



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, July 22, 2024

6:30 PM

Council Chambers

FINAL AGENDA

1. Call To Order; Chair's Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 24-064](#) Meeting of July 1, 2024

Attachments: [Minutes 7-1-2024-draft](#)

Public Hearings and Continuing Business

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

4. [PB 24-061](#) #24-14 - Major Site Plan - 322 Roosevelt Trail Addition - 322 Roosevelt Trail - Final Plan Review - 322 Roosevelt Trail, LLC
The application is to expand the footprint of 9 out of 23 long-term rental dwelling units and other associated site improvements, including removal of existing pavement to create vegetative buffering along street frontage and the relocation of the three standard parking stalls..
Tax Map: 12; Lot: 58; Zone: Contract Zone (CZ) zoning districts in the Upper Presumpscot River watershed.

Attachments: [24 14 MJR SP FP PB MEMO 322RooseveltTrl 071524](#)
[24-14 MJR SP FP APPL 322RooseveltTrl 061724.pdf](#)
[24 14 MJR SP FP PLAN 322RooseveltTrl 071524](#)
[24-14 MJR SP FP SRC 332RooseveltTrl 071024](#)
[24-14 MJR SP FP SR&C ApplResponse 322RooseveltTrl 071524](#)
[AssessorComments_071024](#)
[FireComments_070924](#)
[TEComments_070924](#)

New Business

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5. [PB 24-062](#)

#24-13 - Major Subdivision - Cross Ridge Subdivision - Lockland Drive and Flintlock Drive - Final Plan Review - PTG Properties Inc.

The application is to create eight lots for single-family dwelling use. All lots will utilize existing private roadways for access, frontage and utilities. No new roadways or extensions are being proposed. Tax Map: 22; Lot: 20-5, 23-3, 23-3B, 23-6, 23-7, 23-8, 23-9, 23-10, 23-11, 23-12; Zone: Farm Residential (FR) zoning districts in the Pleasant River watershed.

Attachments:

[24-13 MJR SUB PRLM PB MEMO CrossRidgeSubdivision_070224.pdf](#)

[24-13 MJR SUB PRLM APPL CrossRidgeSubdivision_030424.pdf](#)

[Supplemental Waiver Request Form - Cross Ridge Subdivision.pdf](#)

[24-13 MJR SUB PRLM PLANS CrossRidgeSubdivision_030424.pdf](#)

[24-13 MJR SUB PRLM SR&C APP RESP CrossRidgeSubdivision_050124.](#)

[24-13 MJR SUB PRLM SR&C CrossRidgeSubdivision_040224.pdf](#)

[FireChiefComment_062524.pdf](#)

[PTG Properties Consent Agreement EXECUTED.pdf](#)

[Stormwater BMP letter - Cross Ridge.pdf](#)

[24-13 PublicComment Andrew_071824](#)

[24-13 PublicComment Caswell_071824](#)

[24-13 PublicComment Kellner_071824](#)

[24-13 PublicComment KnoxCrouanas_071824](#)

[24-13 PublicComment Lopes_071824](#)

[24-13 PublicComment McAlevey_071724](#)

[24-13 PublicComment Poirier_071824](#)

[24-13 PublicComment Stilwell_071824](#)

[24-13 PublicComment Tideswell_071724](#)

6. [PB 24-063](#) #24-22 - Conditional Use - MDOC Women's Mental Health Addition - 17 Mallison Falls Rd. - Final Plan Review - Maine Correction Center. The application is to include the addition of a 3,896 SF Women's Mental Health building to the Maine Correctional Center. The addition provides a separate medical space within the Women's Unit. Tax Map: 3; Lot: 5; Zone: Industrial (I) zoning districts in the Presumpscot River watershed.

Attachments:

[24-22 AMND MJR SP CU PB MEMO MDOCWomensHealth_071124](#)

[24-22 AMND MJR SP CU APPL MDOCWomensHealth_071624](#)

[24-22 AMND MJR SP CU COND USE APPL MDOCWomensHealth_0614](#)

[24-22 AMND MJR SP CU PLANS MDOCWomensHealth_071624](#)

[24-2 AMND MJR SP CU SR&C APPL RSPN MDOCWomensHealth_0715](#)

[24-22 AMND MJR SP CU SR&C MDOCWomensHealth_071024](#)

[AssessorComments_071024](#)

[TEComments_070924](#)

Other Business

7. Adjournment