



July 28, 2021

Steve Puleo, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Major Site Plan Application
11 Androscoggin Street
James Cummings - Applicant**

Dear Steve:

On behalf of Jim Cummings we have prepared the enclosed application and plan for Major Site Plan Sketch Plan Review of a proposed lot split and construction of an 8-unit residential apartment building on a 0.9-acre property located at 11 Androscoggin Street. The property is located in the Village Commercial Zone and currently is developed with a single family residential dwelling. The applicant proposes to create a new lot around the existing dwelling and construct an 8-unit residential apartment on the remaining land. The site has areas of steep slopes and the proposed building and parking lot will be built on the upper areas that are much less steep.

Androscoggin Street is an existing public street which is improved up to the subject parcel, but is not built to the full extent of the right-of-way that extends to the Mountain Division railroad parcel owned by Maine DOT. As part of the project development, we will extend Androscoggin Street so that a suitable turn-around will be available utilizing the proposed parking area as the hammerhead. We will work with the Town to determine the appropriate road standard for the extension of Androscoggin Street given that the existing sewer pump station is located in the middle of the right-of-way.

We will perform a limited traffic study to estimate the vehicle traffic that will be generated by the project and to ensure that the estimated increases in vehicle traffic will not produce a significant negative impact to the surrounding road network.

We do not anticipate the need to perform any market studies for the proposed development.

Utility service for the project will be coordinated with the Portland Water District, Central Maine Power Company and the Town of Windham. Based on our preliminary inventory of available public utilities we anticipate that sufficient capacity exists to connect the project to public water, public sewer and underground electrical service.

Based on a review of the enclosed property deed and the boundary survey that was completed on the property by Survey, Inc. we are not aware of any existing easements on the property.

We anticipate that a proposed easement will be provided to the Town of Windham for the driveway that enters the site to be utilized for a turn-around area.

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

A handwritten signature in black ink, appearing to read "Dustin M. Roma".

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Site Plan

Project Name: 11 ANDROSCOGGIN STREET

Tax Map: 37 **Lot:** 13

Estimated square footage of building(s): 4,200 SF FOOTPRINT, 2 STORIES

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

Is the total disturbance proposed > 1 acre? Yes No

Contact Information

1. Applicant

Name: JAMES CUMMINGS

Mailing Address: PO BOX 957, WINDHAM, ME 04062

Telephone: (207) 310 - 8818 Fax: _____ E-mail: JIMCUMMINGS111@GMAIL.COM

2. Record owner of property

(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: (207) 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.



Signature

7-28-2021

Date

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	X
	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	X	X
	traffic study	YES	
	utility study	YES	
	market study	NO	
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)	X	X
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	NONE	
	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.	NONE	
	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)	X	
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.	NONE	
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	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
Electronic Submission		X	

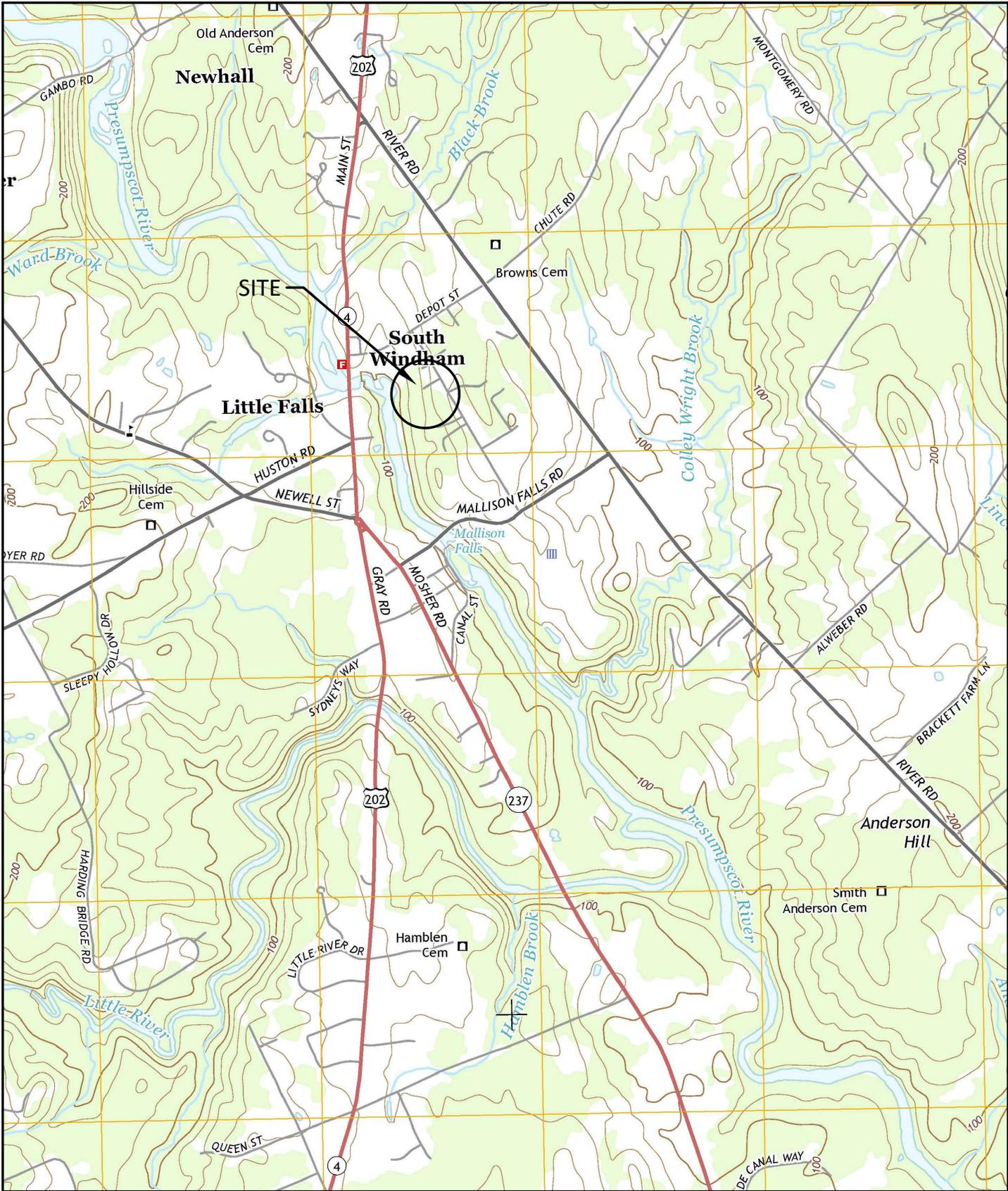
Re: Androscoggin Street and High Street Properties, Windham

I am the owner of two properties located on Androscoggin Street and High Street in Windham more particularly described as Lots 13 and 21 on the Town of Windham Tax Map 37. I have retained the services of DM Roma Consulting Engineers to act as authorized agent to apply for land use permits associated with development of these two parcels of land.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Cummings'. The signature is stylized with a large initial 'J' and a long horizontal stroke.

James Cummings



VICINITY MAP

ANDROSCOGGIN STREET DEVELOPMENT
WINDHAM, MAINE

FOR:
JAMES CUMMINGS

SCALE: 1"=2000'
DATE: 7-28-2021
JOB NUMBER: 21055

DM ROMA

CONSULTING ENGINEERS

PO BOX 1116
WINDHAM, ME 04062
(207) 310-0506

DLN:1002140153566

MAINE REAL ESTATE TAX-Paid

PERSONAL REPRESENTATIVES' DEED

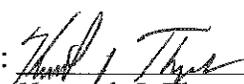
KENNETH J. THORPE, an individual residing in Gorham, Maine, with a mailing address of 6 Hawkes Way, Gorham, ME 04038 and **ROBYN L. MANCHESTER**, an individual residing in Gorham, Maine, with a mailing address of 42 Tow Path Road, Gorham, ME 04038, duly appointed and acting **CO-PERSONAL REPRESENTATIVES** of the **ESTATE of SANDRA M. THORPE**, deceased, late of Windham, Maine, as shown by the probate records of Cumberland County, Maine (reference Cumberland County Probate Court Docket #2021-0489), having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, **GRANTS to JAMES E. CUMMINGS**, an individual residing in Windham, Maine, with a mailing address of P.O. Box 957, Windham, ME 04062, the land and buildings with any improvements thereon located on Androscoggin Street, in the Town of Windham, County of Cumberland and State of Maine, more particularly bounded and described on Exhibit A.

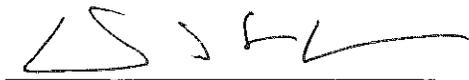
Meaning and intending to convey and hereby conveying the property described in the deed from Maurice C. Noble and Lillian E. Noble to Walter W. Thorpe and Sandra M. Thorpe, which deed is dated October 27, 1970, and recorded in the Cumberland County Registry of Deeds in Book 3148, Page 576. The said Walter W. Thorpe died on September 9, 2017, leaving Sandra M. Thorpe the surviving joint tenant.

In WITNESS WHEREOF, the Grantors have executed this deed this 16th day of July, 2021.

Estate of Sandra Thorpe



By: 
 Kenneth J. Thorpe
 Co-Personal Representative



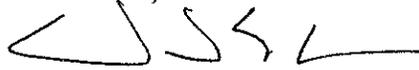
By: 
 Robyn L. Manchester
 Co-Personal Representative

STATE OF MAINE
CUMBERLAND, ss

Date: July 16, 2021

Then personally appeared the above-named Kenneth J. Thorpe and Robyn L. Manchester in their said capacities as Co-Personal Representatives of the Estate of Sandra Thorpe and each acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law

DAVID E. CORRIER

Printed Name

ME Bar # 2571

[Acknowledgement for Personal Representative's Deed from]
[Kenneth J. Thorpe, Personal Representative to James E. Cummings]

Exhibit A

Kenneth J. Thorpe and Robyn L. Manchester, Co- Personal Representatives
of the Estate of Sandra Thorpe to James E. Cummings

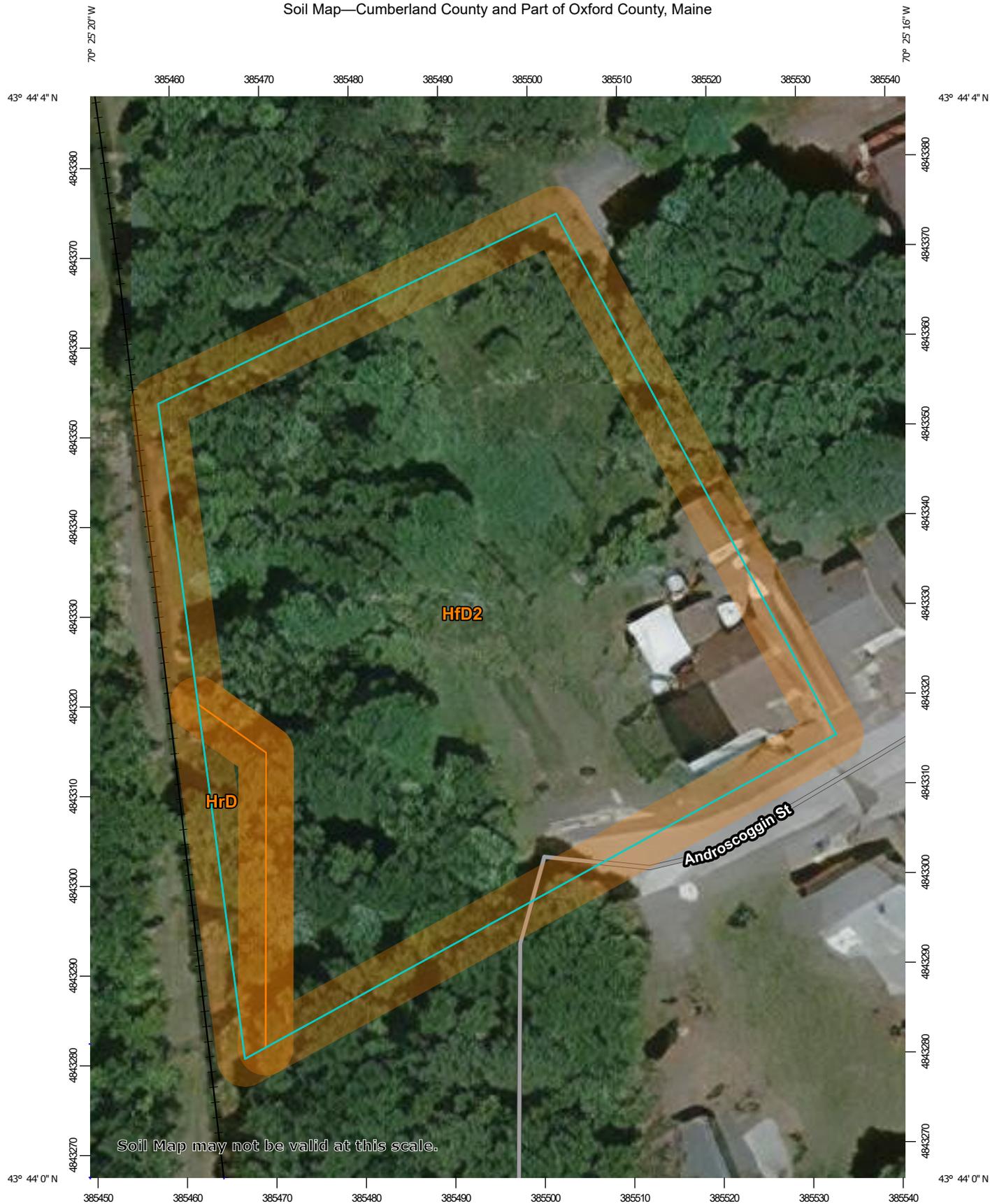
A certain lot or parcel of land, with the buildings thereon, situated in the town of Windham, County of Cumberland and State of Maine, on the northerly side of Androscoggin Street, bounded and described as follows, to wit:

Beginning at a pin in the northerly side line of said Street; thence northerly in a straight line thirteen (13) feet and eight (8) inches easterly from the easterly side line of the dwelling house standing on said lot, sixty-seven (67) feet and seven (7) inches to a pin; thence easterly two (2) feet to a pin; thence northerly one hundred and twenty-two (122) feet to a pin; thence southwesterly seventy-five (75) feet to a pin; thence southeasterly one hundred and eighty-one (181) feet to a pin in the side line of said Street; thence easterly by said side line of said Street about ninety-two (92) feet to the point of beginning and the first named pin.

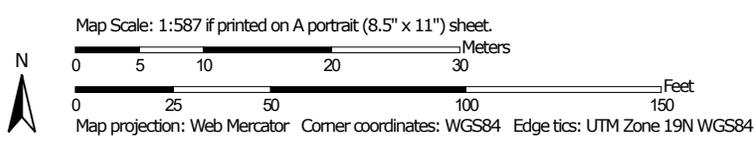
Also another certain lot or parcel of land situated in said Windham, bounded and described as follows, to wit:

Beginning at the southwest corner of the first parcel, on the northerly side of Androscoggin Street; thence westerly in the same direction as the southerly end line of said first parcel to the easterly side line of the Maine Central Railroad; thence northerly by said railroad line two hundred and fifty (250) feet to a point; thence easterly to the most northeasterly corner of said first parcel; thence westerly and southerly by said first parcel to the southwesterly corner thereof and to the point of beginning. This conveyance is made subject to a right of way for teams, vehicles, and foot passengers over a strip of land fifteen (15) feet wide, and adjoining the westerly sideline of said first parcel, extending northerly from said Androscoggin Street for a distance of twenty-five feet.

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



Soil Map may not be valid at this scale.



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
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	1.0	95.9%
HrD	Lyman-Tunbridge complex, 15 to 35 percent slopes, rocky	0.0	4.1%
Totals for Area of Interest		1.0	100.0%

Cumberland County and Part of Oxford County, Maine

HfD2—Hartland very fine sandy loam, 15 to 25 percent slopes, eroded

Map Unit Setting

National map unit symbol: blhd
Elevation: 0 to 900 feet
Mean annual precipitation: 34 to 49 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 90 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Hartland and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hartland

Setting

Landform: Lakebeds
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 9 inches: very fine sandy loam
H2 - 9 to 29 inches: silt loam
H3 - 29 to 65 inches: silt loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Melrose

Percent of map unit: 7 percent
Landform: Lakebeds
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Buxton

Percent of map unit: 5 percent
Landform: Lakebeds
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland, slopes <15%

Percent of map unit: 2 percent
Landform: Lakebeds
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Hartland, slopes >25%

Percent of map unit: 1 percent
Landform: Lakebeds
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 17, Jun 5, 2020