a distance of 480.71 feet, to a point;

Thence, continuing along the stone wall, S 45E 38' 19" W a distance of 150.57 feet, to a point;

Thence continuing along the stone wall, S 50E 50' 09" W a distance of 159.65 feet to a point in the stone wall and the intersection of another stonewall running southerly;

Thence S 26E 11' 57" E and along a stone wall a distance of 157.75 feet, more or less, to a capped iron rod (PLS 2002) set in or near the stonewall with said capped iron rod also marking the northerly corner of land now or formerly of Julie A. Brocato (CCRD 15613/50);

Thence along Brocato land S 49E 59' 05" W a distance of 209.33 feet, more or less to a corner in Brocato land and a capped iron rod (PLS 2002);

Thence N 25E 41' 44" W and along other land of Brocato (CCRD 14755/128) and crossing a stonewall a distance of 200.00 feet, more or less, to a capped iron rod (PLS 2002) also marking the northerly corner of Brocato land;

Thence S 49E 59' 05" W , and along Brocato land, a distance of 400.00 feet, more or less, to a capped iron rod set in or near a stone wall, with said stone wall also marking the easterly side of the above range way;

Thence N 27E 06' 22" W, and along the easterly side of the range way a distance of 241.47 feet, more or less, to a capped iron rod (PLS 2002) set in or near a stone wall, with said iron rod marking the southerly corner of land now or formerly of Richard E. Southard, Jr. (CCRD 4282/183);

Thence N 47E 46' 12" E, and along the land of Southard, Jr. a distance of 400.56 feet, more or less, to a ½" found iron pipe;

Thence N 28E 37' 28" W a measured distance of 199.20 feet, more or less, to a capped iron rod (PLS 2002) set in or near a stone wall, with said iron rod also marking the northerly corner of land of Southard, Jr.;

Thence S 47E 44' 45" W and along said stonewall a distance of 120.21 feet to a point in said stone wall;

Thence S 49E 01' 48" W and along said stone wall a distance of 92.16 feet, to a point in said stone wall;

Thence continuing along said stone wall, S 44E 13' 22" W a distance of 30.07 feet, more or less, to a capped iron rod (PLS 2002) with said iron rod also marking the southeasterly corner of land now or formerly of Rene P. Braun and Yvonne L. Braun (CCRD 13069/281);

Thence N 22E 04' 22" W a distance of 257.58 feet, more or less to a found iron hub;

Thence S 60E 05' 20" W a distance of 99.13 feet, more or less, to a 5 X 8" found granite monument;

Thence S 46E 39' 47" W a distance of 99.72 feet, more or less, to a capped iron rod (PLS 2002), with said iron rod also marking the centerline of the above mentioned range way and the northwesterly corner of said Braun land;

Thence N 27E 06' 22" W and along the centerline of said range way a distance of 735.10 feet, more or less to a capped iron rod (PLS 2002) with said iron rod also marking the apparent southerly side line of the Highland Cliff Road, so-called;

Thence S 86E 25' 00" E and along the apparent side line of the Highland Cliff Road a distance of 55.40 feet to a point;

Thence N 83E 51' 39" E and along the southerly apparent sideline and land now or formerly of Daniel Southard (CCRD 17691/75) and land now or formerly of Richard E. Southard, Sr. (CCRD 24750/232) a distance of 365.00 feet to a point;

Thence N 06E 08' 21" W, and along the apparent end of the Highland Cliff Road a distance of 49.50 feet, to a point;

Thence S 83E 51' 39" W and along the apparent northerly side line of the Highland Cliff Road and land of the Grantor, a distance of 360.79 feet, to a point;

Thence N 86E 25' 00" W and along a stone wall and the apparent northerly sideline of the Highland Cliff Road a distance of 80.57 feet, to a capped iron rod, with said iron rod also being the Point of Beginning.

Further reference is made to an unrecorded Standard Boundary Survey entitled "Land of Richard E. Southard, Sr. 270 Highland Cliff Road, Windham, Maine" prepared by Land Service, Inc, Land Surveyors and Consultants, 1288 Roosevelt Trail, P.O. Box 975, Raymond, ME 04071, Project: 00153, dated November 2000 which is incorporated herein by reference thereto along with all Notes, References, etc. as stated on said Plan. Said plan states that the acreage of the described parcel is 83.0 acres.

EXCEPTING OUT therefrom those premises described in a Gift Warranty Deed to Daniel O. Southard dated May 9, 2002, with said deed being recorded in the Cumberland County Registry of Deeds in Book 17691, Page 076 with said parcel equaling 2.03 acres, more or less.

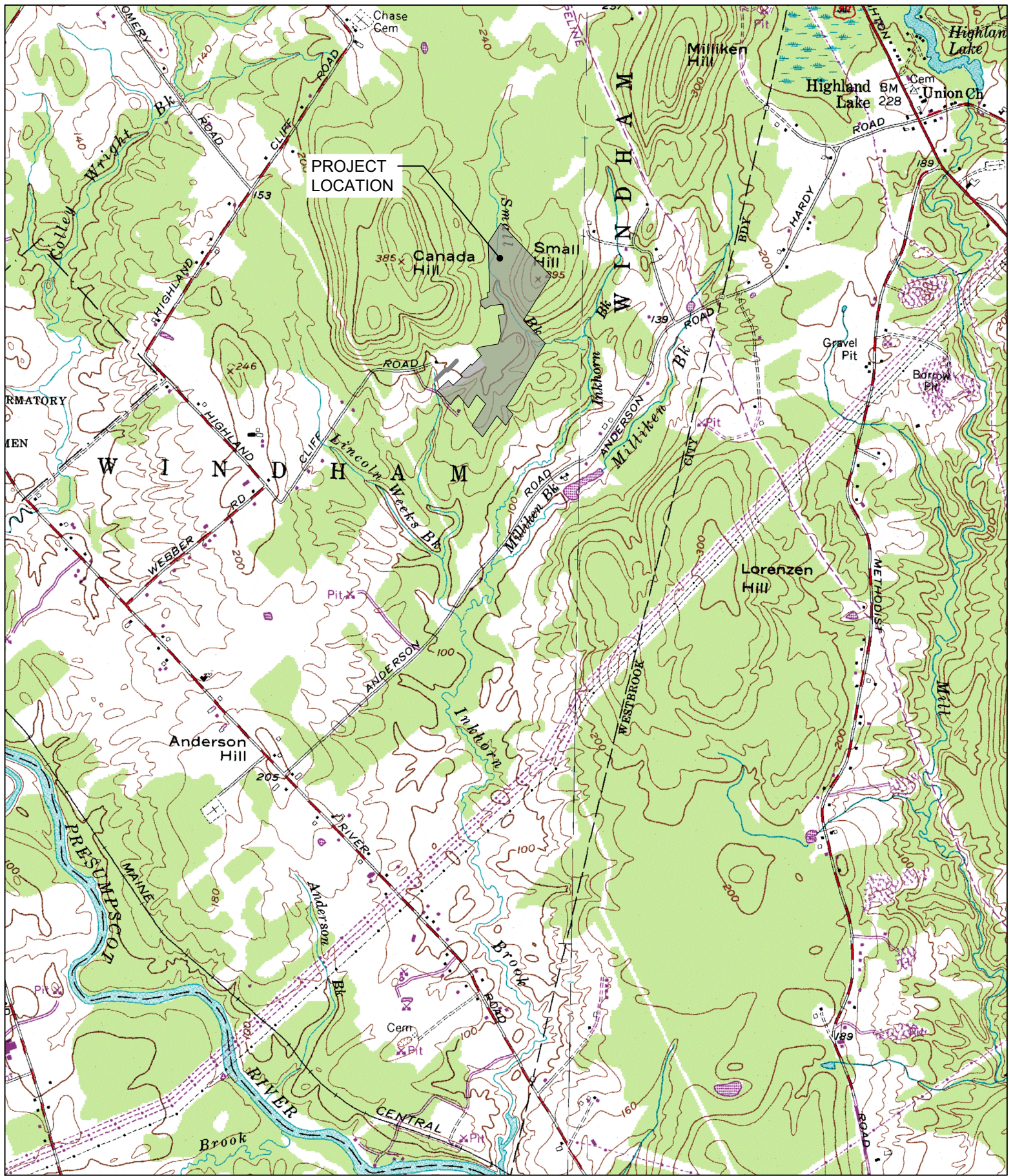
Also EXCEPTING OUT therefrom those premises described in a Warranty Deed from the Grantors herein to Richard E. Southard, Jr. dated January 2, 2007 and recorded in said

Registry of Deeds in Book 24750, Page 232, with Parcel A as described therein containing 1.84 acres, more or less; Parcel 8 as described therein containing .03 acres (1300 square feet), more or less, but contains an easement reservation across said Parcel B for the Grantors, their heirs and assigns.

Also RESERVING herein, for the benefit of the Grantors, their heirs and assigns, a 20 foot wide waterline and well easement as more detailed in said deed (24750/232).

Also conveying herewith any and all easements of record.

Received
Recorded Register of Deeds
Jun 01, 2011 02:39:50P
Cumberland County
Pamela E. Lovley



LOCATION MAP/USGS QUADRANGLE

PHASE 2 - CANADA HILL SUBDIVISION
WINDHAM, MAINE

CHASE CUSTOM HOMES & FINANCE
290 BRIDGTON ROAD
WESTBROOK, MAINE, 04092



207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

PINELAND
41 CAMPUS DRIVE, SUITE 101
NEW GLOUCESTER, ME 04260

PORTLAND
565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101

PROJECT NO.

2065

DATE

11/18/2020

SCALE

1"=2,000'

SHEET

1

OF

1

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

Soil Map may not be valid at this scale.


Map Scale: 1:9,800 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 450 900 1800 2700 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

Map Scale: 1:9,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

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
BuB	Lamoine silt loam, 3 to 8 percent slopes	1.9	1.1%
BuC2	Buxton silt loam, 8 to 15 percent slopes	4.4	2.5%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	10.5	6.1%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	3.8	2.2%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	22.9	13.2%
HnC	Hinckley-Suffield complex, 8 to 15 percent slopes	15.9	9.2%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	24.5	14.1%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	22.0	12.7%
HsB	Lyman-Abram complex, 0 to 8 percent slopes, very rocky	3.6	2.1%
HsC	Lyman-Abram complex, 8 to 15 percent slopes, very rocky	35.6	20.5%
HsE	Lyman-Abram complex, 15 to 35 percent slopes, very rocky	4.1	2.4%
Ls	Limerick-Saco silt loams	2.2	1.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	3.2	1.8%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	3.9	2.2%
Sn	Scantic silt loam, 0 to 3 percent slopes	2.8	1.6%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	1.4	0.8%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	3.7	2.2%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	5.5	3.2%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	1.2	0.7%
Totals for Area of Interest		173.2	100.0%