



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

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.

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_McAlevy_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**