



March 1, 2021

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

**Re: Amended Subdivision Plan – Sketch Plan Review
Chamberlain Estates Subdivision, Windham
Robie Holdings, LLC – Applicant**

Dear Steve:

On behalf of our client Robie Holdings LLC, we have prepared the enclosed amended Subdivision plan for the Chamberlain Estates residential project for sketch plan review. We are proposing to eliminate three duplex buildings that were shown as units 36-40 on the approved plan and to replace them with three 12-unit buildings. The 12-unit buildings will be 3 stories with entrances on 2 sides. The total unit count for the project will be increased from 40 units to 70 units, which leaves 33 additional units available for future development phases.

We have designed the site so that the parking will be located to the rear of the buildings and the front entrance will lead directly to a sidewalk on Chamberlain Drive. We have proposed paved fire lanes at the corners of each building so that multiple fire trucks can access all three floors if necessary.

We have also revised the plan so that the 30-ft easement to the Portland Water District will now be a public right-of-way with a portion of the roadway built out as a street. The street will provide access to the parking spaces for the two adjacent units (30 and 31) and could be extended in the future to connect to Basin Road. Based on the extensive amount of public opposition we have received from the adjacent Basin Road neighborhood we are not proposing to build out the street connection, but will transfer fee ownership of the ROW to the Town so that the short segment of road connection could be built in the future by some other entity.

This project will require a Site Law permit with the Maine DEP and we are currently finalizing the design of the stormwater management features so that a permit application can be submitted within the next couple of weeks.

We look forward to working with the Town and if there are any further questions on the project, please don't hesitate to contact us.

Sincerely,
DM Roma Consulting Engineers

Dustin Roma

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Subdivision

Project Name: CHAMBERLAIN ESTATES SUBDIVISION

Tax Map: 18A **Lot:** 48-D03

Number of lots/dwelling units: 32 ADDITIONAL
70 TOTAL **Estimated road length:** N/A

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

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: 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

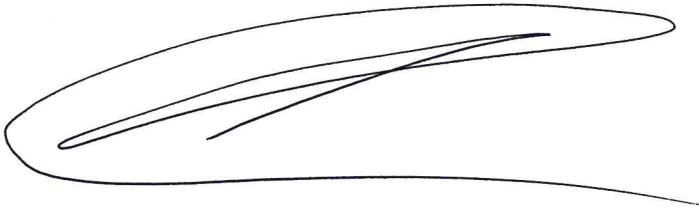
9-7-21
Date

January 11, 2021

Re: Agent Authorization

I am the owner of a parcel of land located on Manchester Drive and Basin Road in Windham, Maine. The property is a 14-acre portion of lot 48 as shown on the Town of Windham assessor's map 18A. I have retained the services of Dustin Roma and DM Roma Consulting Engineers to act as my agent to apply for land use permits associated with the development of this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jarod Robie", enclosed within a large, loopy oval shape.

Jarod Robie

Robie Holdings, LLC

