



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Minutes - Draft

### Planning Board

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Monday, September 23, 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

*Chair, Marge Govoni, called the meeting to order. Other members present were: Christian Etheridge, Shonn Moulton, Kathleen Brown, Anne Daigle, and Rick Yost.*

*Planning Director, Steve Puleo, and Town Planner, Evan O'Connor, were also present.*

#### 3. [PB 24-086](#) Approval of Minute - August 26, 2024 September 9, 2024

**Attachments:** [Minutes 8-26-2024 - draft.pdf](#)

[Minutes 9-9-2026 - draft.pdf](#)

*Christian Etheridge made a motion to approve the minutes of August 26, 2024.*

*Seconded by Rick Yost.*

*Vote: All in favor.*

*Kathleen Brown made a motion to approve the minutes of September 9, 2024.*

*Seconded by Christian Etheridge.*

*Vote: All in favor.*

#### **Public Hearings**

#### 4. [PB 24-085](#)

#24- 21 - Major Site Plan & Current Use - Sebago Solar - 9 Maisie Road -  
Final Plan Review - Sebago Solar, LLC

The Sebago Solar project was previously approved in 2021 but construction did not start within the permitted window. The applicant is now proposing to construct an 11-acre ground mounted solar array facility.

Construction will also include the grading of the field for access road and array installation, revegetating all disturbed areas, and closing the gravel pit in the parcel. The property in question is identified on Tax Map: 23, Lot: 4B; Zone: Light Residential (RL) in the Sebago Lake watershed.

**Attachments:** [24-21 MJR SP CU FP PB MEMO SebagoSolar 071524](#)  
[24-21 MJR SP CU FP SR&C SebagoSolar 071524](#)  
[24-21 MJR SP CU FP APPL SebagoSolar 090924](#)  
[24-21 MJR SP CU FP PLNST SebagoSolar 090924](#)  
[24-21 ApplicantResponsetoPublicComment Brown 070124.pdf](#)  
[24-21 PublicComment Brown 070124.pdf](#)  
[24-21 PublicComment Morrison 070224.pdf](#)  
[Assessor Comments 091624](#)  
[FD Comments 091624](#)  
[TE Comments 091924](#)  
[TE RESPONSES 091924](#)

*Kirk Ball, of Acron Engineering, was present representing the application with Dave Fowler, of Sebago Solar. He explained the previously approved solar array was larger than the current proposal. The permits that had been obtained for the previous approval would be updated for the new proposal.*

*Steve Puleo reviewed:*

- *There was concern regarding buffering to adjacent residential uses along the town line.*
- *There were now specific solar energy ordinance provisions.*
- *Portions of the pit were to be regraded; mature tree growth in the pit should be maintained.*
- *A level spreader would distribute water from the spring for infiltration.*
- *The intersection of Pipeline Road and Maisie Drive, and access to the pit, would be improved.*
- *The applicant had to resubmit the decommissioning and abandonment permit to DEP.*

*Kathleen Brown made a motion that the major site plan and conditional use applications for project #24-21 Sebago Solar was found complete in regard to the submission requirements based on the application checklist, but the Planning Board retained the right to request more information where review criteria were not fully addressed.*

*Seconded by Anne Daigle.*

*Vote: All in favor.*

*Public Comment*

*Mary Anne McGoldrick, Patricia Ave, Raymond – She asked, would the gated access be in Windham or Raymond? If it was in Raymond, people wouldn't be able to walk on the road to the stores, etc. in Raymond, which they could do now. Would a new soil plan be submitted for the spring? Could they keep the buffer low; sixty foot trees eventually became more of a problem? Was there a company that came in to do decommissioning? Who would bear the cost?*

*There was no more public comment. Public comment was closed.*

*Christian Etheridge made a motion to postpone the Board's final decision to October*

28th, pending submission of: a buffering plan; realignment of the arrays; and adjustment of the area of tree clearing limits.

Seconded by Anne Daigle.

Vote: All in favor.

## **New Business**

### **5. [PB 24-084](#)**

#24-26 Monique Drive Subdivision. Minor Subdivision Sketch Plan

Review. - Monique Drive and Jules Drive - Robert Cloutier

The application is for after-the-fact review of a three (3) lot residential subdivision. Tax Map: 11, Lots: 49 D, 49 D04, 49 D05; Zone: Village Residential (VR) located in the Presumpscot River watershed.

**Attachments:** [24-26 MNR SUB SKP PB MEMO MoniqueDriveSub 091024.pdf](#)

[24-26 MNR Sub SKP APP MoniqueDriveSub 091024](#)

[24-26 MNR SUB SKP PLAN MoniqueDriveSub 091024](#)

[24-26 MNR SUB SKP SR&C draft MoniqueDriveSub 091024](#)

Aaron Hunter, of Sebago Techincs, was present with the applicant, Robert Cloutier. Mr. Hunter explained the parent parcel had been divided over time, via splits to family, and in five-year divisions. The creation of lot eight was the most recent division and had inadvertently created a subdivision. This application was for after-the-fact approval of lots four and seven, accessed over Monique Drive, and lot eight which was accessed from Lisa and Jules Drives. They were not proposing any road improvements, except for the turn-around on Jules Drive.

#### *Public Comment*

An email had been received from Brian Langerman, owner of 15 Lisa Drive. Mr. Langerman was an abutter to the lots in question. He stated there was a road maintenance agreement for access off of Lisa and Jules Drive. Mr. Cloutier had sold a lot in 2022, and it had not been included in the existing road maintenance agreement. A new agreement was needed to evenly distribute maintenance and costs associated with the road right-of-way usage and upkeep. Currently, the road condition was deteriorating and would need substantial care in the future. Snow removal was shared by existing property owners and it didn't take into account the new parcel.

Steve Puleo discussed the history of lot divisions/ownership, right-of-ways, easements and how those would affect Board review and compliance with current ordinance requirements.

## **Other Business**

Shonn Moulton made a motion for Steve Puleo to discuss creation of a Planning Board subcommittee with the Town Manager, for the purpose of reviewing inconsistencies in ordinance issues and Board procedure.

Seconded by Christian Etheridge.

*Vote: All in favor.*

## **6. Adjournment**

*Shonn Moulton made a motion to adjourn.*

*Seconded by Anne Daigle and Christian Etheridge.*

*Vote: All in favor.*