

PROPERTY LOCATED AT: Lot 2 Vintage Drive-Route 302, Windham, ME 04062

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: ~~None~~ _____

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: **Seller has developed other areas of the original parcel this lot was subdivided from**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

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Seller Initials _____

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SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any ~~encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants?~~ ☒ Yes ☐ No ☐ Unknown

If Yes, explain: ROW on Vintage Drive

Source of information: This parcel has access from Vintage Drive and fronts on 302

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Vintage Drive Townhomes

Road Association Name (if known): _____

Source of information: Seller

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having a 1%

or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

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Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 23005C0483F Year: 2024 (Attach a copy)

Comments: NONE

Source of Section III information: FEMA

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: LOCATION

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: PARCEL WAS SUBDIVIDED FOR APARTMENTS AND THE 2 COMMERCIAL LOTS

Source of information: RECORDED PLANS

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **C-1 ZONING AND IT IS IMPRACTICAL** _____

Additional Information: **This lot is available for commercial use** _____

Buyer Initials _____

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ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☒ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER **PTG Properties Inc** DATE

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

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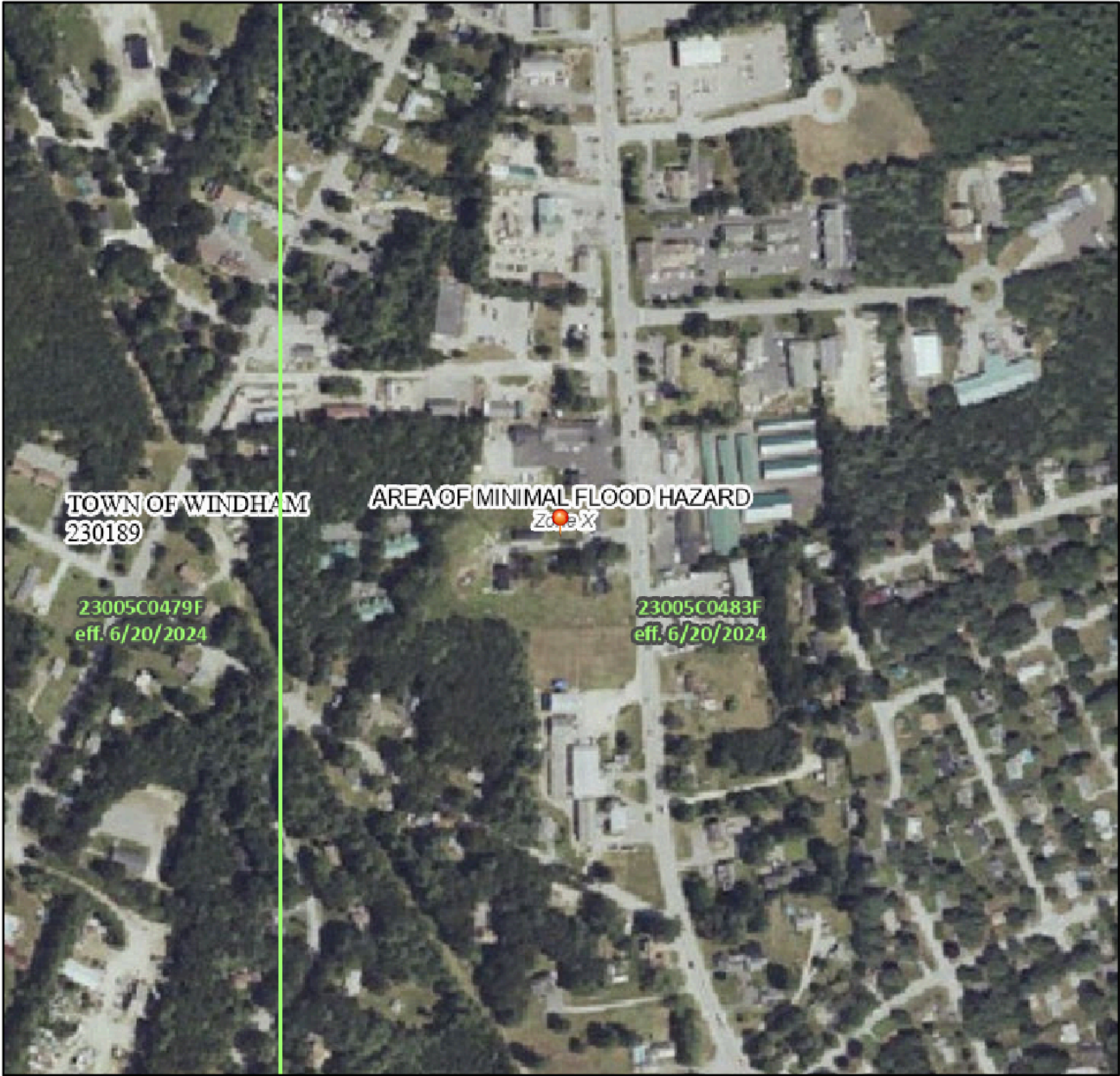


Lot 1 Derringer

National Flood Hazard Layer FIRMette



70°26'24"W 43°49'33"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/3/2026 at 8:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

*Town of Windham, ME
Thursday, September 3, 2026*

Chapter 120. Land Use

Article 4. Zoning Districts

§ 120-410. Commercial District I (C-1).

[Amended 9-14-2010 by Order 10-164; 12-14-2010 by Order 10-230; 5-14-2013 by Order 13-072; 6-28-2016 by Order 16-111; 6-12-2018 by Order 18-099; 7-9-2019 by Order 19-121; 5-26-2020 by Order 20-048; 4-12-2022 by Order No. 22-062; 7-12-2022 by Order No. 22-126; 11-10-2022 by Order No. 22-205; 4-25-2023 by Order No. 23-060; 8-15-2023 by Order No. 23-150; 8-15-2023 by Order No. 23-151; 8-15-2023 by Order No. 23-149; 3-12-2024 by Order No. 24-033; 1-14-2025 by Order No. 25-002; 2-25-2025 by Order No. 25-033; 1-27-2026 by Order No. 26-009]

- A. Intent. To provide general retail sales, services and business space within the Town of Windham in locations capable of conveniently servicing community-wide and/or regional trade areas, with safe, well-regulated automobile access and pedestrian access where appropriate.
- B. Permitted uses. The following uses, as they are defined in Article 3, shall be permitted in the Commercial District I as a matter of right. Refer to Article 5, Performance Standards, or Subsection F, District standards, for additional use information.

Adult business establishment

Adult use marijuana store

Agriculture

Assisted living facility

Automobile gas station

Automobile repair services

Bank

Building, accessory

Business and professional office

Child-care facility

Child care, family home

Club

Contractor services
Contractor services, landscaping
Contractor storage yard
Construction services, heavy, major
Construction services, heavy, minor
Convention center
Distribution center
Drive-through facility
Dwelling, two-family
Dwelling, multifamily
Dwelling, mixed-use
Fitness center
Forestry
Funeral home
Home occupation 1
Home occupation 2
Hospital
Hotel
Housing for older persons

Industry, light
Industry, heavy
Marijuana cultivation facility
Marijuana manufacturing facility
Marijuana registered dispensary
Marijuana testing facility
Medical marijuana registered caregiver
Medical marijuana registered caregiver (home occupation)
Medical marijuana caregiver retail store
Medical office
Mineral extraction
Motel
Nursing home
Place of worship
Public building
Public utility facility
Recreation facility, outdoor
Recreation facility, indoor
Research laboratory
Restaurant
Retail sales
Retail sales, automobile sales
Retail sales, convenience
Retail sales, minimart
Retail sales, nursery
Retail sales, outdoor
Sawmill, temporary
Service business, commercial
Service business, personal
Small engine repair
Solar energy system – roof-mounted, small, medium, and large scale
Solar energy system – ground-mounted, small scale
Solar energy system – ground-mounted, medium scale
Solar energy system – ground-mounted, large scale (see Subsection E, District standards, below)

Solar energy system – ground-mounted, large scale (see Subsection F, District standards, below)

Theater

Use, accessory

Warehousing, private

Wireless telecommunications tower and facility

C. Conditional uses. The following uses, as defined in Article 3, shall be allowed as a conditional use in accordance with § 120-516. Refer to Article 5, Performance Standards, or Subsection F, District standards, for additional use information:

(1) Other.

(2) Kennel, major.

D. Prohibited uses. Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

E. Dimensional standards. The following dimensional standards shall apply in the Commercial District I:

(1) Minimum lot size: none.

(2) Net residential density: none.

(3) Minimum frontage: 100 feet.

(4) Front setback:

(a) Building, principal.

[1] On Route 302: 10 feet to 20 feet.

[2] All other streets: 0 feet to 20 feet.

(b) Building, accessory: principal building setback, plus 20 feet minimum.

(c) Dwelling, two-family minimum setback on Routes 35, 115, and 302: 300 feet.

(d) Hotel use: primary street setback for principal building, 10 feet to 75 feet; secondary street setback for principal building, 20 feet minimum.

(5) Minimum side setback: six feet.

(6) Minimum rear setback: six feet.

(7) Maximum building height: 75 feet.

F. District standards. In addition to Article 5, Performance Standards, these standards shall apply to the following uses in the Commercial District I:

(1) Parking. No parking shall be located within a structure's front setback area. When parking is located at the side of a building, the parking area shall not extend closer to the street than the front facade of the building. The space between the parking lot and the street shall be landscaped according to an overall plan for the property.

(2) Aquifer Protection Overlay District. See § 120-416 or 120-417, Aquifer Protection Overlay Districts, and the Town's Official Map.

(3) Building orientation. The facade of all buildings must be oriented parallel to a front lot line. In cases where a property has more than one front lot line, a single building development will orient to the front lot line on the street with the higher traffic volume. Multibuilding development may orient individual buildings to different front lot lines.

(4) Pedestrian access. At least one primary entrance must be located on the building's front facade. Primary entrances must provide ingress and egress and be operable at all times the building is occupied.

(5) Zoning district boundary buffer. See § 120-511, Buffer yard, in Article 5, Performance Standards, for requirements.

(6) Controlled access street. For standards pertaining to controlled access streets in the C-1 District see Article 3, Definitions, and Article 5, Performance Standards.

(7) Curb cuts. See § 120-522, Curb cuts and driveway openings, in Article 5, Performance Standards, for additional standards applicable to the C-1 District. New, enlarged or rebuilt uses on an arterial road, as defined in Article 3, shall be limited to one curb cut. In addition, the following standards shall apply to these curb cuts:

(a) A minimum center-line turning radius of 25 feet must be provided.

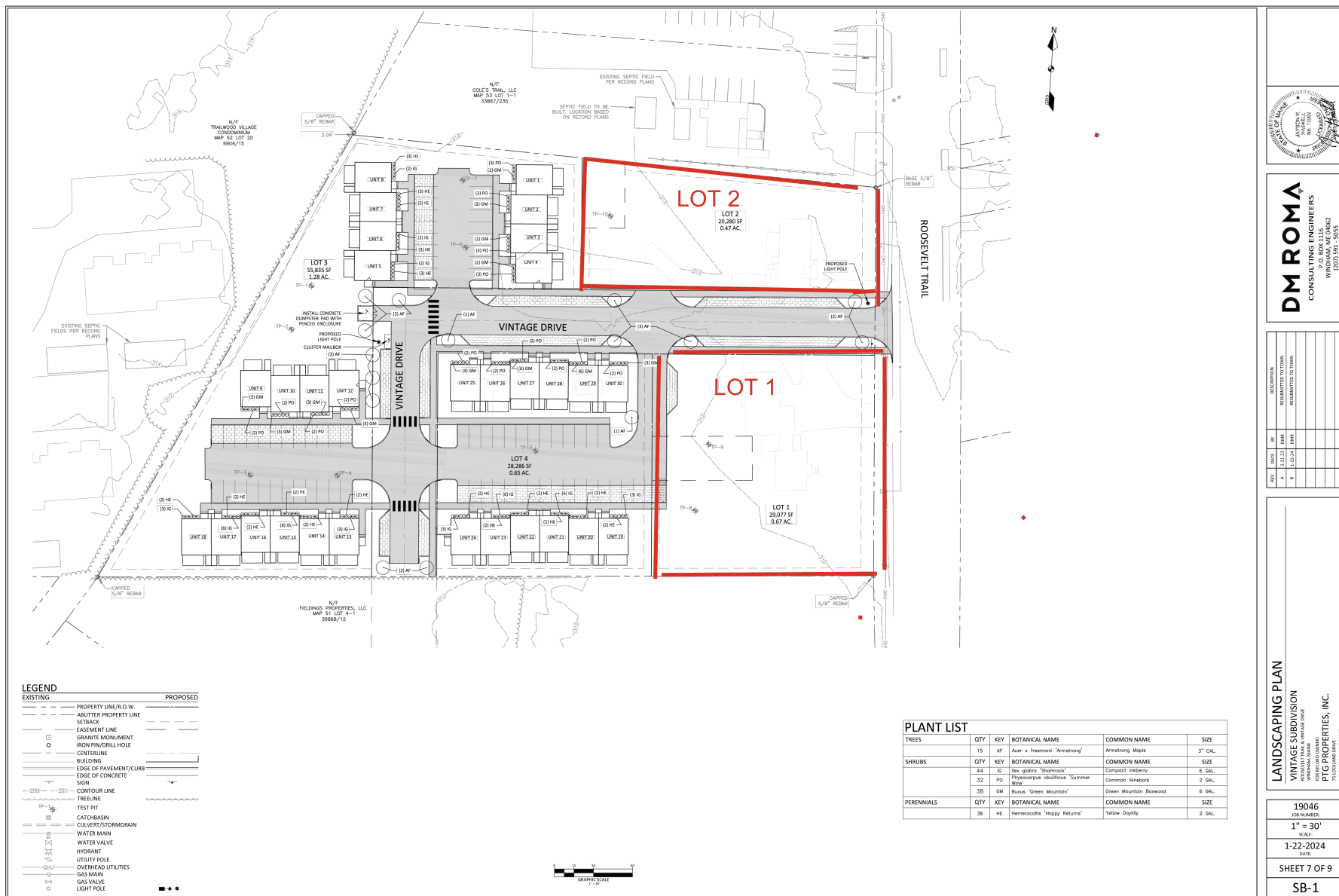
(b) A larger turning radius shall be provided if the curb cut will be used by vehicles with a wheel base of 35.8 feet or larger. In this case, the latest American Association of State Highway and Transportation Officials (AASHTO) standard shall apply.

(8) Industry, heavy. In the C-1 District, this use shall not involve any activity defined in Article 3 as "manufacturing,

hazardous.” (See Article 3, Definitions.)

- (9) Minimum lot size. The State of Maine minimum lot size, and minimum lot size waiver, standards apply in the C-1 District when the Town's minimum lot size requirements are less restrictive than those of the State of Maine.
- (10) Retail sales, outdoor. The display or sale of products outside of a building shall meet the standards of Article 5. (See Article 5, Performance Standards.)
- (11) All new and reconstructed streets must be built to public street, commercial street, curbed lane or residential street standards.
- (12) Block standards.
 - (a) Land must be divided with streets to create blocks conforming with block perimeter, below.
 - (b) Blocks should be generally rectangular in shape, but are expected to respond to natural features and the block pattern of the surrounding street network.
 - (c) Blocks should be a minimum width so as to provide two rows of developable lots.
 - (d) Portions of development sites abutting areas of undeveloped land, areas unsuitable for development, or preexisting incomplete blocks may be granted a waiver from the block size requirements in accordance with the provisions of Article 8 if part of a site plan or Article 9 if part of a subdivision plan.
 - (e) Block perimeter. No block shall have a perimeter of more than 1,600 feet.
- (13) Sidewalks.

- (a) The Planning Board may require the construction of public sidewalks on Roosevelt Trail (Route 302), Tandberg Trail (Route 35 and 115), River Road, and Manchester Drive as part of a site plan or subdivision application.
- (b) When the construction of the sidewalk is not required by the Planning Board as part of a site plan approved in accordance with Article 8 of this chapter, the following commercial development activities shall pay the North Windham sidewalk impact fee in § **120-1202** to provide safe pedestrian conditions in the Commercial 1 District:
 - [1] The construction or placement of new building(s) with a cumulative area that is greater than, or equal to, 500 square feet; or
 - [2] The enlargement of existing buildings by more than 500 square feet.
- (14) Marijuana cultivation facility. Cultivation facilities may be of the following types: Tier 1 and Tier 2. (See Article 3, Definitions.) These uses shall only be allowed on a lot where marijuana businesses were in existence prior to September 14, 2022.
- (15) Affordable housing. Affordable housing developments are eligible for increases in residential density and building height and reductions in lot size, frontage and parking requirements identified in Article 5, Performance Standards, if the development meets the applicable criteria in § **120-501.1**.
- (16) Solar energy system – ground-mounted, large scale. This use shall only be allowed when co-located with parking lots or to supply the electrical or thermal power to reduce the on-site consumption of utility power or fuels by a principal commercial or residential use on the same parcel or abutting land. See § **120-556**, Solar energy systems, in Article 5, Performance Standards, for additional requirements. When not co-located with a parking lot, a solar energy system shall not be designed to generate more than 125% of the power needs of the principal uses on the same parcel or abutting land. Any excess powering from on-site or abutting land usage that is less than the designed capacity may be sold into the grid.
- (17) Marijuana registered dispensary. In the C-1 District, this use shall not involve any cultivation or manufacturing of marijuana on site, notwithstanding the definition of "marijuana registered dispensary" in Article 3. (See Article 3, Definitions.)
- (18) Hotels. Hotels on corner lots in the C-1 District are not subject to § **120-534**. All parking areas shall be located along the side or rear of the principal structure. One curb cut is permitted in the front setback. A two-way travel lane for access, as well as a fire lane around the principal structure, are also required. See § **120-511**, Buffer yard, in Article 5, Performance Standards, for additional buffer yard requirements.



REV	DATE	BY	DESCRIPTION
A	2-21-23	DAIR	RESUBMITTED TO TOWN
B	1-22-24	DAIR	RESUBMITTED TO TOWN

LANDSCAPING PLAN
VINTAGE SUBDIVISION
WOODSVELL TRAIL & VINTAGE DRIVE
WINDHAM, MAINE
FOR RECORD OWNER:
PTG PROPERTIES, INC.

19046 JOB NUMBER:
1" = 30' SCALE:
1-22-2024 DATE:
SHEET 7 OF 9
SB-1



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062