



October 4, 2021

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

**Re: Minor Subdivision Plan Application
11 Androscoggin Street
James Cummings - Applicant**

Dear Steve:

On behalf of Jim Cummings we have prepared the enclosed application and plan for Minor Subdivision Plan Review of a proposed lot split and construction of a 3-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 a 3-unit residential apartment on the remaining land. This project was originally proposed as an 8-unit building, but we have decided to scale down the size of the project to reduce the amount of vehicle and pedestrian traffic that will be generated as a result of the development. The proposed 3-unit building and 8 parking spaces will be more in scale with the surrounding buildings.

Stormwater management for the project will be accomplished by installing a roofline drip edge along the building and by installing two stone-bermed level spreaders that will receive concentrated flow from the parking area and convert it to sheet flow over the embankment. Erosion control measures have been proposed along the perimeter of the site and at the construction entrance.

The proposed 3-unit residential dwelling is expected to generate approximately 2 peak-hour trip ends for vehicle traffic, which can be adequately accommodated by the existing roadways. Androscoggin Street will be extended to provide a suitable turn-around area in the driveway that will be constructed to access the 3-unit building. The proposed driveway is located at the end of Androscoggin Street and there is adequate sight distance at the vehicle driveway. A turn-around has been designed for the driveway so that vehicles will not need to back out into Androscoggin Street.

The project will include a water main extension within Androscoggin Street and 3 separate water services into the site. Sewer services will be connected into the existing 8" sewer main that is located in Androscoggin Street that drains to an existing pump station. We have provided the design plans to Portland Water District for review and approval.

We anticipate that the sitework to complete the project will cost approximately \$80,000 including foundation excavation, utility services, the water main extension, gravel placement and paving.

Solid Waste generated during construction will be hauled off site and disposed at licensed waste handling facilities. Residents of the units will utilize the Town's curbside trash collection program to collect and dispose of solid waste.

The applicant has a long history of successfully completing similar projects in Windham and the surrounding communities. The consultants who have been retained for the project, including Survey, Inc., DM Roma Consulting Engineers and Mainely Soils, have extensive experience in land development design and permitting.

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

Final Plan - Minor Subdivision

Project Name: ANDROSCOGGIN STREET - 3 UNIT RESIDENTIAL

Tax Map: 37 Lot: 13

Number of lots/dwelling units: 3 NEW DWELLINGS Estimated road length: N/A

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

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, PE

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.

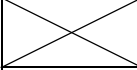
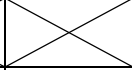
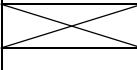
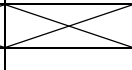
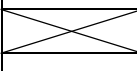
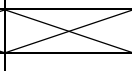
Dustin Roma

Signature

10-4-2021

Date

Final Plan - Minor Subdivision: Submission Requirements

A.	Mandatory Written Information	Applicant	Staff
1	A fully executed application form, signed by person with right, title, or interest in the property	X	
2	Evidence of payment of the application and escrow fees	X	
3	Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey	X	
4	Name, registration number and seal of the licensed professional who prepared the plan (if applicable)	X	
5	Description of how solid waste generated at the site is to be collected and disposed of.	X	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	X	
7	Copies of existing or proposed deed restrictions or covenants.	N/A	
8	Copies of existing or proposed easements over the property	N/A	
9	Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road	N/A	
10	Financial Capacity. Estimated costs of development, and itemization of major costs		
	i. Estimated costs of development, and itemization of major costs	X	
	ii. Financing - provide one of the following:		
	a. Letter of commitment to fund from financial institution, governmental agency, or other funding agency		
	b. Annual corporate report with explanatory material showing availability of liquid assets to finance development		
	c. Bank statement showing availability of funds if personally financing development		
	d. Cash equity commitment		
	e. Financial plan for remaining financing		
	f. Letter from financial institution indicating an intention to finance		
	iii. If a corporation, Certificate of Good Standing from the Secretary of State	X	
11	Technical Capacity		
	i. A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.	X	
	ii. Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development.	X	
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)	N/A	

B. Mandatory Plan Information		Applicant	Staff
1	Name of subdivision, date and scale	X	
2	Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed	X	
3	Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.	X	
4	North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design	X	
5	Location map showing the subdivision within the municipality	X	
6	Vicinity plan showing the area within 250 feet, to include:		
	i. approximate location of all property lines and acreage of parcels	X	
	ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints	X	
	iii. location and designations of any public spaces	N/A	
	iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property.	X	
7	Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years	X	
8	Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use	X	
9	All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department	X	
10	Location of all monuments as required by ordinance	X	
11	Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.	X	
12	Location of all yard setback lines.	X	
13	Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high intensity soils map in instances where poor soils are evident.	X	
14	Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.	N/A	
15	Written offers of cessation to the Town of all public open space shown on the plan.	N/A	
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.	PENDING	
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map	N/A	
18	For Cluster Subdivisions that do not maximize the development potential of the property being subdivided, a conceptual master plan for the remaining	N/A	

land showing future roads, Open Space, and lot layout, consistent with the requirements of 911.K., Custer Developments will be submitted.

X

C. Submission information for which a waiver may be granted.

Applicant

Staff

1

Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require

X

2

Description of how stumps and demolition debris will be disposed of

X

3

A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900.

X

4

A soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC).

X

5

If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist.

N/A

6

Show location of driveways

X

Electronic Submission

X

DLN:1002140153566

PERSONAL REPRESENTATIVES' DEED

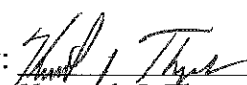
KENNETH J. THORPE, an individual residing in Gorham, Maine, with a mailing address of 6 Hawkes Way, Gorham, ME 04038 and **ROBYN L. MANCHESTER**, an individual residing in Gorham, Maine, with a mailing address of 42 Tow Path Road, Gorham, ME 04038, duly appointed and acting **CO-PERSONAL REPRESENTATIVES** 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.

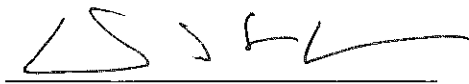
Meaning and intending to convey and hereby conveying the property described in the deed from Maurice C. Noble and Lillian E. Noble to Walter W. Thorpe and Sandra M. Thorpe, which deed is dated October 27, 1970, and recorded in the Cumberland County Registry of Deeds in Book 3148, Page 576. The said Walter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

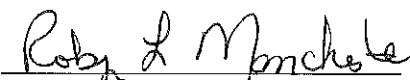
In WITNESS WHEREOF, the Grantors have executed this deed this 16th day of July, 2021.

Estate of Sandra Thorpe



By: 
Kenneth J. Thorpe
Co-Personal Representative



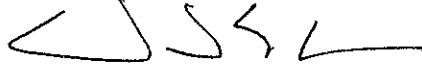
By: 
Robyn L. Manchester
Co-Personal Representative

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. CURRIER

Printed Name

ME Bar # 2571

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

Exhibit A

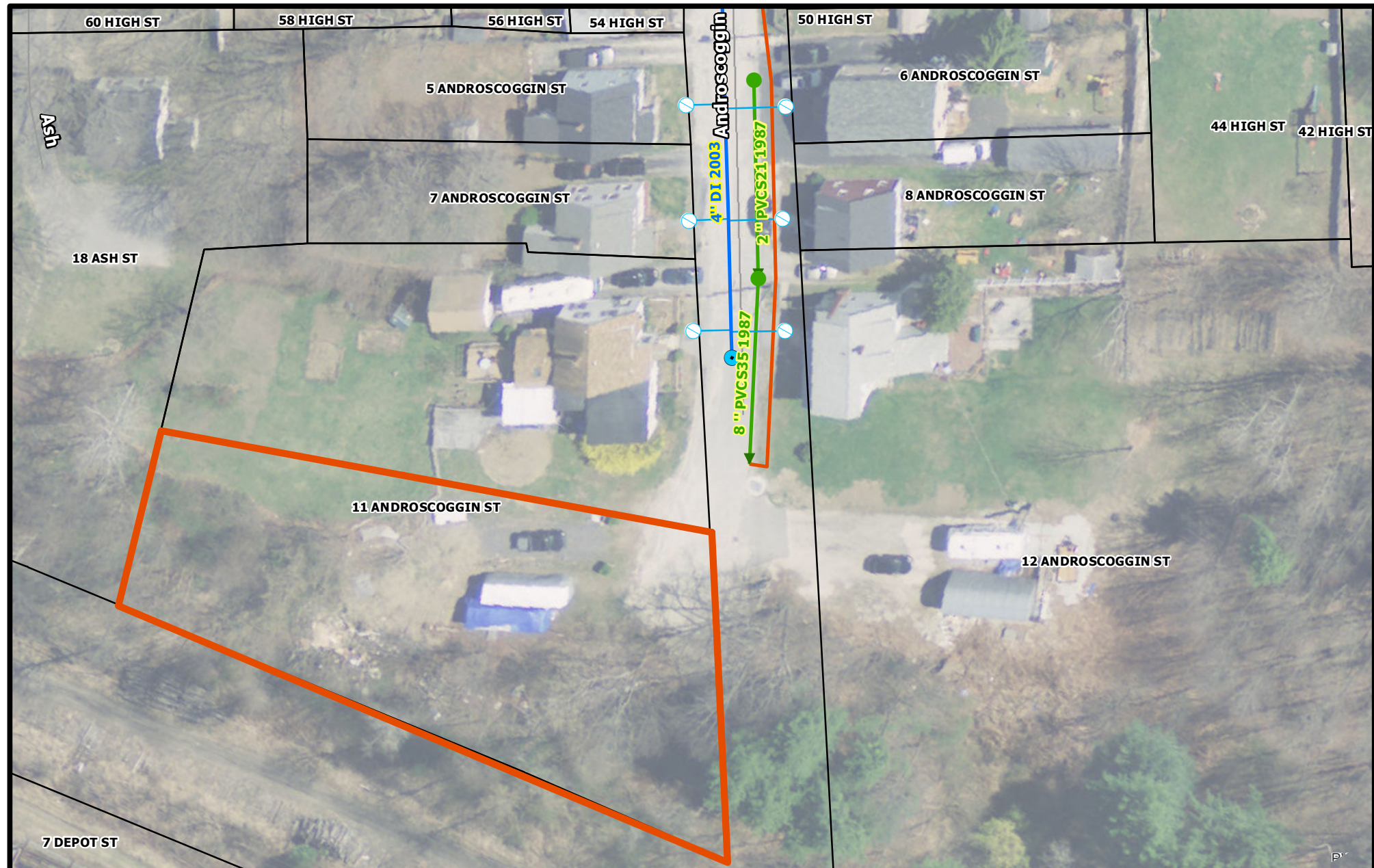
Kenneth J. Thorpe and Robyn L. Manchester, Co- Personal Representatives
of the Estate of Sandra Thorpe to James E. Cummings

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.



Androscoggin Street

Windham



PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Scale 0 12.5 25 50 75 100 Feet 1 inch = 50 feet

Legend

- | | | | |
|----------------|-----------------------|----------------------|--------------------|
| ● Air Valve | ● Connection | ⊕ Combined Service | ● Private Hydrants |
| ⊕ Blow Off | ● Attribute Change | ⊕ Domestic Service | → Gravity |
| ⊕ By Pass | ⊗ Hydrant Control | ⊕ Fire Service | → Force |
| ⊗ Distribution | ▲ Reducer | — Shallow Water Main | ● Manhole |
| ⊗ Transmission | ● Hydrant | — Deep Water Main | ● CSO |
| ⊕ Meter Pits | — Proposed Water Main | | |



Disclaimer: This map is suitable for preliminary study and analysis and is based on PWD record information. PWD is not liable for any damages whatsoever resulting from inaccurate data or from errors made in the location and marking of its infrastructure.

Drawn By: HAS

Infrastructure Map

Scale: As Noted


Date: September 29, 2021

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
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



To: Dustin Roma
DM Roma Consulting Engineers

Date: September 21, 2021

Project: 21125

From: Alexander A. Finamore, CWS, LSE
Mainely Soils, LLC

Re: 11 Androscoggin Street, Windham, ME – Wetland Delineation
Memorandum

At the request of DM Roma Consulting Engineers. (the “Client”), Mainely Soils conducted on-site wetland and waterbody delineations on a parcel, approximately 1 acre in size located on the northwest side of Androscoggin Street in Windham, Maine. These field investigations were performed to provide baseline environmental data to inform the client of potential development/use of the site. The natural resources assessments described in this memorandum were completed on August 25, 2021. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

PROJECT DESCRIPTION

The project site is located within the Village Commercial District along the Main Street corridor in the Town of Windham. The site is currently occupied by a residential dwelling and sloped forested land to the west. Surrounding land use of the site is residential to the north, south, and east. The western side of the site is bordered by a discontinued railroad bed. Access to the site is currently from Androscoggin Street. In total, the wetland and waterbody delineation survey area encompassed approximately 1 acre, identified by the Town of Windham as Tax Map 37, Lot 13.

SITE DESCRIPTION

The Study Area occurs in the Sebago-Ossipee Hills & Plains biophysical region of Maine (Schlawin & Cutko, 2014). The Sebago-Ossipee Hills & Plains biophysical region is characterized by variable topography, ranging from plains to low hills of low relief along the Atlantic coast. Interior areas are high hills to semi-mountainous, parts of which were glaciated. Vegetation is characterized by tall, cold-deciduous broadleaf forests that have a high proportion of mesophytic species. Bedrock geology is varied and complex, consisting of sedimentary, igneous, and metamorphic rocks. Forest vegetation includes oak-hickory, white-red-jack pine, maple-beech-birch, and aspen-birch cover types. The survey area is located within the Presumpscot River watershed (Hydrologic Unit Classification (HUC) 8 identification 01060001).

The Natural Resource Conservation Service soil survey mapping identifies native soils at the site as being formed in silty eolian or glaciolacustrine deposits on terraces and glacial lake plains (Hartland Series)(Web Soil Survey, 2021). The Hartland series is a well drained map unit.

Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area in August of 2021. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in order to be considered a wetland. Wetland boundaries were marked with blue “Wetland

Delineation” flagging, located in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

One distinct isolated wetland area was delineated within the study area. Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainly Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. No streams were observed within the study area.

Vernal pools are small (usually less than one acre), seasonal wetlands that lack perennial inlet or outlet streams and have no permanent fish populations (Calhoun and deMaynadier 2004). Vernal pools are valuable wetland wildlife habitat because of their potentially high biological productivity and use as breeding habitat by specialized animal communities. The characteristics of vernal pools including size, duration of flooding, substrate type and vegetative community are directly affected by a variety of factors such as landscape setting, surficial geology, soil type, and surrounding vegetation (Maine Audubon Society 1999).

Chapter 335 of DEP Rules – Significant Wildlife Habitat defines a vernal pool as follows:

“A vernal pool, also referred to as a seasonal forest pool, is a natural, temporary to semi-permanent body of water occurring in a shallow depression that typically fills during the spring or fall and may dry during the summer. Vernal pools have no permanent inlet or outlet and no viable populations of predatory fish. A vernal pool may provide the primary breeding habitat for wood frogs (*Rana sylvatica*), spotted salamanders (*Ambystoma maculatum*), blue-spotted salamanders (*Ambystoma laterale*), and fairy shrimp (*Eubrachipus* sp.), as well as valuable habitat for other plants and wildlife, including several rare, threatened, and endangered species. A vernal pool intentionally created for the purposes of compensatory mitigation is included in this definition.”

“Optimal times for counting egg masses of pool-breeding amphibians vary according to geographic location and weather. For instance, during cold springs, breeding can begin as much as 2 weeks later than it does in warm, wet springs. The optimal time to count masses is just past the peak breeding period. For wood frogs, this occurs approximately 2 weeks after they start full choruses. Wood frog egg masses hatch very quickly and are difficult to count much past peak breeding. Salamanders have a more extended breeding period and their eggs do not hatch as quickly as those of wood frogs. Therefore, surveys to count salamander egg masses should be conducted slightly later in the breeding season, generally 2-3 weeks following wood frog egg mass counts. The following are rough guidelines for optimal times for counting egg masses:”

Geographic Region	Wood Frogs	Spotted & Blue Spotted Salamanders
Northern Maine	May 5- May 20	June 5
Central Maine	April 5 – May 10	May 5 – May 25

Southern Maine	April 10 – April 25	April 20 – May 10
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Onsite investigations took place outside of vernal pool indicator breeding season, but no depressions capable of supporting vernal pool indicator species were observed anywhere within the Study Area.

Study Results

Using the methodologies described above, a wetland delineation was performed on August 25, 2021. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of one distinct feature. Wetland A1 was located in the northwest portion of the study area adjacent to the discontinued railroad bed. Wetland A1 consisted of a seasonally saturated palustrine forested wetland (PFO1E) dominated by deciduous trees. Wetland vegetation in this area was dominated by red maple (*Acer rubrum*), elderberry (*Sambucus canadensis*), Morrow's honeysuckle (*Lonicera morrowii*), cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), fringed sedge (*Carex crinita*), jewelweed (*Impatiens capensis*), and common horsetail (*Equisetum arvense*). Soils within this wetland consisted of a thin dark muck over a depleted silt loam substratum meeting the definition of hydric soil criteria A11: Depleted Below Dark Surface. Evidence of wetland hydrology included water stained leaves and saturation within 10 inches of the soil surface at the time of field investigations.

No streams or vernal pool locations were identified onsite during field investigations.

Summary

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for project planning purposes and to support permitting needs. One wetland was delineated on the site and was identified as Wetland A1. The wetland feature was located within glacio lacustrine silt loam soils in at the toe of a steep embankment next to an abandoned railroad bed. The wetland generally exhibited seasonally saturated/flooded hydroperiods, and provided groundwater recharge, wildlife habitat, and stormwater/water quality maintenance functions. No streams or vernal pool locations were observed.

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as "wetlands of special significance" (WOSS). Wetland A1 did not meet the definition of a 'WOSS'. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances.

References:

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- Schlawin, J. Cutko, A. Maine Natural Areas Program. 2014. A Conservation Vision for Maine Using Ecological Systems.
- Web Soil Survey. 2021. U.S. Department of Agriculture – Natural Resources Conservation Service.
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Attachments:

1. Representative Site Photographs

11 Androscoggin Street, Windham, ME – Wetland Delineation
Memorandum
Page 5 of 5
September 21, 2021

Attachment 1

Representative Site Photographs

Natural Resource Photographs – 8/25/2021
11 Androscoggin Street, Windham, Maine



Photo 1: View looking northerly into Wetland A1 from flag 2.



Photo 2: View looking southwesterly into Wetland A1 from flag 4

Natural Resource Photographs – 8/25/2021
11 Androscoggin Street, Windham, Maine



Photo 3: View of steep embankment upslope of Wetland A1



Photo 4: View of residential dwelling and lawn area from Androscoggin Street