



Maine Correctional Center Women's Re-Entry Facility River Road Windham, Maine

Sketch Plan Application

**Submitted to:
The Town of Windham
Planning Department**

January 2015

SMRT Project No. 13133-02

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Exhibit A

Sketch Plan Application

TOWN OF WINDHAM MAJOR & MINOR SITE PLAN APPLICATION

Sketch Plan

(Section 811 – Site Plan Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Fifteen (15) collated submission packets, which must include
 - Full size paper copies of each plan, map, or drawing, and
 - A bound copy of the required information found in Section 811 of the Land Use Ordinance.
 - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
 - All plans, maps, and drawings.
 - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
 - A PDF of the required information found in Section 811 of the Land Use Ordinance

The submission deadline for Sketch plans is four (4) weeks before the Planning Board or Staff Review Committee meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Ben Smith, Assistant Town Planner	bwsmith@town.windham.me.us
Lisa Fisher, Administrative Assistant	lmfisher@town.windham.me.us

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	✓	
b.	Project Narrative	✓	
	conditions of the site	✓	
	proposed use	✓	
	constraints/opportunities of site	✓	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	✓	
	utility study	✓	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	✓	
d.	Names and addresses of all consultants working on the project	✓	
e.	Evidence of right, title, or interest in the property	✓	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	✓	
g.	Any anticipated waiver requests (Section 808)	✓	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	✓	
	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.	N/A	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
	Submit initialed form regarding additional fees, from applicant intro packet		
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 applicants interest to obtain the required GIS data while the surveyor is on site.		
1	Name of subdivision, north arrow, date and scale (not more than 100 ft. 1in)	✓	
2	Boundary of the parcel	N/A	
3	Relationship of the site to the surrounding area	✓	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)		
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.	✓	
6	Existing buildings, structures, or other improvements on the site	✓	
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.	NONE	
9	Class D medium intensity soil survey		
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	✓	

Project Name: WOMAN'S RE-ENTRY FACILITY

Tax Map: 3 Lot: 5

Estimated square footage of building(s):

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

Contact Information

1. Applicant

Name: STATE OF MAINE

Mailing Address: 25 TYSON DRIVE, 3RD FL, STATE HOUSE STATION

Telephone: 287-2711

Fax: 287-4370

E-mail: AUGUSTA, ME 04333

JUDY.L.BRENTON@MAINE.GOV

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: N/A

Company Name:

Mailing Address:

Telephone:

Fax:

E-mail:

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

Judy L. Brenton 1/8/15
Signature Date
Deputy Commissioner
Dept of Corrections

Exhibit B

Project Narrative

Project Narrative

Existing Conditions

The site for the proposed Maine Department of Corrections (MDOC) Women's Re-entry facility is on an existing 108+/- acre parcel of land currently owned by the State of Maine DOC, and identified as Map 3, Lot 5, on the Town of Windham tax map. There is an existing correctional facility on the parcel, located towards the west side of the site, at the top of the ridge. The new Women's Re-entry facility will be located at the lower, eastern side of the site, on the west side of River Road, approximately 950± feet south of the intersection with Mallison Falls Road.

The project site on River Road is relatively low lying, and is currently undeveloped. It has been used as a farm, and the cover is open grass meadow and scrub shrub with areas of marsh. The proposed site is on an area of upland that is surrounded on three sides by drainageways that run through the site in northerly and easterly directions before discharging to Colley Wright Brook, a major tributary of the Presumpscot River.

The Natural Resource Conservation Service (NRCS) soil survey identifies predominant soil types as fine grained and poorly drained Buxton and Suffield silt loams. Preliminary geotechnical investigations undertaken by S.W.Cole Engineering, Inc. (SWC) confirm the presence of predominantly glaciomarine silts and clays in this area of the site. Preliminary mapping of freshwater wetlands, also undertaken by SWC in December 2013, identified wetlands to the west, north and south of the development site. Christine Woodruff from the MDEP and Aleita M. Burman of SWC visited the site on October 30, 2014 to make a stream determination of two watercourses that run adjacent to the project site. Based on that site visit a stream was identified to the southwest (back) of the proposed facility. A drainageway fed by a cross culvert in River Road, located within the southern portion of the development was not identified as a stream.

No major utilities are present in the section of River Road proposed for the new development. Water and gas mains and three-phase electrical power are available in Mallison Falls Road. The existing sewer pump station that serves the main correctional facility on the parcel is located adjacent to the facility maintenance building on Mallison Falls Road, approximately 900 feet from the proposed site.

Proposed Development

The site development comprises construction of a new 24,000 square foot Women's Re-entry facility, which will have the capacity to accommodate approximately 80 residents. The building will be set back 100-feet from the Right-of-Way line associated with River Road, as required by the Town of Windham Zoning Ordinance. The finished floor elevation will be set approximately 4-6 feet above existing grade, using imported granular borrow to meet the recommendations of the draft geotechnical report, and to ensure effective drainage away from the building.

A driveway entrance to the site will be provided approximately 900 feet south of the intersection with Mallison Falls Road. This will lead to a drop off area at the side of the building, and a 40 - space parking lot for staff, visitors, and residents located at the front of the building. The driveway access will extend around the northwesterly corner of the building to a delivery drop off area. A six-foot wide sidewalk will be provided between the parking lot and the building, providing access to the building.

Utilities

Utility services will have to be extended to the proposed site from Mallison Falls Road.

Water Service

The area around the current MDOC site is served by the Portland Water District (PWD). There is a twelve-inch diameter water main that runs along the southwest side of River Road from Windham Center to Mallison Falls Road. The main then continues westerly up Mallison Falls Road. The main does not extend further southeast along River Road past Mallison Falls Road. A new 8" water main will need to be extended approximately 900± feet to serve the proposed project. The new main will terminate in a fire hydrant located in the street at the entrance to the new facility. Separate fire and domestic water services will extend to the building from the main. The sizes of these services will be determined based on flow and pressure tests on the existing main.

Preliminary water demand estimates for the proposed facility, based on 80 resident beds give an average daily demand of 8,000 gpd. Portland Water District (PWD) indicates that once a main extension is in place the current infrastructure is sufficient to serve the proposed project.

Sewer Service

The current MDOC facility discharges sewage effluent, via a private force main in Mallison Falls Road, to the PWD owned and operated sewer pump station located on the west side of the Presumpscot River. The MDOC facility pump station is located behind the maintenance building on Mallison Falls Road. Projected sewage flow from the proposed project is the same as the water demand described in the section above. A new duplex pump station will be required adjacent to the new facility to pump effluent from the new building to the existing pump station located behind the maintenance building.

Gas Service

Maine Natural Gas provides service to the existing MDOC facility via a main located on the southeast side of Mallison Falls Road. The main continues northerly up River Road. There is no gas service currently located in River Road south of Mallison Falls Road. We anticipate an approximate 900' gas main extension will be required to serve the project. Maine Natural Gas has indicated that capacity exists in the vicinity of the project to serve the new development, subject to review of detailed usage calculations.

Electric Service

Central Maine Power Company currently provides electric service to the existing MDOC site and the surrounding area. Three phase power does not currently exist south of Mallison Falls Road. Three phase power, with sufficient capacity to serve a new facility exists on Mallison Falls Road adjacent to the existing MDOC facility. As a result, we anticipate three phase power will need to be extended approximately 1,000 feet to serve the proposed project.

Landscaping and Site Features

Landscape design features will be used to soften and add interest to the public approach to the facility, and to the public parking area. Other landscaping will be used to screen views of external visitation area at the front of the building. Site directional signs will identify specific parking areas, areas restricted to access by authorized vehicles, and delivery areas for arriving

trucks. We anticipate a small wet pond or bio-retention basin will be required to meet the MDEP stormwater requirements for the project.

Permitting

Local Permitting

The project site is located within the Industrial (I) Zone in the Town of Windham. Correctional facilities are listed as Conditional Uses within this zone. Therefore, local permitting for a new facility will include Site Plan Review and Conditional Use Review from the Town of Windham Planning Board.

State Permitting

The MDOC facility is subject to an existing Site Location of Development Act Permit # L-015483-26-A-N dated January 19, 1989. As such, the proposed project will require an Amendment to this permit. The project will most likely not trigger the need for review under the State of Maine Natural Resource Protection Act (NRPA). We anticipate wetland impacts below the permitting threshold of 4,300 square feet. Additional permitting will be required for work within the 75-foot stream setback associated with the stream segment located to the south of the project site.

Federal Permitting

Impacts to natural resources will require permitting through US Army Corps of Engineers through their Section 404 Maine Programmatic General Permit. We anticipate a Category I notification form will be required for wetland impacts less than 4,300 square feet.

Stormwater Management

Construction of the new facility will result in the creation of a significant amount of impervious area to the site. Runoff from the new impervious and developed areas will need to be treated in accordance with current State of Maine Chapter 500 Stormwater Rules. It may be possible to incorporate some Low Impact Development (LID) strategies to capture and treat runoff from new impervious areas proximate to the development. These may include pervious pavement sections with subsurface sand filters and small buffering filter strips. We anticipate the project will require the construction of either an underdrained filtration basin or a small wet pond to achieve the level of treatment required to meet the Chapter 500 Stormwater Rules.

Traffic

A Traffic Impact Study for the new facility is in the process of being prepared by Mr. William Bray. The report will analyze existing and proposed traffic conditions in the area surrounding the proposed development to ascertain the effect the new facility may have on the road system, and to determine what/if any off-site improvements may be required. The report will determine the maximum increase in peak hour traffic from the new facility. It is anticipated that this facility will not generate 100 or more peak hour trips. The Maine Department of Transportation's (MDOT) Traffic Movement Permit threshold is 100 or more passenger car equivalents in a peak hour. As such, we do not anticipate the need for a Traffic Movement Permit as part of this project.

Exhibit C

Owner and Applicant

The current owner of the property is:

State of Maine
Department of Corrections
25 Tyson Drive, 3rd FL
State House Station
Augusta, ME 04333

The applicant for the project is same as above.

Exhibit D

Project Consultants

Architectural design and engineering services for this project will be prepared by SMRT, INC. additional consultants working on this project are as follows:

S.W.Cole Engineering, Inc.
37 Liberty Drive
Bangor, ME 04401

S.W.Cole will be providing Geotechnical Engineering Services and Natural Resource Investigations for the project.

William F. Bray, P.E.
235 Bancroft Street
Portland, Maine 04102

William Bray will be preparing the traffic study for the project.

Exhibit E

Right, Title, or Interest

Attached is the current Deed for the property

KNOW ALL MEN BY THESE PRESENTS: That the County of Cumberland, a body corporate and politic, existing by law and located in the State of Maine, In consideration of one dollar and other valuable considerations paid by the State of Maine, a body corporate and politic, and duly existing under the law, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said State of Maine, its successors and assigns forever, the following described real estate.

Co. of Cumb.
to
State of Me.
Warranty

A certain lot or parcel of land with the buildings thereon situated in the town of Windham, County of Cumberland and State of Maine, bounded and described as follows, viz:- Beginning at an iron hub set in the ground at the southeasterly corner of the land of Frank W. Bryant on the Southwesterly side of the River Road, so called, running through said Windham; thence southeasterly by said River Road to Dole's Brook, so called; thence westerly by said Brook to a large willow tree on the northerly side of said brook; thence westerly in a straight line and by the northerly side line of the land now or formerly belonging to the heirs of Jonathan Sanborn to an iron hub set in the ground; thence southerly by said land now or formerly of said Sanborn heirs to an iron hub and spruce tree on the northerly bank of said brook; thence southwesterly by said brook to the eastern boundary of the present location of the Portland & Ogdensburg Railroad Company now leased to the Maine Central Railway and known as the Mountain Division thereof; thence northwesterly by said railroad location to the so-called tank lot; thence easterly by said tank lot and land of J. L. Brackett to the southerly side of the Mallison Falls road, so called; thence easterly by said southerly side of said Mallison Falls road to an iron hub set in the ground on the southerly side line of said Mallison Falls Road at the westerly corner of said land of said Frank W. Bryant; thence southerly by said Frank W. Bryant's land to the southerly corner thereof; thence easterly by said Frank W. Bryant's land to the point of beginning.

Subject to whatever rights the Maine Central Railway may have upon or over the premises.

Meaning and intending hereby to convey the same premises conveyed to Joseph L. Robinson by Fred C. Phinney by his deed dated July 11, A. D. 1895, and recorded in the Registry of Deeds for Cumberland County, Book 629, Page 14; by Charles W. Caswell by his deed dated Feb. 17, A. D. 1898, and recorded in said Registry, Book 660, page 182; by Nielsina Madsen by deed dated Feb. 17, 1898, and recorded in said Registry in Book 660, Page 183; and by Jonathan Sanborn by his deed dated Feb. 23, A. D. 1898, and recorded in said Registry in Book 668, Page 178, except a small irregular shaped piece of land on the southerly side of Dole's Brook, which the said Joseph L. Robinson conveyed to Jonathan Sanborn by deed dated March 1, A. D. 1898, and recorded in said Registry, Book 666, Page 494.

Also another certain lot or parcel of land with the buildings thereon situated in said Windham, bounded and described as follows, viz:- Commencing on the northeasterly side of the River Road, so called, running through said Windham at

the southwesterly corner of land of Rebecca Johnson; thence running southeasterly by said River Road to the Cross Road leading northeasterly to the schoolhouse lot; thence northeasterly by said last named road to said schoolhouse lot; thence northwesterly and northeasterly by said schoolhouse lot to the road running to the northeasterly side of said schoolhouse lot and past the house of Ann Moore; thence northwesterly by said last named road and the westerly side line of land now or formerly belonging to the heirs of Nathan Wood to the southerly side line of land of said Rebecca Johnson; thence southwesterly by said southerly side line of said Rebecca Johnson land to the point of beginning.

Meaning and intending hereby to convey the same premises conveyed to the said Joseph L. Robinson by Clara L. Webb by her deed dated Oct. 30, A. D. 1906, and recorded in the Cumberland County Registry of Deeds, Book 798, Page 27; by Laud E. Hubbard by deed dated Oct. 30, A. D. 1906, said deed recorded in said Registry in Book 798, Page 199; and by Lindley M. Webb, guardian of Fred L. Webb and Roy F. Webb, by deed dated Nov. 20, A. D. 1906, said deed being recorded in said Registry in Book 777, Page 397;

Also another certain lot or parcel of land with the buildings thereon situated in said Windham on the westerly side of the "New Road", so called, leading from the Mallison Falls Road to the Depot Road, so called, near the Railroad Station at South Windham, and bounded northerly by land now or formerly of S. D. Warren Company; easterly by said New Road; southerly by land of the heirs of Joseph L. Robinson and westerly by land of the Maine Central Railway; containing about fourteen (14) acres. Being the same premises conveyed to the said Joseph L. Robinson by Hannah N. Frink by her deed dated April 26, A. D. 1895, recorded in said Registry, Book 626, Page 68. Subject, however, to a lease given by the said Joseph L. Robinson to the Maine Central Railway for location of a semaphore upon said land, which lease and rights thereunder the said Joseph L. Robinson assigned to The Aspenhurst Farm, and which lease and rights thereunder the said The Aspenhurst Farm assigned to the County of Cumberland, and which lease and rights thereunder the said County of Cumberland assigns to the State of Maine as a part of this conveyance.

All of the hereinbefore described lots or parcels of land being a part of the same premises which were conveyed by Joseph L. ~~Robinson~~ and Mary E. Robinson to the said The Aspenhurst Farm by their warranty deed dated January 22, A. D. 1907, said deed being recorded in said Registry of Deeds, Book 802, Page 145; and by deed of The Aspenhurst Farm to the County of Cumberland dated January 22, 1913 and recorded in said Registry of Deeds, Book 907, Page 161.

The last above described lot or parcel is subject to a reservation and exception in favor of The Aspenhurst Farm, its successors and assigns forever, of a certain spring located upon the southerly side of said lot or parcel of land and being the same now furnishing or supplying water for the dwelling house and premises of the late Joseph L. Robinson. And for the purpose of taking, drawing and conducting the waters of said spring across said lot to the said premises formerly

of said Joseph L. Robinson, the said The Aspenhurst Farm has further reserved and excepted unto itself, its successors and assigns forever, the right to enter upon said premises at all reasonable times to dig and excavate the soil thereof and to lay, repair and maintain pipes below the surface of the same, said pipes to be forever laid and maintained in a course substantially the same as that of the present pipe line, viz: in a southerly direction and straight line from said spring to said premises formerly of said Joseph L. Robinson. For further description of said reservations and exceptions reference is hereby made to said deed from said The Aspenhurst Farm to The County of Cumberland.

Also another certain lot or parcel of land situated in the town of Windham, in said County and State, and bounded and described as follows, viz:-
Commencing at the intersection of the South side of the Mallison Falls Road, so called, with the West side of the River Road, so called, leading from Gambo past the Squire Webb Homestead to the Cumberland Hills, and from thence running West-erly by said Mallison Falls Road fifty-three and one-half ($53 \frac{1}{2}$) rods to an iron hub driven in the ground; thence Southerly to land now or formerly of Charles J. Larry thirty and one-third ($30 \frac{1}{3}$) rods to an iron hub driven in the ground and land now or formerly of Fred C. Phinney; thence Easterly parallel with the first bound of fifty-three and one-half ($53 \frac{1}{2}$) rods to said River Road to a point thirty and one-third rods Southerly from the point of beginning and measured on said River Road and to an iron hub driven in the ground; thence Northerly by said River Road thirty and one-third rods to the point of beginning, containing ten (10) acres, more or less. Meaning and intending hereby to convey the same prop-erty conveyed to said County of Cumberland by deed of John C. Nichols, Administrator of the estate of Frank W. Bryant, dated April 3, 1913 and recorded in the Cumber-land Registry of Deeds, Book 904, Page 493.

Also a certain lot or parcel of land located on the Northeasterly side of High Street, so called, in the town of Windham and bounded and described as follows, to wit, beginning at an iron hub on the Northeasterly side of said High Street on the line between land of William H. Bickford and land of J. W. C. Roberts; thence Northeasterly along the line of said Robert's land to an iron hub set in the line between said Bickford's land and land of George Long; thence Southerly by said Long's land to an iron hub set in the Northerly side line of the Mallison Falls Road; thence Westerly along said Mallison Falls Road to a standing post set in the Northeasterly side line of said High Street; thence along the Northeasterly side line of said High Street to the point of beginning, containing seventeen (17) acres, more or less.

Hereby conveying a portion of the real estate which was bequeathed to William H. Bickford by his late father William Bickford, by his last will and testament, which was duly proved and allowed by the Judge of Probate for said County.

Being the same property conveyed the said County of Cumberland by William H. Bickford by his Warranty Deed dated July 14, 1913 and recorded in the Cumberland Registry of Deeds, Book 916, Page 201.

Also a certain lot or parcel of land in said Windham on the westerly side of the "New Road" so called, which leads from Depot Street in said Windham to the Mallison Falls Road, so called, said lot or parcel of land being bounded and described as follows, viz;- Beginning at a point on said westerly side of said road, which point is distant on a course South 6° 30' West, five hundred and thirty-one and three tenths (531.3) feet from the southeast corner of land of the S. D. Warren Company; thence North 86° 50' West a distance of five hundred and forty-five (545) feet more or less to an iron hub set in the ground; thence North 4° 17' East one hundred fifty-two and twenty-five hundredths (152.25) feet to the southerly side of the so-called Frink lot, which on Jan. 22, 1913 was conveyed by The Aspenhurst Farm to the County of Cumberland; thence in an easterly direction along said southerly side of said Frink lot a distance of five hundred and forty-five (545) feet more or less to said westerly side of said New Road; thence South 6° 30' West along said westerly side of said New Road to the point of beginning.

Hereby conveying the same premises that were conveyed to this Grantor by two deeds, one from Mary E. Robinson et als dated February 18, 1913, and recorded in said Registry in Book 909, Page 203, and the other from Mary E. Robinson, Guardian of Albert L. Robinson and Mary Elizabeth Robinson dated February 27, 1913, and recorded in said Registry, Book 904, Page 483, said two deeds conveying the interests of the widow and only heirs at law of Joseph L. Robinson, late of said Windham, deceased.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the State of Maine, its successors and assigns, to its and their use and behoof forever.

AND the said County of Cumberland does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF the said County of Cumberland by its Board of County Commissioners thereunto duly authorized in accordance with the provisions of the Private and Special Laws of Maine for the year 1919, chapter 85, section 2, and in pursuance of a vote of said Board taken on the eighth day of April, A. D. 1920, has hereunto caused its name to be signed and its seal to be affixed this eighth day of May, A. D. 1920.

IN WITNESS WHEREOF the said County of Cumberland also by its agent Norman True duly appointed in complinace with the provisions of the 1916 revision of the Statutes of Maine, chapter 83, section 10, by vote duly passed by its board of County Commissioners in regular session on the fourth day of May, 1920 which said vote is duly recorded in the record of its proceedings duly kept by

said board of County Commissioners, has hereunto caused his name to be signed and his seal to be affixed this eighth day of May, 1920.

Signed, Sealed and Delivered in the presence of:-

Thomas J. Kennon to all

County of Cumberland (County Seal)

By Charles A. Maxwell Seal

Clarence L. Bucknam U.S.I.R.
Chairman Seal \$16.00

Frank M. Hawkes Seal C.L.B.
Commissioners May 8 1920
N.T.

Norman True Agent Seal
State of Maine Cumberland, ss. Portland, May 8, 1920.

Personally appeared the above named Charles A. Maxwell, Clarence L. Bucknam and Frank M. Hawkes, to me personally known, who took oath that they are the duly elected Commissioners of said County of Cumberland, and that the foregoing is their free act and deed in their said capacity, and the free act and deed of said County of Cumberland.

And personally appeared the above named Norman True to me personally known, who took oath that he was the duly appointed agent of the Commissioners of said County of Cumberland in pursuance of the provisions of the 1916 revision of the Statutes of Maine, Chapter 83, Section 10, and that the foregoing is his free act and deed in his said capacity, and the free act and deed of said County of Cumberland.

Before me, Franz U. Burkett, Justice of the Peace.

Received May 18, 1920, at 1h, 45m, P. M., and recorded according to the original.

KNOW ALL MEN BY THESE PRESENTS, That I, Jesse Holden of Harrison County of Cumberland State of Maine being the owner of a certain mortgage given by William L. Ash of Otisfield County and State aforesaid to Jesse Holden dated June 4th, A. D. 1917, and recorded in Cumberland Registry of Deeds, Book 994, Page 16, do hereby acknowledge that I have received full payment and satisfaction of the same, and of the debt thereby secured, and in consideration thereof I do hereby cancel and discharge said mortgage, and release unto the said William L. Ash, his heirs and assigns forever the premises therein described.

HOLDEN
to
Ash
Discharge

IN WITNESS WHEREOF, I the said Jesse Holden have hereunto set my hand and seal this fourth day of May, A. D. 1920.

Signed, Sealed and Delivered in presence of

----- Jesse Holden, SEAL.

State of Maine. County of Cumberland, ss. May 4th, 1920.

Then personally appeared the above named Jesse Holden and acknowledged the foregoing instrument to be his free act and deed, before me,

Notarial Seal. A. F. Chute, Notary Public.

Received May 18, 1920, at 2h, P. M., and recorded according to the original.

State of Maine. Cumberland, ss. Portland, May 18, A. D. 1920.

I, Harry H. Cannell, attorney of record for Edward H. Horton, plaintiff in

Horton
to
Haney &

Exhibit F

Evidence of Payment of Sketch Plan Fees

**The sketch plan application fee is \$600.00.
Attached is a copy of the check to the Town of Windham.**

SMRT, INC.
 ARCHITECTURE ENGINEERING PLANNING
 P.O. BOX 618
 PORTLAND, ME 04104
 (207) 772-3846

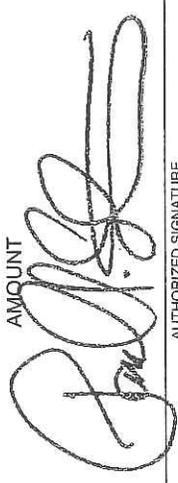
Bangor Savings Bank
 BANGOR, MAINE 04401
 52-7438-2112

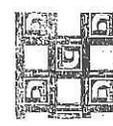
January 16, 2015
 CHECK DATE

Six Hundred and 00/100 Dollars

PAY TO
 Town of Windham
 8 School Road
 Windham, ME 04062-4899

AMOUNT 600.00


 AUTHORIZED SIGNATURE



Security features. Details on back.

⑈056037⑈ ⑆211274382⑆ 201005744⑈

SMRT, INC. ARCHITECTURE ENGINEERING PLANNING

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay /	Net Amount
Sketch Plan App Fee	1/15/2015	0077667	600.00			600.00
Town of Windham		TOTAL	600.00			600.00
Bangor Savings Bank	1	WINDHAM				

Check Date: 1/16/2015 56037

Exhibit G

Anticipated Waiver Requests (Section 808)

We will be requesting a waiver for the requirement that a boundary survey of the property be submitted as part of the Site Plan Application. The Department of Corrections does not have a boundary survey of this property. Based on the location of the proposed facility and the size of the parcel (108 acres) we feel setbacks will be satisfied. The project site is located approximately 800 feet from Colley Wright Brook (the southern property boundary) and approximately 900 feet from Mallison Falls Road (the northern property boundary). We would propose providing a survey plan locating the River Road Right of Way, in front of the proposed project, so the 100-foot front setback requirement can be met.

We have included within Exhibit F, a sketch indicating the approximate limits of the parcel with the proposed project site identified.

**TOWN OF WINDHAM
SUBDIVISION & SITE PLAN APPLICATION**

Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name:

Tax Map: 3 **Lot:** 5

Waivers are requested from the following Performance and Design Standards (add rows as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
811(B)1d1viii	The bearings and length of all property lines of the property to be developed and the stamp of the surveyor that performed the survey.	

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property’s pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The parcel is approximately 108 acres in size and we are only impacting approximately 2.4 acres adjacent to River Road. The proposed project has been sited to minimize wetland impacts and utilize upland areas for the development. We will be well within the side setbacks of the property, without a boundary survey of the property.

(continued next page)

Ordinance Section: 811 (B) 1d1viii

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution		x
Light pollution or glare		x
Water supply		x
Soil erosion		x
Traffic congestion or safety		x
Pedestrian safety or access		x
Supply of parking		x
Sewage disposal capacity		x
Solid waste disposal capacity		x
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas		x
Flooding or drainage issues on abutting properties		x
The Town's ability to provide the subdivision with public safety services (if subdivision)		n/a

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

Exhibit H

Site Location Map/Tax Map

Exhibit I

Soils Survey

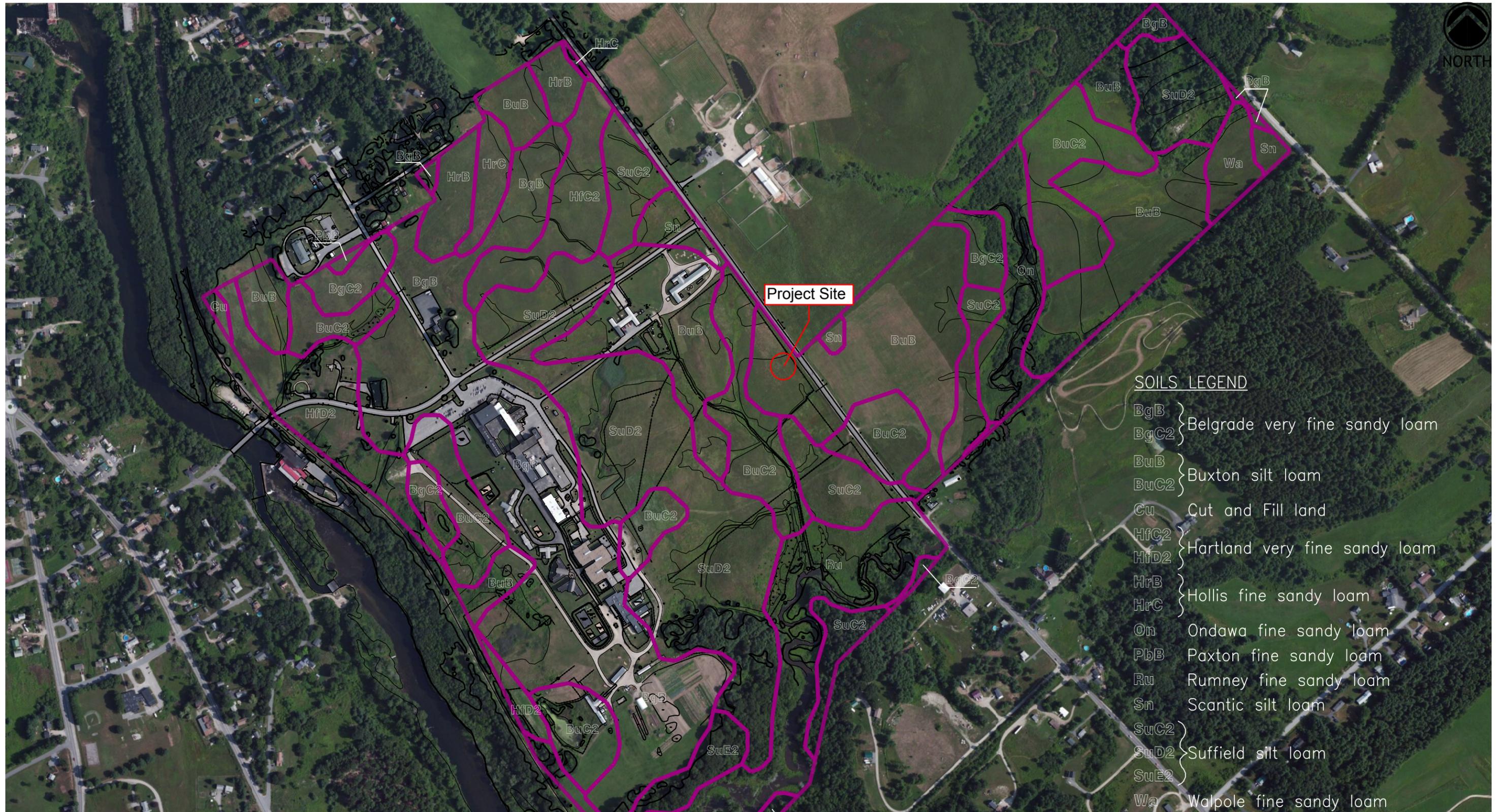


FIGURE 3

REFERENCE: NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY

