

File: 10164

July 14, 2016

Ms. Amanda Lessard
Town of Windham
8 School Rd
Windham, ME 04062

RE: THOMAS J. ROSSINI, 4 CRIMSON DRIVE

Dear Amanda,

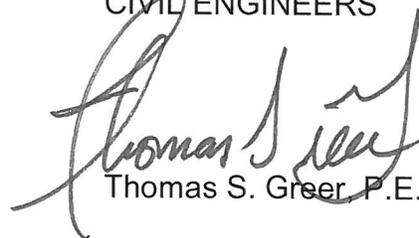
Attached are revised drawings for Tom Rossini's property. We would like Staff approval for deleting the sidewalk. Based on our review; we will pay the Town the impact fee in place of the sidewalk.

The outstanding items for the original approval appear to be the landscaping. We will install it in accordance with the original plan.

Let me know if you have any other items. Thanks for your help.

Sincerely,

PINKHAM & GREER,
CIVIL ENGINEERS



Thomas S. Greer, P.E.

cc: Thomas Rossini
Enclosures
tsg/rjs

Project Name: 4 Crimson Drive (Site Plan Application Amendment)

Tax Map: 21 **Lot:** 2-1

Estimated square footage of building(s): N/A

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

N/A

Contact Information

1. Applicant

Name: Thomas J. Rossini

Mailing Address: 182 Lyons Pt. Rd, Raymond, ME 04071

Telephone: (508) 561-8366 Fax:

E-mail: rossini.tom@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)

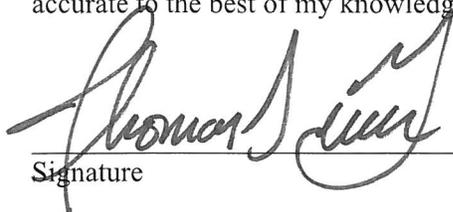
Name: Thomas S. Greer, P.E.

Company Name: Pinkham & Greer, Civil Engineers

Mailing Address: 28 Vannah Ave., Portland, ME 04103

Telephone: (207) 781-5242 Fax: (207) 781-4245 E-mail: tgreer@pinkhamandgreer.com

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


Signature

7/14/16
Date

Final Plan – Minor Site Plan: Submission Requirements		Applicant	
			Staff
a.	Complete Sketch Plan Application form	x	
b.	Evidence of payment of application and escrow fees	x	
c. Written information - submitted in bound report			
1	A narrative describing the proposed use or activity	x	
2	Name, address, & phone number of record owner, and applicant if different	x	
3	Names and addresses of all abutting property owners	x	
4	Documentation demonstrating right, title, or interest in property	x	
5	Copies of existing proposed covenants or deed restrictions	N/A	
6	Copies of existing or proposed easements on the property	N/A	
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable	x	
8	Evidence of applicant's technical capability to carry out the project	N/A	
9	Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property	N/A	
10	Estimated demand for water supply and sewage disposal	N/A	
11	Provisions for handling all solid wastes, including hazardous and special wastes	N/A	
12	Detail sheets of proposed light fixtures	N/A	
13	Listing of proposed trees or shrubs to be used for landscaping	x	
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project	N/A	
15	Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources	N/A	
16	If the project requires a stormwater permit from MaineDEP or if the Staff Review Committee determines that such information is required, submit the following:	N/A	
	stormwater calculations		
	erosion and sedimentation control measures		
	water quality and/or phosphorous export management provisions		
17	If public water or sewerage will be utilized, provide statement from utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	On-site Well	
18	Financial Capacity	N/A	
	i. Estimated costs of development and itemize estimated major expenses		
	ii. Financing (submit one of the following)		
	a. Letter of commitment to fund		
	b. Self-financing		
	1. Annual corporate report		

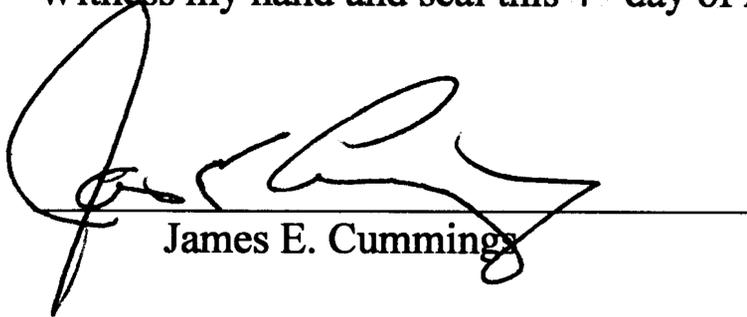
	2. Bank Statement		
	c. Other		
	1. Cash equity commitment of 20% of total cost of development		
	2. Financial plan for remaining financing		
	3. Letter from institution indicating intent to finance		
	iii. If a registered corporation a Certificate of Good Standing from:		
	Secretary of State, or		
	statement signed by corporate officer		
19	Technical Capacity (address both)	N/A	
	i. Prior experience		
	ii. Personnel		
d. Plan Requirements - Existing Conditions			
i.	Location Map adequate to locate project within the municipality Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	x	
ii.	a. Approximate location of all property lines and acreage of parcels	x	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	N/A	
	c. Location and designations of any public spaces	N/A	
	d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract	N/A	
iii.	North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used	x	
iv.	Location of all required building setbacks, yards, and buffers	x	
v.	Boundaries of all contiguous property under the total or partial control of the owner or applicant	x	
vi.	Tax map and lot number of the parcel or parcels on which the project is located	x	
vii.	Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district.	x	
viii.	Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	x	
ix.	Existing topography of the site at 2-foot contour intervals	x	
x.	Location and size of any existing sewer and water mains, culvers and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	x	
xi.	Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	x	
xii.	Location, dimensions, and ground floor elevation of all existing buildings	x	
xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	x	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.	Location	Plan

xv.	Location of the following:		
	a. Open drainage courses	x	
	b. Wetlands	N/A	
	c. Stone walls	x	
	d. Graveyards	N/A	
	e. Fences	N/A	
	f. Stands of trees or treeline, and	x	
	g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources	N/A	
xvi.	Direction of existing surface water drainage across the site	x	
xvii.	Location, front view, dimensions, and lighting of existing signs	N/A	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	x	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	x	
Plan Requirements - Proposed Development Activity			
i.	Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	x	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	x	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	x	
iv.	Location and proposed screening of any on-site collection or storage facilities	N/A	
v.	Location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways, and any changes in traffic flow onto or off-site	x	
vi.	Proposed landscaping and buffering	x	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	x	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	N/A	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Staff Review Committee.	x	
x.	Location of all utilities, including fire protection systems	x	
xi.	Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Staff Review Committee." along with space for signatures and date	x	

WARRANTY DEED

JAMES E. CUMMINGS of Windham, Cumberland County, Maine, for consideration paid, grants to **THOMAS ROSSINI**, of Holliston, Massachusetts, whose mailing address is 2122 Washington Street, Holliston, MA 01746, with **Warranty Covenants**, the land in Windham, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

Witness my hand and seal this 4th day of April, 2008.


James E. Cummings

STATE OF MAINE
Cumberland, ss.

April 4, 2008

Then personally appeared the above named James E. Cummings who acknowledged the foregoing instrument to be his free act and deed.

Before me,


John L. Elmen, Attorney-at-Law

MAINE REAL ESTATE TAX PAD

Exhibit A

A certain lot or parcel of land situated on the Southwesterly side of Roosevelt Trail (a.k.a Route 302) in the Town of Windham, County of Cumberland and State of Main, being more particularly bounded and described as follows:

Beginning at a 5/8" capped rebar (#1328) found set in the ground on the Southwesterly side line of Roosevelt Trail at the Northerly corner of land now or formerly of DEW, LLC described in a deed recorded in Book 20,997, Page 304 of the Cumberland County Registry of Deeds;

Thence S 53° 46' 54" W along land of the said DEW, LLC, 237.83 feet, to a 5/8" capped rebar (#1328) found set in the ground at the Westerly corner of land of the said DEW, LLC, and along the northeasterly sideline of a Portland Pipeline Corporation Easement as described in deeds recorded in Book 2824 Page 320 and Book 1655 Page 171 of the Cumberland County Registry of Deeds;

Thence N 20° 31' 31" W along the said Portland Pipeline Corporation Easement, 92.40 feet, to a point to be marked with a 5/8" capped rebar (#1328);

Thence N 49° 26' 21" E across land of the Grantor, 199.28 feet, to a point to be marked with a 5/8" capped rebar (#1328) on the Southwesterly side line of the said Roosevelt Trail;

Thence S 43° 51' 06" E along the Southwesterly side line of the said Roosevelt Trail, 105.00 feet, to the point and place of beginning.

Containing 21,022 square feet.

Grantor hereby reserves a 20 foot wide by 50 foot long appurtenant easement and right of way which easement shall be one-half of a larger 40 foot wide shared driveway entrance benefiting the herein described parcel and for the Grantor's remaining abutting land which lies northwesterly of the parcel conveyed herein. This easement and right of way shall be for ingress and egress and for the provision of utilities. This easement shall begin along the southwesterly sideline of Roosevelt Trail at the northerly most corner of the parcel conveyed herein and extend 50 feet southwesterly and parallel to the northwesterly boundary of the parcel conveyed herein.

Also granting a 20 foot wide by 50 foot long appurtenant easement and right of way representing the second half of the larger 40 foot wide shared driveway entranced described above. This easement and right of way shall begin along the southwesterly sideline of Roosevelt Trail at the southeasterly corner of the Grantors remaining land and shall extend 50 feet southwesterly and parallel to the southeasterly boundary line of Grantor's remaining land and shall mirror the easement described in the previous paragraph. This easement shall be for ingress and egress and the provision of utilities and shall be subject to the use of others.

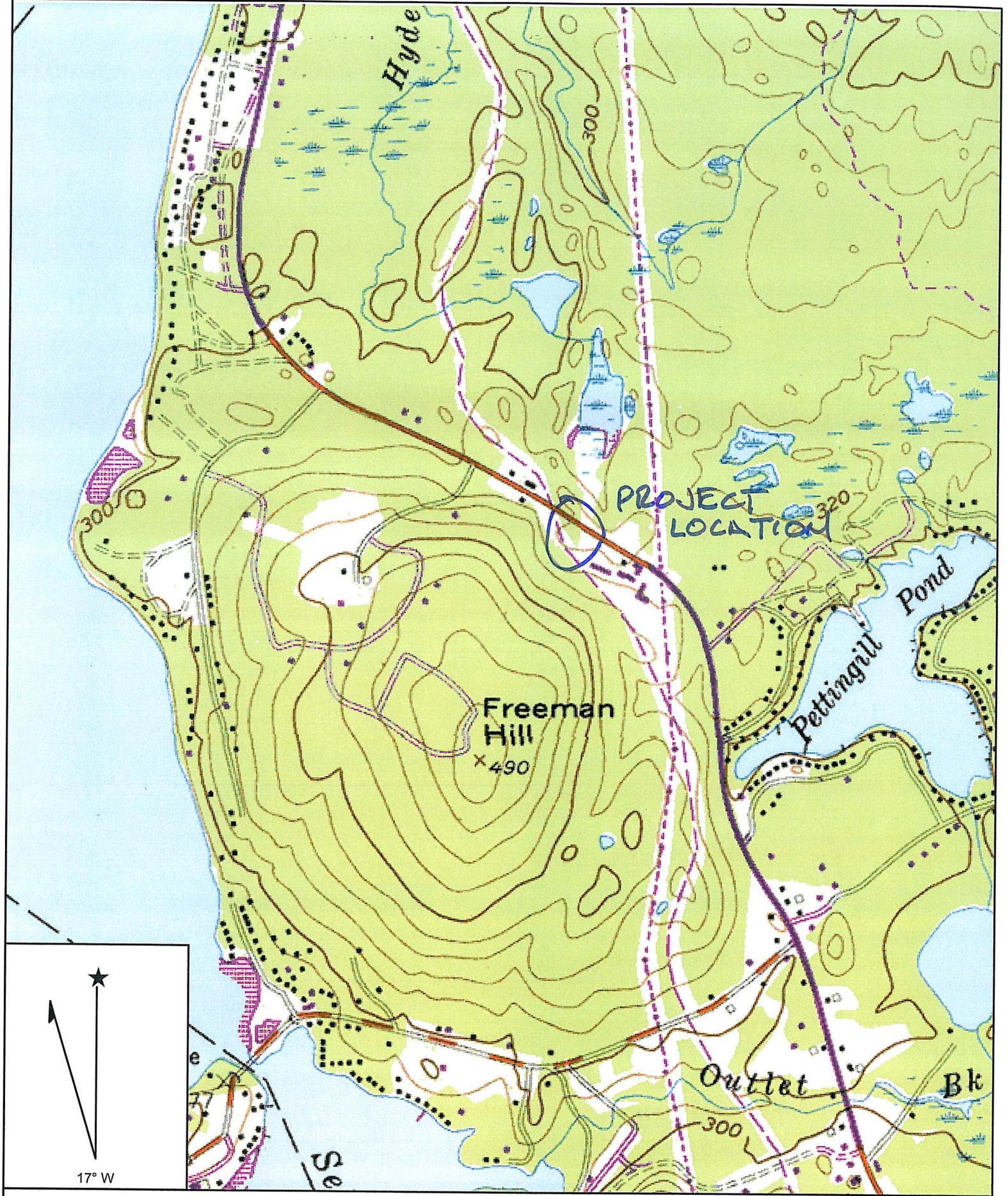
This conveyance is made subject to a utility easement to the extent it may cross the herein conveyed parcel described in Utility Easement Deed recorded in Book 9052, Page 82 of the Cumberland County Registry of Deeds.

Also subject to an easement to Portland Water District to the extent that it may cross the herein conveyed parcel as described in an easement deed recorded in Book 4951, Page 230 of the Cumberland County Registry of Deeds.

All bearings are Magnetic of the year 1984.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by a Deed recorded in the Cumberland County Registry of Deed in Book 20,632 on page 343. Also meaning and intending to grant and hereby granting an appurtenant easement and right of way which shall be one half of a shared drive way entrance across Grantor's remaining land.

Received
Recorded Register of Deeds
Apr 14, 2008 08:58:18A
Cumberland County
Pamela E. Lovley



Name: NORTH WINDHAM
Date: 11/12/2010
Scale: 1 inch equals 1000 feet

Location: 043° 51' 23.04" N 070° 27' 30.15" W
Caption: 10164-4 CRIMSON DRIVE

21/2
Meyer Realty Investments, Inc
23 Casselton Road
Raymond, ME 04071

21/2/B & 21/2/B/1
Faith Lutheran Church
PO Box 1465
No. Windham, ME 04062

21/2/A03
DEW LLC
976 Roosevelt Trail
Windham, ME 04062

21/2/1
Thomas Rossini
182 Lyons Point Road
Raymond, ME 04071
(Said Parcel)