

**Pineland**

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

Portland

565 Congress Street, Suite 310
Portland, ME 04101

February 5, 2021

2065

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

Pre-Application Resubmission: Canada Hill Subdivision – Phase 2

In follow-up to our virtual Pre-application submission meeting on Tuesday, February 2, 2021, we are pleased to submit an amended Existing Resources Inventory and Site Analysis Sketch Plan, an Open Space Plan, and an amended Site Layout Concept Plan for the Second Phase of the Canada Hill Subdivision for Planning staff review.

The Existing Resources Inventory and Site Analysis Sketch Plan has been amended to preserve the highest natural resource values of the 51.0-acre development parcel for conservation purposes areas in accordance with Section 900 of the Town's Land Use Ordinance for Conservation Subdivisions. Subsequent to amending the Existing Resources Inventory and Site Analysis Sketch Plan, we have developed an Open Space Plan in accordance with the Net Residential Area calculation requirements included in Section 500 of the Town's Land Use Ordinance and amended the Site Layout Concept Plan for this second (and final) phase of the development.

The 51.0-acre development parcel was reviewed for opportunities to preserve the highest natural resource values for Open Space. Areas on the parcel designated as Open Space were delineated based upon the priorities for Primary and Secondary Conservation Areas included in the Ordinance for Conservation Subdivisions.

A flood plain, intermittent stream, an area with sustained slopes over 25 percent, and resource protection buffers were delineated as Primary Conservation Areas, while wetlands in continuously forested areas and stone walls were delineated as Secondary Conservation Areas. These Primary and Secondary Conservation Areas are included on the amended Existing Resources Inventory and Site Analysis Sketch Plan. Additionally, the Existing Resources Inventory and Site Analysis Sketch Plan was amended to include 100-foot naturally vegetated building setbacks from Canada Hill Road and 50-foot naturally vegetated building setbacks from all external perimeter property lines as provided in the Conservation Subdivision Ordinance.

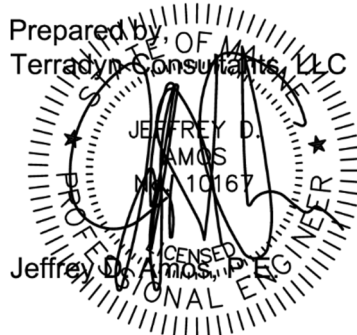
The Existing Resources Inventory and Site Analysis Sketch Plan was used as a base map to evaluate the Open Space requirements for the 51.0-acre development parcel. Section 541 of the Town Ordinance provided calculation requirements that resulted in the 51.0-acre development parcel having a Net Residential Area of approximately 40.47 acres and a minimum Open Space requirement of approximately 30.77 acres. Based on this information, the Open Space Plan was

developed to include approximately 36.0 acres of Open Space for the Second Phase of the Canada Hill Subdivision.

The Open Space Plan provides for greater than 75 percent of the approximately 36.0 acres of Open Space being contiguous Open Space with no area being less than 50 feet in its smallest dimension or, less than 10,000 square feet in area. Additionally, the Open Space Plan includes information for a possible continuous greenway public trail system with twenty (20) foot wide principal access points located off existing and proposed roadways within Phase I and Phase II of the Canada Hill Subdivisions.

Lastly, the Site Layout Concept Plan has been amended slightly in accordance with the requirements of the Open Space Plan and continuous to include 14 new lots with 13 new lots being accessed from the new private road that will extend off the end of the Phase I hammerhead with connection to Canada Hill Road. Septic inclusion areas and well inclusion areas have been depicted on the Site Layout Concept Plan for Planning staff review.

We are hopeful that after review of these application materials that the development project will be placed on the February 22, 2021 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.



SUBDIVISIONS:

51.00 AC TOTAL AREA OF PARCEL

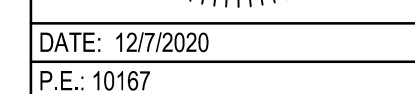
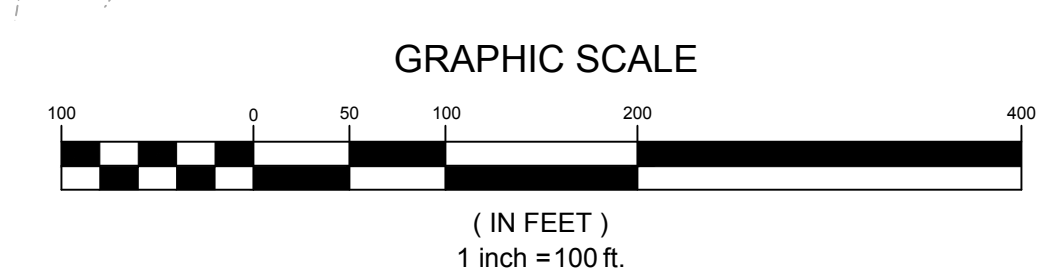
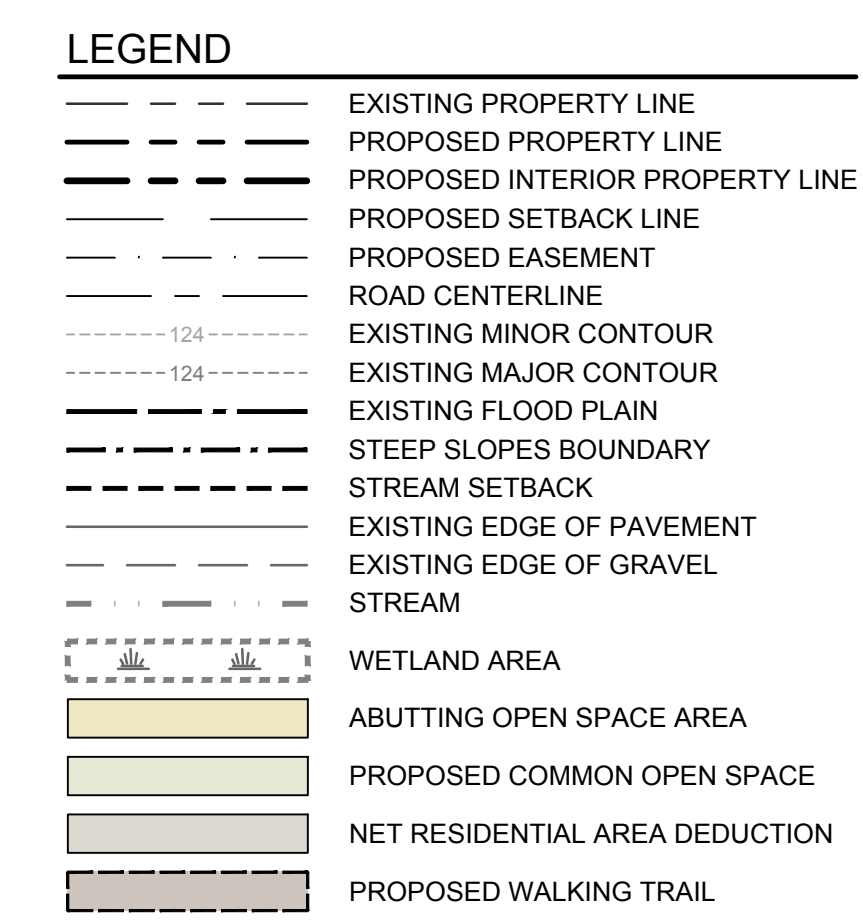
40.47 AC NET RESIDENTIAL AREA OF PARCEL

$$51.00 \text{ AC} - 40.47 \text{ AC} = 10.53 \text{ AC}$$

40.47 AC NET RESIDENTIAL AREA OF PARCEL X 50% = 20.24 AC

MINIMUM AMOUNT OF OPEN SPACE REQUIRED FOR PHASE II OF THE CANADA HILL
CONSERVATION SUBDIVISION = 10.53 AC + 20.24 AC = 30.77 AC

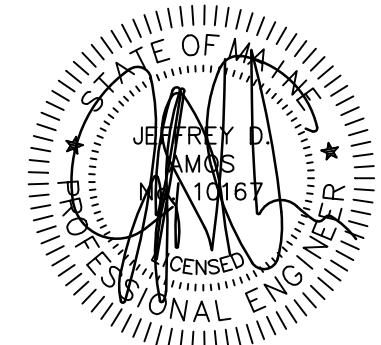
MINIMUM AMOUNT OF OPEN SPACE PROVIDED FOR PHASE II OF THE CANADA HILL
CONSERVATION SUBDIVISION = 36.00 AC

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PERMIT DRAWING
NOT FOR CONSTRUCTION



DATE: 12/7/2020
P.E.: 10167

APP'D BY

REVISIONS

DATE

NO.

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317
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TERRADYN
CONSULTANTS, LLC

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: PHASE 2-CANADA HILL SUBDIVISION
WINDHAM, MAINE

SHEET TITLE: SKETCH PLAN

CLIENT: CHASE CUSTOM HOMES & FINANCE CO.
290 BRIDGTON ROAD
WESTBROOK, MAINE 04092

DATE: 10/16/2020

SCALE: 1"=100'

DESIGNED:

JOB NO.: 2065

FILE: 2065 B INVENTORY

SHEET

C-1.2



- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED INTERIOR PROPERTY LINE
 - PROPOSED SETBACK LINE
 - PROPOSED EASEMENT
 - ROAD CENTERLINE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING FLOOD PLAIN
 - STEEP SLOPES BOUNDARY
 - STREAM SETBACK
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - STREAM
 - WETLAND AREA
 - PERIMETER BUFFER
 - PROPOSED COMMON OPEN SPACE
 - PROPOSED SEPTIC INCLUSION AREA
 - PROPOSED WELL INCLUSION AREA
 - PROPOSED WALKING TRAIL

