



August 6, 2020

Planning Board  
City of Westbrook  
2 York Street  
Westbrook, ME 04092

**RE: Wormell Farm Subdivision**

Dear Westbrook Planning Board:

Attached are our completed application and good check of \$900.00, requesting approval to subdivide Wormell Farm, 111 +/- former dairy farm with frontage on Bridgton Road and Brook Street, into the following three legally conforming lots:

1. Lot #1: 13.93 +/- acres with 569.19' +/- Brook Street frontage
2. Lot #2: 32.81 +/- acres with 500.14' +/- Brook Street frontage
3. Lot #3: 64.8 +/- acres with 231.64' +/- Bridgton Road frontage and 2,210' +/- Presumpscot River frontage

All three lots will have access to public water. Lots #1 & #2 will have private wastewater disposal systems while Lot #3 will connect to the municipal sewer system.

Wormell Farm comprises two tax map lots: 016-002, consisting of 70.5 +/- acres unimproved and 019-029, consisting of 39.0 +/- acres improved with certain vacant farmhouse and related structures.

Wormell Farm is in the RGA-2 (Residential Growth Area 2) District. Required minimum lot sizes range from 10,000 square feet (public sewer) to 20,000 - 40,000 square feet (without public

sewer). Minimum lot frontage ranges from 75' for 10,000 square foot lots to 100' for 20,000 – 40,000 square foot lots, respectively.

CJL Investments, LLC, has submitted a subdivision application for Lot #1 with plans for nine duplexes, a permitted use.

While I am marketing Lot #2 (multi-family) and Lot #3 (single-family & duplex), respectively, for sale, no plans have been submitted to the planning department to date. Both conceptual plans are permitted uses.

The proposed subdivision plan will include a right-of-way pedestrian easement for recreational use of the resurgent Presumpscot River to benefit the residents of Wormell Farm.

Wormell Farm is owned by the following: 1) Estate of Rodney L. Wormell, Sr., 2) Richard L. Wormell, and 3) RMD, LLC, respectively. Rodney L. Wormell, Jr., of Portland, Maine, is the managing partner. It's mailing address is: Wormell Group, 849 Forest Avenue, Portland, ME 04103.

We look forward to consideration at the upcoming September 1, 2020, planning board public hearing.

Respectfully,



Michael C. Rogers

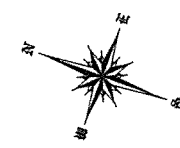
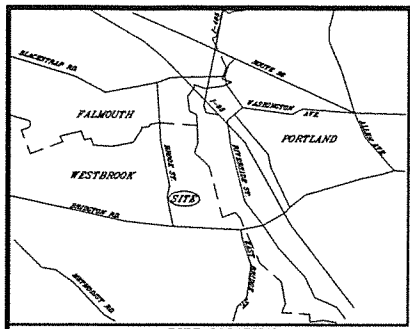
Realtor

Bean Group

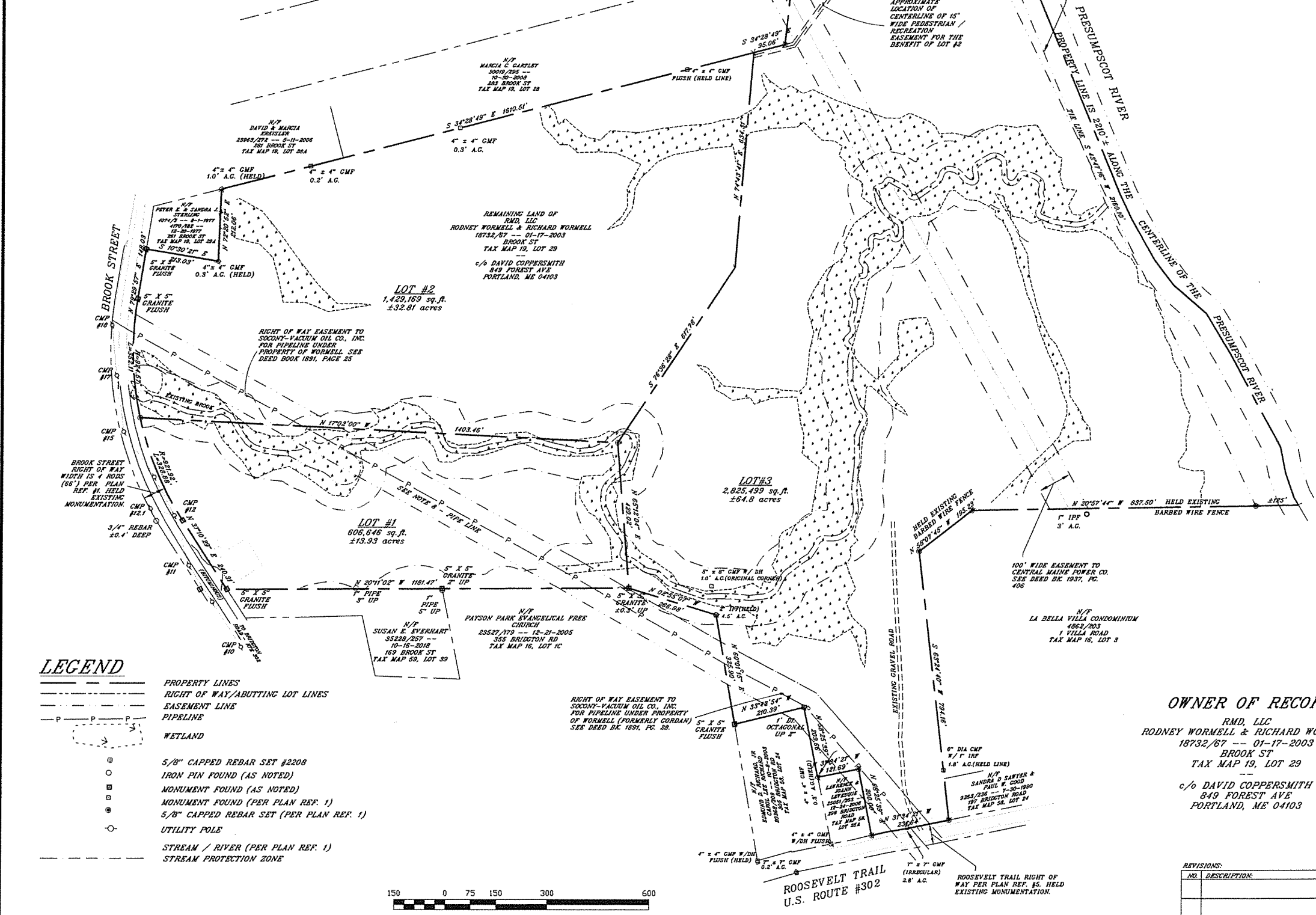
75 John Roberts Road, South Portland, ME 04106

c: Estate of Rodney L. Wormell, Sr.  
Richard L. Wormell  
RMD, LLC  
Walsh Engineering  
Davis Land Surveying, LLC  
CJL Investments, LLC

Attachments

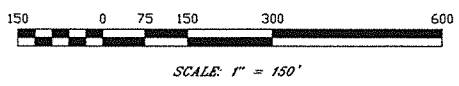


SITE LOCATION  
-- NOT TO SCALE --



**LEGEND**

- PROPERTY LINES
- - - RIGHT OF WAY/ABUTTING LOT LINES
- - - EASEMENT LINE
- - - PIPELINE
- - - WETLAND
- 5/8" CAPPED REBAR SET #2208
- IRON PIN FOUND (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- MONUMENT FOUND (PER PLAN REF. 1)
- 5/8" CAPPED REBAR SET (PER PLAN REF. 1)
- UTILITY POLE
- STREAM / RIVER (PER PLAN REF. 1)
- STREAM PROTECTION ZONE



**NOTES:**

- 1) BEARINGS ARE REFERENCED TO MAINE STATE PLANE COORDINATE SYSTEM NAD83 - WEST (2011)
- 2) DEED REFERENCES ARE MADE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS
- 3) VERTICAL DATUM BASED ON NAVD 88
- 4) THE PARCEL IS LOCATED IN RGA2 - RESIDENTIAL-GROWTH-AREA-2 ZONING DISTRICT AND THE SHORELAND ZONING - STREAM-PROTECTION-DISTRICT
- 5) PORTIONS OF THE PARCEL ARE LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 2300540004B, DATED 01/02/1981.
- 6) THE LOCATION, DEPTH, SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- 7) BROOK STREET RIGHT OF WAY WIDTH IS 4 RODS WIDE (66') PER PLAN REFERENCE #1. HELD EXISTING MONUMENTATION.
- 8) RIGHT OF WAY EASEMENT TO SOCONY-VACUUM OIL CO., INC. FOR PIPELINE UNDER PROPERTY OF WORMELL - DEED BOOK 1891, PAGE 25.
- 9) PERIMETER LINES BASED ON PLAN REFERENCE #1. THIS SURVEYOR ATTEST ONLY TO THE LINES FOR THE 13.93 ACRES.
- 10) WETLANDS AND STREAM LOCATIONS PROVIDED BY MARK HAMPTON & ASSOCIATES.

**REFERENCES:**

- 1) STANDARD BOUNDARY SURVEY PLAN LAND OF LEROY C. WORMELL, JR., RODNEY L. WORMELL, & RICHARD L. WORMELL DATED NOVEMBER 2003 PREPARED FOR THE WORMELL GROUP L.L.C. PREPARED BY BH2M.

**ZONING INFORMATION:**

1. CLASSIFICATION:	RESIDENTIAL GROWTH AREA 2
2. PERMITTED USES:	DWELLING, TWO-FAMILY
3. MINIMUM LOT SIZES (WITH SEWER):	10,000 SF
4. MINIMUM LOT FRONTAGE:	75 FT
5. FRONT SETBACK:	15 FT
6. SIDE SETBACK:	15 FT
7. REAR SETBACK:	15 FT
8. MAXIMUM HEIGHT:	35' & LIMITED TO 2.5 STORIES
9. MAXIMUM FOOTPRINT FACTOR:	30%
10. MAXIMUM GROSS DENSITY FACTOR:	40%
11. LANDSCAPING FACTOR:	80%

\* ZONING STANDARDS FROM CITY OF WESTBROOK CODE OF ORDINANCES, UPDATED FEBRUARY 2, 2020.

**CITY OF WESTBROOK PLANNING BOARD**

CHAIRPERSON	DATE

**OWNER OF RECORD:**

RMD, LLC  
 RODNEY WORMELL & RICHARD WORMELL  
 18732/67 -- 01-17-2003  
 BROOK ST  
 TAX MAP 19, LOT 29  
 c/o DAVID COPPERSMITH  
 849 FOREST AVE  
 PORTLAND, ME 04103

REVISIONS:

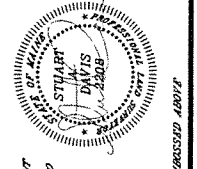
NO.	DESCRIPTION	DATE

**RECORDING INFORMATION:**

STATE OF MAINE, CUMBERLAND, ss  
 REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ HR \_\_\_\_\_ MIN. \_\_\_\_\_ M. AND RECORDED  
 IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 REGISTER



**CERTIFICATION:**  
 I, THE ABOVE NAMED SURVEYOR, HAVE BEEN CAREFULLY AND THOROUGHLY ADVISED BY THE PROFESSIONAL LAND SURVEYOR AND PLAN ARCHITECT, SHOWN HEREIN, REPRESENTING THE LANDOWNER'S RESPONSIBILITY TO PROVIDE ACCURATE INFORMATION AND DATA FOR THE PREPARATION OF THIS SURVEY. I, THE SURVEYOR, HAVE REVIEWED THE INFORMATION AND DATA PROVIDED BY THE LANDOWNER AND HAVE FOUND IT TO BE ACCURATE AND COMPLETE. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MAINE AND THAT I AM NOT PROVIDING ANY SERVICE TO THE LANDOWNER THAT IS UNLAWFUL OR UNETHICAL. I AM NOT PROVIDING ANY SERVICE TO THE LANDOWNER THAT IS UNLAWFUL OR UNETHICAL. I AM NOT PROVIDING ANY SERVICE TO THE LANDOWNER THAT IS UNLAWFUL OR UNETHICAL.

DAVID S. DAVIS  
 171 BROOK STREET, WESTBROOK, MAINE  
 OFFICE: (207) 945-9881 CELL: (207) 240-9949  
 EMAIL: dsdavis@mainesurveying.net  
 WEBSITE: www.davidandsurveying.net

PLAN PREPARED BY: D.S.D.  
 PLAN CHECKED BY: S.L.B.  
 THIS PLAN IS NOT VALID UNLESS ENDORSED ABOVE

**DAVIS LAND SURVEYING, LLC**  
 MAILING: 64 OLD COUNTY ROAD -- OXFORD, MAINE 04270  
 OFFICE: 990 MINOT AVENUE -- AUBURN, MAINE 04210  
 OFFICE: (207) 945-9881 CELL: (207) 240-9949  
 EMAIL: dsdavis@mainesurveying.net  
 WEBSITE: www.davidandsurveying.net

**WORMELL FARM SUBDIVISION**  
 171 BROOK STREET, WESTBROOK, MAINE

**WORMELL GROUP, LLC**  
 849 FOREST AVENUE  
 PORTLAND, MAINE 04103

JOB NO.: 20-070  
 FILE NO.: 410