



PLANNING BOARD MEMO • MAJOR SITE PLAN • SKETCH PLAN REVIEW

DATE: February 6, 2025

TO: Windham Planning Board
FROM: Amanda Lessard, Senior Planner/Project Manager
Cc: Steve Puleo, Planning Director
Grant Duchas, Excel Engineering
Paul Birdsall, Camping World

RE: #24-29 – Major Site Plan & Conditional Use – Camping World Expansion – 480 Roosevelt Trail – Sketch Plan Review – Camping World RV Sales, LLC
Planning Board Meeting: February 10, 2025

Overview –

This application is an amendment to an approved site plan. The proposed project will include demolishing the existing 7,700 square foot sales center on the north end of the site and a 4,000 square foot portion of the existing southern service building and constructing a 20,500 square foot RV sales and service addition onto the remaining 6,300 square foot southern existing service building. There will also be site improvements made, including adding automobile parking and RV delivery stalls, public water service connection and site lighting. The existing gravel RV inventory storage areas will be paved with asphalt as much as storm water quality and detention calculations allow. The two existing driveways on Roosevelt Trail will be realigned and reconstructed to allow for separate automobile and RV entrances. As previously approved, the driveway on Danielle Drive is gated and used for occasional deliveries of RV inventory with no customer access permitted. Overall use and operation of the proposed site will remain consistent with the existing condition.

Tax Map: 15; Lot: 1A; Zone: Commercial III (C-3) District and located in the Ditch Brook watershed.
Uses: Retail Sales, Outdoor; Retail Sales; Automobile Repair Services.

The existing trailer sales and service use on the property was originally approved by the ZBA in 1984 on the then 5.8 lot as a special exception in the Commercial Zone. Planning Board approval was granted in 1993 for the 50 foot by 80 foot service building, in 1999 for a 50 foot by 93 foot trail showroom building, and in 2001 for a 50 foot by 20 foot lean-to addition to the existing service building. In 2017, the ZBA and Planning Board approved expansions of non-conforming use (Retail Sales, Automobile Sales) to 4.2 acres of abutting land for RV inventory and display area and to construct a 90 foot by 70 foot addition to the existing service building (the 2001 lean-to addition was removed). In 2021 the ZBA and Board approved an amendment to the site plan to expand the RV inventory and display area and construct associated stormwater facilities to the now combined 15.5 acre property. DEP also issued an after-the-fact Site Location of Development permit for the 9.3 acres of imperious and 13.1 acres of developed areas. Finally, in 2021 staff approved a minor change to the site plan for the installation of pole mounted lighting in the rear parking lot accessed from Danielle Drive. There are elements of the 2021 approval that have yet to be completed (landscaping, including the buffer trees along the west side of the wet pond and the two trees near

the entrance off Danielle Drive, lighting, restoration of filter basins and installation of vegetated buffers along edge of gravel parking areas to prevent sedimentation to stormwater facilities) and the Town continues to hold a performance guarantee related to the approval. Previous conditions of approval are included in the staff memo and continued relevance should be discussed by the Board.

The Town Council approved amendments to the Land Use Ordinance Article 3, Definitions modifying retail sales, automotive sales, and retail sales, outdoor and Article 5 Performance Standards, retail sales, outdoor to address recreational vehicles outdoor display and sales areas ([Order 25-001](#)) that will become effective on February 13, 2025. These changes will reclassify the principal use on this property to be a conforming use that must comply with the revised performance standards for retail sales, outdoor.

Automobile Repair Services are a conditional use in the Industrial District so in accordance with [§120-516.B](#) the Planning Board shall serve as the review authority. The applicant will submit a written statement with the final plan application describing how the conditional use will meet the review criteria of [§120-516H](#).

A Development Review Team meeting was held on October 16, 2024. Comments received during the meeting are reflected in the memo below.



Figure 1. Aerial view of the subject parcel relative to surrounding properties and street network.

SITE PLAN REVIEW

PLEASE NOTE: The staff memo is a reference guidance document, and suggested topics for board discussion are listed; ~~the strikethrough text is items for the final review;~~ ***bold and italic text represent unaddressed existing and/or new staff comments;*** or plain underlined text are items that have been addressed by the applicant; and *italic text is for information or previously reviewed and/or approved items.*

Staff Comments:

1. Complete Application:

~~**MOTION:** [I move] the Major Site Plan application for project #24-29 Camping World Expansion project is found complete in regard to the submission requirements based on the application checklist, but the Planning Board retains the right to request more information where review criteria are not fully addressed.~~

2. Waivers:

Waiver of Submission Requirements: The Planning Director, or designee, may waive any of the submission requirements of [§120-811](#) based upon a written request by the applicant. Such a request shall be submitted at the time of the preapplication conference for minor developments or as part of the sketch plan application for major developments. A waiver of any submission requirement may be granted only if the Planning Director, or designee, finds that the information is not required to determine compliance with the standards and criteria of the Land Use Ordinance.

None requested.

Waiver of the Site Plan Performance Standards. The Planning Board may waive the requirements of [§120-812](#) if it finds that extraordinary an unnecessary hardship, not self-imposed, may result from strict compliance with the site plan review standards. In all cases, waivers shall not be deemed a right of the applicant, but rather shall be granted at the discretion of the Planning Board. The applicant shall submit a list of the requested waiver(s) in writing. For each waiver requested, the applicant shall submit answers to each criterion in [§120-808B\(2\)](#).

a) §120-522B(2)(a) Curb cuts and driveway openings.

A parcel shall be limited to one curb cut on the same street. The Planning Board may waive this standard to allow a maximum of two curb cuts on a nonarterial street if the request is part of a site plan or subdivision application. The applicant has requested to allow two new realigned and constructed driveways on Route 302 (Roosevelt Trail) to allow for separate designated automobile and RV accesses.

Route 302 is classified as an arterial street. As part of the 2021 site plan approval, the Planning Board allowed the continuation of the existing 2 separate curb cuts and required they were signed and function as one way only separate entrance and exit driveways.

3. Public Hearing: The planning board shall determine whether to hold a public hearing on the final plan.
4. Site Walk: The planning board shall determine if a site walk is necessary.

Findings of Fact, Conclusions, and Conditions of Approval for the Windham Planning Board:

~~**MOTION:** [I move] the Major Site Plan and Conditional Use application for the #24-29 Camping World Expansion identified on Tax Map: 15; Lot: 1A; Zone: Commercial III (C-3) and located in the Ditch Brook watershed is to be **(approved with conditions/denied)** with the following Findings of Fact, Conclusions, and Conditions of Approval.~~

FINDINGS OF FACT

Jurisdiction: The Camping World Expansion project is classified as a Major Site Plan, which the Planning Board is authorized to review and act on by [§120-803A\(1\)](#) of the Town of Windham Land Use Ordinance. Automobile Repair Services are a conditional use in the Industrial District so in accordance with [§120-516.B](#) the Planning Board shall serve as the review authority.

Title, Right, or Interest: The applicant has submitted a copy of a Property Deed between Lee's Family Trailer Acquisition, LLC and FRHP Lincolnshire, LLC, dated April 6, 2020, and recorded on April 12, 2021, at the Cumberland County Registry of Deeds in Book 38058 and Page 108. **Town of Windham Assessor's records show a more recent recorded deed with different ownership. The applicant shall provide updated property records and evidence of the connection between the property owner and the applicant.**

ARTICLE 4 ZONING DISTRICTS

- As shown on the Town of Windham [Land Use Map](#) approved by the Town Council, date April 9, 2024, Tax Map: 15; Lot: 1A, the property is located in the Commercial III (C-3) Zoning District, [§120-408](#).
- The proposed land uses, Retail Sales, Outdoor and Retail Sales are permitted uses in the C-3 District, per [§120-412B](#) and in [Article 5](#) Performance Standards and Automobile Repair Services is a permitted conditional use in the C-3 District, per [§120-408C\(2\)](#), where the repair of commercial trucks shall be limited to those vehicles with a gross vehicle weight rating equal to, or less than, 26,000 pounds per [§120-412F\(1\)](#).
- The lot conforms to the C-3 dimensional standards of [§120-408E](#).

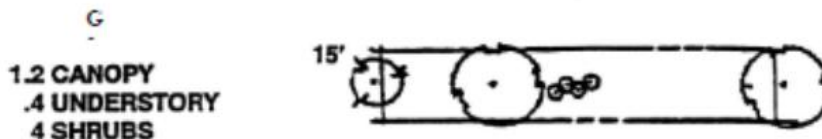
ARTICLE 5 PERFORMANCE STANDARDS

§120-507 – Automobile Repair Services

- The sale of gasoline or other petroleum products shall not be allowed as an accessory use.

§120-511 – Buffer yards

- [C\(3\)\(b\)](#) C-3 District buffer along streets: use Buffer Yard G, see exhibit below.



§120-516 – Conditional Use (see below)

- For final plan review, the applicant shall meet the requirements of a conditional use permit.

§120-548 – Retail sales, outdoor (see [Order 25-001](#) effective on February 13, 2025)

- If outdoor retail sales are conducted in parking lot, the minimum off-street parking space requirements shall be maintained.
- The plan delineates the area on which the outdoor retail sales will be conducted.
- Outdoor retail sales shall be limited to the applicant. See condition of approval.
- Outdoor retail sales shall not be located in any side setback or landscaped buffer strip.

§120- 812 – MAJOR SITE PLAN PERFORMANCE STANDARDS

§120-812A – Utilization of the Site

- The subject parcel is approximately 15.4 acres in size. **The lot size shown on the 2021 site plan approval listed the lot size as 15.4 acres. This application shows the lot size as 16.85 acres. Clarification should be provided with the final plan submission.**
- Camping World, Trailer and Service currently occupies the property and consists of several large sales and service buildings and gravel and paved parking areas for the display of recreational vehicles and trailers.
- The applicants are proposing to demolish the existing 7,700 square foot existing sales building and a 4,000 square foot portion of the existing service building and construct a 20,500 square foot RV sales and service addition onto the remaining 6,300 square foot existing service building.
- No additional wetland impacts are proposed beyond what was shown on previously approved site plans.
- The site is located in the Ditch Brook watershed.

§120-812B – Vehicular Traffic

- (1) The site is located on the southerly side of Roosevelt Trail and all customer vehicular traffic will access the site from Route 302. As previously approved, the driveway on Danielle Drive is gated and used for occasional deliveries of RV inventory with no customer access permitted.
 - (a) The applicant does not expect to impact any road intersections within a half mile of the project.
 - (b) For the *final plan review*, the applicant shall provide a traffic analysis that the existing streets and intersections can be expected to carry traffic (new peak hour trips) generated by the development. The development is located in the [North](#)

[Route 302 Road Improvement Impact Fee Collection Area](#), see Conditions of Approval #7, *if applicable*.

- The impact fees are applied to the improvements of Anglers Road with White's Bridge Road, per [§120-1204J\(1\)](#) Roadway infrastructure improvements.

- (2) The access is designed to have minimum sight distance, according to MDOT and [Appendix B Street Design and Construction Standards](#), to avoid hazardous conflicts with existing turning movements, to avoid traffic congestion, and to prevent queuing of vehicles entering and exiting the site. The applicant shall provide, for the *final plan review*, a "traffic study," prepared by a Maine licensed professional engineer, describing the impacts of the proposed project on the capacity, level of service and safety of adjacent streets **when the project generates 50 or more trips during either the a.m. or p.m. peak** hour, per [§120-811B\(2\)\(h\)](#). For the *final plan review*, a Condition of Approval #4 requires the Traffic Engineer and the Town Planner to determine the North Route 302 Improvement Impact Fee amount.
- (3) The applicant proposes that the site will be accessed by the two existing driveways on Roosevelt Trail which will be realigned and reconstructed to allow for separate automobile and RV entrances (see waiver request).
- (a) The construction activity will require an "entrance permit" from the Town's Department of Public Works.
- (b) The realigned driveway access must meet a separation requirement of 75 feet.
- (4) The site designed to allow internal vehicular circulation in common with the other property owner for the safe movement of passenger, RV service, and emergency vehicles through the site.

[§120-812C](#) – Parking and Loading

- (1) The applicant has designed a parking layout that accommodates a total of 65 passenger vehicle spaces with three (3) ADA spaces, 6 RV delivery stalls and approximately 305 representative RV inventory spaces. The footprint of the RV inventory parking at the back of the lot is consistent with previous approvals.
- (d) The applicant meets [§120-812C\(1\)\(d\) Parking and loading](#) by providing 100% of the parking spaces at 10' x 20' parking space size.
- (2) For the *final plan review* the applicant should provide evidence that the the proposed number of parking spaces is adequate to meet the parking needs for the expanded use.
- At the Development Review Team meeting the Town Engineer requested a comparison of the existing and proposed number of parking spaces.

[§120-812D](#) – Pedestrian Traffic

The applicant is proposing to provide an 8-foot-wide sidewalk along the front of the building.

[§120-812E](#) – Stormwater Management

- (1) The applicants shall provide for the *final plan review* a stormwater management system design for the collection and disposal of all the stormwater that runs off parking areas, roofs, travel ways, and other surfaces.
- (f) Major site plans, regardless of size, shall comply with Sections 4C(2) and 4C(3) of the General Standards of the MDEP Chapter 500 Stormwater Management Law.

The property is subject to Maine DEP Site Location of Development Act permit L-27551-26-C-N issued to FRHP LINCOLNSHIRE, LLC on September 21, 2021. The applicant states that they have been in communication with Maine DEP and for final plan review should provide an update on the need for and status of any permit amendments.

- The site is located in the Town's Urbanize Area and regulated by the MS4 ([Municipal Separate Storm Sewer System](#)). The applicant states that the site disturbance is anticipated to be more than an acre and will be subjected to the annual maintenance and inspection report to the Town, see COA #3.

§120-812F – Erosion Control

- (2) The applicant shall have provided for the final plan review an erosion and sedimentation control plan that will meet the Basic Standards per Section 4(A) of the MeDEP Chapter 500 Stormwater Rule

§120-812G – Water Supply Provisions

- (1) The new building is proposed to be served for domestic and fire protection (sprinklered) by a Portland Water District water main connection from across Roosevelt Trail.
- The applicant shall provide for *the final plan review* a PWD letter or email stating the system has capacity for the retail sales and automobile service.
 - At the Development Review Team meeting, the Town Engineer commented that a street opening permit from the Public Works Department would be required to connect to the water main.

§120-812H – Sewage Disposal Provisions

- *For the final plan review*, the applicant shall provide the permit, design, and evidence from a Certified Site Evaluator that the existing system can accommodate the proposed expanded retail and service use.
- At the Development Review Team meeting staff asked for additional information related to handling of effluent from RVs.

§120-812I – Utilities

- The applicant all utility connections (electrical, telephone, and telecommunication services) will be subsurface.
- A utility and grading plan shall be provided for *the final plan review*.

§120-812J – Groundwater Impacts

- The new building is proposed to be connected to the PWD public water system, and the wastewater disposal system is not anticipating a disposal system with a capacity of 2,000 gallons per day (GPD).

§120-812K – Water Quality Protection

- The applicant states development will help protect Windham's water quality by using a public water system, an approved wastewater disposal system that shall comply with the

State's drink water standards, and stormwater management system to provide treatment to runoff. The day-to-day operations do not require substances that are hazardous, such as fuels, industrial chemicals, waste, etc.

§120-812L – Hazardous, Special and Radioactive Materials

(1)

§120-812M – Shoreland Relationship

- The site is not in a shoreland zoning district.

§120-812N – Technical and Financial Capacity

(1)

The applicant has not provided an estimate of the project cost of development or financial capacity evidence. The applicant shall provide evidence of financial capacity for the *final plan review*.

(2)

The applicant has hired Excel Engineering, for site planning, permitting, and engineering services and Wilkus Architects for building design.

§120-812O – Solid Waste Management

- To ensure proper disposal, a screen in dumpster pad and screening, east of the building. All waste will be transported to a licensed disposal facility.

§120-812P – Historical and Archaeological Resources

- The applicant shall provide for *final plan review* evidence from the State showing that there are no historic or archaeological resources onsite.

§120-812Q – Floodplain Management

- The site is not located in the mapped FEMA 100-year floodplain hazard.

§120-812R – Exterior Lighting

(1)

The applicant will provide an acceptable lighting plan with hooded or shielded fixtures, cut sheets, and locations for review for the final plan review.

(2)

The applicant shall connect all light poles and other exterior light fixtures underground.

§120-812S – Noise

(1)

The proposed facility shall not exceed 65 dB between 7:00 AM to 10:00 PM and 55 dB between 10:01 PM to 6:59 AM. For the final plan, the applicant shall meet the required performance standards of the §120-545D Noise standards for restaurant use.

(3)

No construction activities are allowed between the hours of 10:00 PM and 6:00 AM.

§120-812T – Storage of Materials and Screening (Landscape Plan)

- The applicant will provide a landscaping plan and planting schedule for *final plan review*.
- The sketch plan shows a location of a dumpster enclosure at the rear of the proposed building. The applicant has not provided details for a concrete pad, and screening for the dumpster enclosure. The applicant shall address this standard for the final plan review.

For Final Plan Review the applicant shall provide checklist compliance with the commercial district design standards.

§120–813 Commercial District Design Standards (In addition to meeting all the Design Standard in the C-3 district, the applicants must comply with a minimum of eight (8) other Design Standards.)

§120–813A – Architecture/Building (Required for Final Plan Review)

- Required: [§120–813A\(1\)](#): Building style. The building is not a national franchise prototype and is not stylized to the point where it is a form of advertising. The applicant shall address this standard for the final plan review.
- Required: [§120–813A\(2\)](#): Materials. The applicant shall address this standard for the final plan review.
- Required: [§120–813A\(3\)](#): Color. The applicant shall address this standard for the final plan review.
- Required: [§120–813A\(4\)](#): Roofline. The applicant shall address this standard for the final plan review.
- Required: [§120–813A\(5\)](#): Facades. The building’s front façade will be facing Roosevelt Trail. The applicant shall address this standard for the final plan review.
- Required: [§120–813A\(6\)](#): Building style coordination (multi–building). There is only one building on the site; this section is not applicable.
- Required: [§120–813A\(7\)](#): Building entrance shall be clearly defined and highly visible. The applicant shall address this standard for the final plan review.
- Required: [§120–813A\(8\)](#): Architectural details. The applicant shall address this standard for the final plan review.
- Optional: [§120–813A\(9\)](#): LEED certification.

§120–813B – Site/Parking

- Optional: [§120–813B\(1\)](#): Parking Location.
- Optional: [§120–813B\(2\)](#): Internal Traffic Flow.
- Optional: [§120–813B\(3\)](#): Interconnected parking lots.
- Optional: [§120–813B\(4\)](#): Orientation of Building.
- Optional: [§120–813B\(5\)](#): Screening, parking. The applicant shall address this standard for the final plan review.
- Required: [§120–813B\(6\)](#): Screening, Utility, and Service Areas. The dumpster will be screened with fencing and landscaping. The applicant shall address this standard for the final plan review.
- Optional: [§120–813B\(7\)](#): Parking Lot Landscaping.
- Optional: [§120–813B\(8\)](#): Low Impact Stormwater.
- Optional: [§120–813B\(9\)](#): Shared Stormwater Treatment.

§120–813C – Landscaping/Lighting

- Optional: [§120–813C\(1\)](#): Lighting/Photometric Plan. The applicant shall address this standard for the final plan review.
- Optional: [§120–813C\(2\)](#): Lighting Coordinated with Architecture. The applicant shall address this standard for the final plan review.

- Optional: [§120-813C\(3\)](#): Lighting Coordinated with Landscaping. The applicant shall address this standard for the final plan review.
- Required: [§120-813C\(4\)](#): Existing Trees Preserved.
- Required: [§120-813C\(5\)](#): Snow Storage Areas Designated. The applicant shall address this standard for the final plan review.
- Optional: [§120-813C\(6\)](#): Planting variety.
- Optional: [§120-813C\(7\)](#): Planting suitability.
- Optional: [§120-813C\(8\)](#): Mass plantings.
- Optional: [§120-813C\(9\)](#): Illumination levels.

§120-813D – Bicycle/Pedestrian

- Optional: [§120-813D\(1\)](#): Continuous internal walkways. The applicant shall address this standard for the final plan review.
- Optional: [§120-813D\(2\)](#): Links to community. The applicant shall address this standard for the final plan review.
- Optional: [§120-813D\(3\)](#): Outdoor activity.
- Optional: [§120-813D\(4\)](#): Sidewalks and planted esplanades. The applicant shall address this standard for the final plan review.
- Optional: [§120-813D\(5\)](#): Crosswalks for sidewalks. The applicant shall address this standard for the final plan review.
- Optional: [§120-813D\(6\)](#): Bicycle parking and racks. The applicant shall address this standard for the final plan review.

§120-516 - CONDITIONAL USE REVIEW CRITERIA

The applicant shall provide evidence that the project will conform with [§120-516 Conditional Use](#) (see criteria below).

§120-516(H)(1) - Property Value

§120-516(H)(2) - Wildlife Habitat

§120-516(H)(3) - Botanical Species

§120-516(H)(4) - Potable Water

See above in Major Site Performance Standards, [§120-812G](#).

§120-516(H)(5) - Sewage Disposal

See above in Major Site Performance Standards, [§120-812H](#).

§120-516(H)(6) - Traffic

See above in Major Site Performance Standards, [§120-812B](#).

§120-516(H)(7) - Public Safety

§120-516(H)(8) - Vibration

§120-516(H)(9) - Noise

See above in Major Site Performance Standards, [§120-812S](#).

§120-516(H)(10) - Off-Street Parking and Loading

See above in Major Site Performance Standards, [§120-812C](#).

§120-516(H)(11) - Odors

- The project will not emit any noxious or odorous matter.

§120-516(H)(12) - Air Pollution

§120-516(H)(13) - Water Pollution

- See above in Major Site Performance Standards [§120-812J](#) and [§120-812K](#)

§120-516(H)(14) - Erosion and Sediment Control

See above in Major Site Performance Standards [§120-812F](#).

§120-516(H)(15) - Hazardous Material

See above in Major Site Performance Standards, [§120-812L](#).

§120-516(H)(16) - Zoning District and Performance Standards

See above in Major Site Performance Standards, [§120-413C\(2\)](#).

§120-516(H)(17) - Solid Waste Management

See above in Major Site Performance Standards, [§120-812O](#).

§120-516(J) – Inspections

The Review Authority (Planning Board) may require the provision of third-party inspection during the construction of the proposed use. The applicant shall be responsible for all third-party inspections and an escrow account for the inspections.

CONCLUSIONS

- ~~1. The plan for development **reflects/does not reflect** the natural capacities of the site to support development.~~
- ~~1. Buildings, lots, and support facilities **will/will not** be clustered in those portions of the site that have the most suitable conditions for development.~~
- ~~2. Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and sand and gravel aquifers **will/will not** be maintained and protected to the maximum extent.~~

3. ~~The proposed site plan **has/does not have** sufficient water available for the reasonably foreseeable needs of the site plan.~~
4. ~~The proposed site plan **will/will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.~~
5. ~~The proposed use and layout **will/will not** be of such a nature that it will make vehicular or pedestrian traffic no more hazardous than is normal for the area involved.~~
6. ~~The proposed site plan **will/will not** provide adequate sewage waste disposal.~~
7. ~~The proposed site plan **conforms/does not conform** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.~~
8. ~~The developer **has/does not have** the adequate financial capacity to meet the standards of this section.~~
9. ~~The proposed site plan **will/will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.~~
10. ~~The proposed site plan **will/will not** provide for adequate stormwater management.~~
11. ~~The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it **will/will not** interfere with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.~~
12. ~~On-site landscaping **does/does not** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.~~
13. ~~All freshwater wetlands within the proposed subdivision **have/have not** been identified on the plan.~~
14. ~~Any river, stream, or brook within or abutting the subdivision **has/has not** been identified on any maps submitted as part of the application.~~
15. ~~If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision **has/do have** a lot of depth to shore frontage ratio greater than 5 to 1.~~
16. ~~The long-term cumulative effects of the proposed site plan **will/will not** unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.~~
17. ~~For any proposed subdivision that crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.~~
18. ~~The timber on the parcel being subdivided **has/has not** been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14.~~

CONDITIONS OF APPROVAL

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated October 3, 2024 as amended TBD and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and

representations is subject to review and approval by the Planning Board or the Town Planner in accordance with [§120-815](#) of the Land Use Ordinance.

2. The applicant shall provide an informational map to customers and on the Camping World webpage showing how to enter the site by Roosevelt Trail, hours operation, and inform customer arriving before business to park along Danielle Drive not on Roosevelt Trail until the business opens and for the commercial trailer deliveries to use the Danielle Drive entrance.
3. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, ~~Chapter 144~~ [Chapter 201 Article II](#). Any person owning, operating, leasing or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by ~~May~~ June 1st of each year. The applicant shall include data of soil permeability and drawdown times of underdrain soil filter basins.
- ~~4. Before the expanded use can commence, the applicant must submit a copy of the executed deed documenting the entire area occupied by the non-conforming use as one parcel, to the Town of Windham Planning and Assessing Departments. Completed~~
5. **In accordance with [§120-815C\(1\)\(b\)](#) of the Land Use Ordinance, the Construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.**
6. **In accordance with [§120-548D](#) of the Land Use Ordinance, the outdoor retail sales approval shall be limited to the applicant and therefore, shall not run with the land.**
7. **The development is subject to the following [Article 12 Impact Fees](#), to be paid with the issuance of new building permits for the expanded uses: [North Route 302 Road Improvements Impact Fee](#) of TBD (*TBD per peak hour trip through Route 302/Anglers Rd/Whites Bridge Intersection*); [Public Safety Impact Fee](#); and [Municipal Office Impact Fee](#). All fees will be determined and collected for any building, or any other permit for the development, [Section 120-1201C](#).**