



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, September 9, 2024

6:30 PM

Council Chambers

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1. Call to Order – Chair’s Opening Remarks
2. Roll Call and Declaration of Quorum
3. Approval of Minutes –meeting August 26, 2024

### Public Hearings

*After the Planning Board chair opens the public comment period, members of the public may present evidence or statements relevant to the project under consideration. The Planning Board reserves the right to limit testimony to a specific period. Please send written comments by mail or email to [PlanningBoard@windhammaine.us](mailto:PlanningBoard@windhammaine.us) on or before Thursday of the scheduled meeting date.*

4. [PB 24-081](#) #20-21: Amended Subdivision - Second Amended Nelson Meadows Subdivision - Final Plan Review - 7 Hayfield Lane – John Collins  
The proposed second amendment to the Nelson Meadows subdivision is to revise the secondary conservation building setback on Lot 18 to the surveyed field conditions of the pond adjacent to the lot. A 50' setback from the resource was identified in the subdivision approval of April 2021, in which the conditions are now accurately reflected in the second amended subdivision plan by adjusting the building setback from the resource. Tax Map: 13, Lot: 14-18; Zone: Farm-Residential (FR) located in the Highland Lake Watershed.

**Attachments:** [20-21\\_AMD\\_MJR\\_SUB\\_PB\\_MEMO\\_NELSONMEADOWS\\_090324](#)  
[20-21\\_AMD\\_MJR\\_SUB\\_APPL\\_NelsonMeadowsAmended\\_08262024.pdf](#)  
[20-21\\_AMD\\_MJR\\_SUB\\_PLAN\\_NelsonMeadowsAmended\\_08262024.pdf](#)

### New Business

*In accordance with the Rules of the Planning Board, no public comment shall be allowed during the New Business portion of the meeting, except as requested by the Board. Please send written comments by mail or email to [PlanningBoard@windhammaine.us](mailto:PlanningBoard@windhammaine.us) on or before Thursday of the scheduled meeting date.*

5. [PB 24-082](#) #24-25: Major Subdivision & Site Plan - Andrews School Redevelopment - Sketch Plan Review - 55 High Street- Great Falls Construction  
The application is a mixed-income development consisting of eighteen affordable apartments for senior housing. This project also includes associated parking areas, internal vehicular drive aisles, pedestrian pathways, a centralized open green space, and stormwater treatment area. Tax Map: 37, Lot: 24; Zone: Village Commercial (VC) located in the Upper Presumpscot River watershed.

**Attachments:** [24-25\\_MJR\\_SUB-SP\\_SKP\\_PB\\_MEMO\\_AndrewSchool\\_082824\\_upd](#)  
[24-25\\_MJR\\_SUB-SP\\_SKP\\_SR&C\\_AndrewSchool\\_082824\\_upd](#)  
[24-25\\_MJR\\_SUB-SP\\_SKP\\_APPL\\_AndrewSchool\\_082724.pdf](#)  
[24-25\\_MJR\\_SUB-SP\\_SKP\\_PLAN\\_AndrewSchool\\_082724.pdf](#)  
[24-25\\_MJR\\_SUB-SP\\_SKP\\_PLNSET\\_AndrewSchool\\_082724.pdf](#)

## **Other Business**

### **6. Adjournment**