



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Draft

Planning Board

Monday, February 10, 2025

6:30 PM

Council Chambers

1. Call To Order – Chair’s Opening Remarks

Chair, Marge Govoni, called the meeting to order. Other members present were: Shonn Moulton, Evert Krikken, Anne Daigle, and Rick Yost.

Planning Director Steve Puleo, and Planner Amanda Lessard, were also present.

2. Roll Call and Declaration of Quorum

3 [PB 24-125](#) Approval of Minutes - The Meeting of January 27, 2025

Attachments: [Minutes 1-27-2025 - draft](#)

Evert Krikken made a motion to approve the minutes from January 27, 2025.

Seconded by Shonn Moulton.

Vote: All in favor.

Public Hearings & Continuing Business

4. [PB 24-122](#) #25-02 Chapter 120 Land Use Ordinance Amendment - Amending Article 4 Zoning

The Town of Windham proposes amending Article 4 Zoning in Chapter 120 Land Use Ordinance to remove "No new private streets" from Commercial I and II, Windham Center, and Village Residential district standards to match 120-555 Streets and add Outdoor Recreational Facilities to Industrial (I) district as a permitted use.

Attachments: [25-02_PB_MEMO_LUO_AmendingArticle4-013025.pdf](#)
[25-02 Article 4 Districts\(JB rev'd1-2825\).pdf](#)

Steve Puleo explained that private streets and access ways were allowed, but they had to meet the appropriate standards. The amendment would remove language which prohibited private streets from the following Article 4 sections:

- §120-410F(11) – Commercial 1 (C-1) district
- §120-411F(9) – Commercial 2 (C-2) district
- §120-415.1F(h) - Windham Center (WC) district
- §120-415.2F(f) – Village Residential (VR) district

The amendment to §120-413B would permit outdoor recreational uses in an Industrial (I) district, where the Town was in the process of acquiring land to construct new soccer fields, amenities, and to improve Cherry Lane.

Public Comment

There was no public comment. Public comment was closed.

Board Comment

- *The amendments seemed like common sense.*
- *Was patching outdoor recreation into the industrial zone the correct thing to do? In some areas the zone was not industrial in nature. Maybe the zoning there should be reviewed.*
- *Were additional buffer standards for residential uses in the district needed?*

Evert Krikken made a motion to recommend with comments approval of the proposed amendments to the Code of the Town of Windham Chapter 120 Land Use Ordinance to modify Article 4 Commercial I, Commercial II, Windham Center, and Village Residential zoning districts standards to remove New Private Street and to add Outdoor Recreational Facilities as a permitted use in the Industrial (I) zoning district.

Seconded by Shonn Moulton.

Vote: All in favor.

5. [PB 24-123](#)

#24-33 Amended Minor Subdivision - Beaulieu Drive Minor Subdivision - 8 Beaulieu Drive - Final Plan Review - Yasin Ahmady

The applicant is requesting the amended minor subdivision of 2002 and reapproval of a 2007 minor subdivision plan to construct the minor private road (Beaulieu Dr) to meet compliance with the Town's minor private street standards. Subject property is identified as Tax Map: 5: Lot: 22B and found in the Farm (F) zoning district and in the Pleasant River watershed.

- Attachments:** [24-33 AMD MNR SUB PB MEMO Beaulieu 020625.pdf](#)
[24-33 AMD MNR SUB APPL BeaulieuDrive 122624.pdf](#)
[24-33 AMD MNR SUB FP Beaulieu 020525.pdf](#)
[FD Comments 010725.pdf](#)
[PUBLIC COMMENT Ansin 010925.pdf](#)
[PUBLIC COMMENT Culver 010725.pdf](#)
[TE Comments 010225.pdf](#)

Mr. Ahmadi, the applicant, was present.

Public Comment

Michael Adams - Fall Ridge Road, stated his concerns:

- *He had zero interest in being part of the subdivision.*
- *There was a huge ledge which caused a major water issue to his property. If anything was not done properly to the road it would affect him. Drainage was the number one thing.*
- *Beaulieu Drive sat on ledge. It would need to be widened and blasted out. How would that affect his property and foundation that was less than 100 yards from it? It went right along his property. There was no buffer to it. Would it be considered a new road with a new subdivision?*
- *They had been asked to accept Beaulieu Drive into their road association. Why did*

they have to pay the expense of for an additional road? Fall Ridge Road shouldn't be responsible in any way.

- What were the standards the road had to be brought up to? Did it stop at his property? Could they build up on it so the road would be higher than his property, which would be more of a drainage issue, or would they have to keep it at the level it was at now? Who would inspect the road when it was done?
- What if someone wanted to build another house beyond that? Where could he find the ordinance language?

Steve Puleo explained:

- The requested waiver for private roads mentioned suitable improvement not a requirement to bring it up to town standards. If the Planning Board felt the road was in good enough condition that no improvement was necessary, then the improvement wasn't necessary. The waiver was to Fall Ridge Road.
- Beaulieu Drive would be brought up to a standard with drainage, engineering, and a design that had been reviewed by the town's engineer. It would have extra requirements for stormwater measures so runoff didn't continue in the same pattern, but was instead diverted to a drainage swale.
- The subdivision had already been approved in 2002 and Mr. Adams lot was part of it. This was the only parcel that would be amended.
- The 2006/2007 approval had included relocation of the Beaulieu Drive right-of-way to meet the minor private road standard. The only addition was that the town engineer wanted more stormwater BMPs at the end of the road and there would be a drainage ditch on both sides, conveying water to the end of the right-of-way.
- There was a requirement for the users of Beaulieu Drive to have a road maintenance agreement. Those owners would contribute an assessment to Fall Ridge Road.
- The Board's review would be limited to the parts of the subdivision that were being reviewed.

Public Comment

Josh Elliot - Fall Ridge Road, understood they wanted to do a waiver, but clearly the engineer wanted pavement, it was in his estimate.

- The road did have access to another 40 acres that could be developed. At some point the waivers needed to stop.
- His other concern was that building the road would cause major wear and tear on Fall Ridge Road. There should be a monetary donation to Fall Ridge Road. How could they require nothing for Fall Ridge Road and have any repair required of the road association? There was no more public comment. Public comment was closed.

Evert Krikken made a motion that the reapproval Minor Subdivision application for project #24-33 Beaulieu Drive Reapproval Minor Subdivision project 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.

Board Comment

- Did the road have to be completed before a building permit could be issued?
- The Board understood the Fall Ridge Road residents' frustrations.
- Conservation subdivision requirements didn't apply in this case because it was the

addition of only one lot. In the future, if there was an existing subdivision, could they never require an existing subdivision to become a conservation subdivision?

Evert Krikken made a motion to approve the waiver of 120-911A (2)(a) Underground Utilities, to allow the overhead utilities to remain and permitting the new lot to connect to the overhead utility service.

Seconded by Shonn Moulton.

Vote: All in favor.

Evert Krikken made a motion to approve the waiver request of 120-911E(1)(b) Street trees, to not require tree plantings every 50-feet, by keeping the existing tree line in the right-of-way.

Seconded by Shonn Moulton.

Vote: All in favor.

Evert Krikken made a motion to approve the waiver request of 120-911 M(5)(b)[5][e][vi] and [vii] Hammerhead Requirements to allow the Beaulieu Drive right-of-way to locate the hammerhead on the left side of the street and for a residential driveway located at the end of the hammerhead turnaround off the side branch.

Seconded by Shonn Moulton.

Rick Yost made a motion to amend the current motion to separate parts vi and vii and to consider each of them as separate line items.

Seconded by Anne Daigle.

Vote: All in favor.

Evert Krikken made a motion to approve the waiver request of 120-911M(5)(b)[5][e][vi] Hammerhead Requirements to allow the residential driveway located at the end of the hammerhead turnaround off the side branch.

Seconded by Anne Daigle.

Vote: Three in favor. Evert Krikken and Marge Govoni opposed.

Evert Krikken made a motion to approve the waiver request of 120-911M(5)(b)[5][e][vii] Hammerhead Requirements to allow the Beaulieu Drive right-of-way to locate the hammerhead on the left side of the street.

Seconded by Shonn Moulton.

Vote: All in favor.

Evert Krikken made a motion to approve the waiver request of 120-911J(6) to allow the stormwater management plan to waive the flooding standard in the event that greater than 75% of the impervious and development areas will be treated the infrastructure by the use of a buffer at the end of Beaulieu Drive.

Seconded by Shonn Moulton.

Vote: All in favor.

Evert Krikken made a motion to approve the waiver request of 120-911M (2)(c) Private Roads, permitting Fall Ridge Road to remain in its current conditions without requiring improvements or modifications to meet the Major Private Street standards.

Seconded by Shonn Moulton.

Vote: Four in favor. Evert Krikken opposed.

Evert Krikken made a motion that the Amended Minor Subdivision application for the #24-33 Reapproval of the Beaulieu Drive Amended Minor Subdivision development identified on Tax Map: 9; Lot: 22B; Zone: Farm (F) zoning district and located in the watershed was to be approved with conditions with the following Findings of Fact, Conclusions, and Conditions of Approval.

Seconded by Shonn Moulton.

Vote: All in favor.

FINDINGS OF FACT

Jurisdiction: The Planning Board is authorized, pursuant to §120-913 of the Town of Windham Land Use Ordinance, to review and act on the request to amend the Beaulieu Minor Subdivision, which was approved by the Board and recorded on August 14, 2012, at the Cumberland County Registry of Deeds in Plan Book 202, Page 517.

Title, Right, or Interest: The applicant has submitted a copy of a Quitclaim (Release Deed) Short Forms Deed Act between Michael W. Beaulieu dba M.W. Beaulieu & Sons and Yasin Ahmady, dated July 5, 2017, and recorded on September 15, 2017, at the Cumberland County Registry of Deeds in Book 34315 and Page 52.

ARTICLE 3 DEFINITIONS

Dwelling, Single-Family Detached: "A freestanding building containing one dwelling unit."

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: 5; Lot: 22B.*
- The property is located in Farm (F) zoning district.*

ARTICLE 5 PERFORMANCE STANDARDS

§120-541 – Net residential area of acreage

- B. The net residential area or acreage of a lot proposed for subdivision, as defined, shall be calculated by subtracting the eight (8) items listed in the subsection from the gross acreage of a lot and dividing the resulting net residential area of the parcel by the net residential density standard of the appropriate zoning district (see Article 4, Zoning Districts). The eight (8) deductions shall be subtracted from the gross acreage of the lot.*

§120-911 - SUBDIVISION PERFORMANCE STANDARDS

§120-911A – Basic Subdivision layout

- (1) *The subject property size is 83,345 SF exceeding the minimum lot size in the Farm (F) zoning district, per §120-406E(1).*
- (a) *The applicant provided a net residential density calculation by deducting 0 SF of from the gross area of 83,345 SF. The net residential density is 60,000 SF, equaling 1.38 dwelling units.*
- (b) *The parcel side lot lines are perpendicular to Beaulieu Drive.*
- (2) *The 2007 approved plan set, road improvement shows the location proposed overhead utilities. The applicant has requested a waiver of §120-911A(2)(a) to allow the existing overhead serving the existing home would remain in place.*
- (3) *The applicant showed the location of the subdivision pins on the sketch plan review Drawing 1.*

§120-911B – Sufficient water; water supply.

- (3) *The 2007 approved plan set, shows the location private drinking well location with the well exclusion area.*

§120-911C - Erosion Control and sedimentation control

- (1) *The 2007 approved plan set, provides a soil erosion and sediment control plan showing the use of erosion and sediment control best management practices (BMPs) at the construction site consistent with the minimum standards outlined in the Maine DEP Stormwater Rule Chapter 500 Appendix A – Erosion and Sediment Control, Appendix B – Inspections and Maintenance, Appendix C – Housekeeping. Erosion and Sedimentation Control. BMPs shall be designed, installed, and maintained in accordance with the standards contained in the latest revisions of the following Maine DEP documents. Town Engineering comments (see Conditions of Approval #6 d.):*
 - o Level spreaders shall be added at the end of the ditches along Beaulieu to minimize erosion from stormwater flow during heavy rain events.*
 - o Where plans show drainage swale with slopes of 2:1 or steeper please indicate the use of erosion control fabric/mat or equivalent to stabilize loam prior to grass growth.*
 - o Show on the plan the locations where perimeter erosion controls must be installed prior to earthwork.*
- (4) *The applicant shall provide a note on the amended subdivision recording plan stating: “Except for normal thinning, existing vegetation shall be left intact to prevent soil erosion. The Board may require a developer to take measures to correct and prevent soil erosion in the proposed subdivision”.*

§120-911D – Sewage disposal

- (2) *The applicant is proposing a private sewage system and accepted HHE-200 Subsurface Wastewater Disposal System Application.*

§120-911E – Impact Natural Beauty, Aesthetics, Historic Sites, Wildlife Habit, Rare Natural Areas, or Public Access to the Shoreline

- (1) *The applicant is developing access from Fall Ridge Road in the general location of the existing Beaulieu Drive. By creating the road ROW to reconstruct existing access to driveway serving Tax Map: 5; Lots 22B-6 and 22B-6-1. The design of the private road is minimized clearing and preserve open space the natural beauty and aesthetics.*
- (a) *The applicant has shown the limits clearing of trees where tree cover is depicted on the plan. The applicant is using the vegetative buffer for stormwater at the end of the road. If the Beaulieu Drive, the developer will be required to direct the runoff to and water quality treatment BMP.*
- (b) *The applicant has requested waiver of the street tree plantings the reconstructed ROW (see above).*

§120-911F – Conformance with Land Use Ordinances

Comprehensive Plan:

- *The plan does meet the goals of the revised 2024 Comprehensive Plan.*

Land Use Ordinance:

- *There is a net residential density in the Farm zoning district of 60,000 SF.*

Subdivision Ordinance

- *The applicant shall provide standard notes, the standard conditions of approval, and approved waiver on the plans.*
- *A digital transfer of the subdivision plan data must be submitted for inclusion with the Town's GIS.*

§120-911G – Financial and Technical Capacity

- (1) *The estimated cost for the reconstruction of Beaulieu Drive is \$45,771.00. The applicant has not provided evidence of financial capacity of complete the improvements.*
- (2) *The 2007 approved application and plan set, technical capacity was met by engineer firm Land Use Consultant to for the permitting and design of the site improvements, James Mancini for septic, groundwater assessment, soil test pits to determine soil types on the parcel. Wayne Wood and Company for surveying and wetland determination.*

§120-911H – Impact on Ground Water Quality or Quantity

- (1) *The 2007 approved application and plan set, provided evidence the proposed reapproval amended subdivision shall not increase any contaminant concentration is the groundwater and shall meet the State's drinking water standards. A hydrogeological evaluation was not required, and the Planning Director waives the study.*
- (2) *The 2007 approved application and plan set, provided evidence the proposed reapproval amended subdivision shall not result in adverse impacts to the water table.*

§120-911I – Floodplain Management

- *The subject property is not within a mapped FEMA Floodplain boundary.*

§120-911J – Stormwater

- *The applicant proposes to manage stormwater runoff from the road via swales within the road ROW to via underdrain soil filter.*
- *The responsibility of maintaining the stormwater management system will be assigned to the future road maintenance agreement, as per §120-911N.*
- *Condition of Approval #5: The applicants must submit a road maintenance agreement for all property owners on Beaulieu Drive, in accordance with §120-911N, for review by the Town Attorney.*

§120-911K – Conservation Subdivision

- (1) *When the original minor subdivision was reviewed, conservation subdivision requirements were not in effect and therefore do not apply to this review.*

§120-911L – Compliance with Timber Harvesting Rules

- *The applicant stated the reapproval amended minor subdivision will not involve timber harvesting activity.*

§120-911M – Traffic Conditions and Street

- *The applicant is expecting low traffic demand for the additional lot.*
- *The applicant is proposing to meet the Town's "Minor Private Road" all of the standards found in Appendix B, another the waiver for the location of hammerhead and a drive off a branch of the turnaround (see above waiver section).*
- *According to §120-911M(5)(a)[5[e], the applicant shall include in the notes of the recording plan the following:
"All roads in this subdivision shall remain private roads to be maintained by the*

developer, lot owners or road association, and shall not be offered for acceptance, or maintained, by the Town of Windham until they meet all municipal street design and construction standards."

§120-911N – Maintenance of common elements.

- Condition of Approval #5: The developer or applicant to provide a road maintenance agreement for the property owners on Beaulieu Drive for the Town Attorney's review and comment prior to the required pre-construction meeting with the Town officials.

(SUBDIVISION) CONCLUSIONS (Final Plan Review):

1. The development plan reflects the natural capacities of the site to support development.
2. Buildings, lots, and support facilities will be clustered in those portions of the site that have the most suitable conditions for development.
3. 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 not be maintained and protected to the maximum extent.
4. The proposed amended subdivision has sufficient water available for the reasonably foreseeable needs of the site plan.
5. The proposed amended subdivision 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.
6. The proposed use and layout 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.
7. The proposed amended subdivision will provide adequate sewage waste disposal.
8. The proposed amended subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan.
9. The developer has the adequate financial capacity to meet the standards of this section.
10. The proposed amended subdivision will not alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
11. The proposed amended subdivision will provide for adequate stormwater management.
12. 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 or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonable affect its value.
13. On-site landscaping does provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.
14. All freshwater wetlands within the proposed subdivision have been identified on the plan.
15. Any river, stream, or brook within or abutting the amended subdivision has been identified on any maps submitted as part of the application.
16. 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, §480-B, none of the lots created within the subdivision has/does not have a lot-depth to shore frontage ratio greater than 5 to 1.
17. The long-term cumulative effects of the proposed subdivision will/will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.
18. 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.

19. The timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, §8869, sub§14.

APPROVED WAIVERS:

1. The approved the waiver of §120-911A(2)(a): *Underground Utilities*, is to allow the overhead utilities to remain and permitting the new lot to connect to the overhead utility service.

Motion: Made by E. Krikken, seconded by S. Moulton, and approved unanimously (5-0).

2. The approve the waiver request of §120-911E(1)(b) *Street trees*, to not require tree plantings every 50-feet, by keeping the existing tree line in the right-of-way.

Motion: Made by E. Krikken, seconded by S. Moulton, and approved unanimously (5-0).

3. The approve the waiver request of §120-911J(6) to allow the stormwater management plan to waive the flooding standard in the event the greater than 75% of the impervious and development areas will treat the infrastructure by the use of a buffer at the end of Beaulieu Drive.

Motion: Made by E. Krikken, seconded by S. Moulton, and approved unanimously (5-0).

4. The approve the waiver request of §120-911M(5)(b)[5][e][vi] *Hammerhead Requirements* to allow the residential driveway located at the end of the hammerhead turnaround off the side branch.

Motion: Made by E. Krikken, seconded by S. Moulton, and approved unanimously (3-2).

5. The approve the waiver request of §120-911M(5)(b)[5][e][vii] *Hammerhead Requirements* to located the hammerhead on the left side of the street

Motion: Made by E. Krikken, seconded by S. Moulton, and approved unanimously (5-0).

CONDITIONS OF APPROVAL:

1. Approval is dependent upon and limited to the proposals and plans contained in the application dated December 23, 2024 as amended February 10, 2025 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 §120-913 of the Land Use Ordinance.

2. *Recreation Impact Fee, Open Space Impact Fee, Public Safety Impact Fee; and Municipal Office Impact Fee.* All fees will be determined and collected for any building, or any other permits necessary for the development, §120-1201C.

3. In accordance with §120-914B(5) of the Land Use Ordinance, the Construction of improvements covered by any subdivision plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. The developer may request a one-year extension of the construction completion deadline prior to the expiration of the period. Such request shall be in writing and shall be made to the Planner. The Town Manager may require an update to the schedule of values and the amount of the guarantee when accepting an extension of the construction period. If construction has not been completed within the specified period, the Town shall, at the Town Manger's discretion, use the performance guarantee to either reclaim and stabilize or to complete the improvements as shown on the approved plan.

4. Prior to a preconstruction meeting, the Beaulieu Drive Right-of Way shall be surveyed and pinned in the field and verified by the Town Engineer and all expenses born by the developer or the applicant.

5. Prior the pre-construction meeting, the applicant shall submit a road maintenance agreement for the Beaulieu Drive property owners to the Planning Director for review and comment by the Town Attorney. The approved Road Maintenance Agreement shall be recorded provided with the Cumberland County Registry of Deeds and copied filed the

Town.

6. *Conditions of Approval from the February 12, 2007:*

- a. *Slope Protection: Provide a barrier (vegetation or fencing) at least four feet high and approximately 100 feet long at the top of the slope to protect the abutter from falling off the cliff.*
- b. *Stormwater Treatment: Convert stormwater treatment to an under-drain system to address water on the road, extending approximately 190 feet to a 12" culvert.*
- c. *Driveway Culvert: Include the sizes of the driveway culvert on the plan.*
- d. *Abutters' Names: Update and correct the abutters' names on the plan to match recorded information.*
- e. *Level Spreader: Add a level spreader at the end of the road to manage water from the two ditches.*
 1. *Level spreaders shall be added at the end of the ditches along Beaulieu to minimize erosion from stormwater flow during heavy rain events.*
 2. *Where plans show drainage swale with slopes of 2:1 or steeper please indicate the use of erosion control fabric/mat or equivalent to stabilize loam prior to grass growth.*
 3. *Show on the plan the locations where perimeter erosion controls must be installed prior to earthwork.*

New Business

6. [PB 24-124](#) #24-29 Major Site Plan & Conditional Use - Camping World Expansion - Sketch Plan Review - 480 Roosevelt Trail - Camping World RV Sales, LLC
- 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. Overall use and operation of the proposed site will remain consistent with the existing condition. Subject property is identified as Tax Map: 15: Lot: 1A and found in the Commercial III (C-3) zoning district and in the Ditch Brook watershed.

Attachments: [24-29 MJR SP CU SKP PB MEMO CampingWorld_020625](#)
[24-29 MJR SP SKP APPL CampingWorld_012125.pdf](#)
[24-29 MJR SP SKP PLN CampingWorld_012125..pdf](#)
[24-29 SKP PLN REV CampingWorld_020325](#)
[APPROVAL LETTER AMENDED SITE PLAN](#)
[_CampingWorldSurfaceParking_21-01_102621.pdf](#)
[MAJOR SITE PLAN REVISED-PLAN CampingWorld_21-01_10-18-21.pdf](#)

Grant Duchac, from Excel Engineering, was present representing the application. He explained on-site operations would remain exactly the same; their goal was to clean up the site and create efficient traffic flow. They proposed:

- *To retain the newer service building and construct a 20,000 square foot addition to it.*
- *To demolish several older buildings.*
- *To have a designated RV delivery area.*

- *To improve the appearance of the site and have added greenspace in front.*
- *To keep the recently constructed stormwater management basins and existing drainage patterns.*

Amanda Lessard explained:

- *There were elements of the 2021 approval which were not yet completed.*
- *The principal use of the property would be Outdoor Sales. A conditional use was required for auto repair services.*
- *The septic hadn't been designed for effluent from RVs, but it was being used in that way.*
- *The Planning Board didn't have the authority to grant the waiver request for curb cuts and driveway openings..*
- *The outdoor sales permit would run with the applicant.*

Steve Puleo expressed staff concern regarding unfinished and unmaintained aspects of the previous approval. Additionally:

- *The application would require an amendment to the Sight Location of Development permit.*
- *Traffic analysis was requested.*
- *There should be one full-service curb cut into the site from Roosevelt Trail.*

Board Comment

- *Signage must be improved.*
- *Fencing must be improved.*
- *Could there be a left turn lane? An option for turning RVs would be to use Danielle Drive.*
- *They were proposing much new impervious surface; was it part of the previous approved project?*
- *It was troubling that there were still elements of the previous approval that weren't complete.*
- *Would they still use Danielle Drive for RV deliveries?*
- *A new entrance plan had to be submitted.*
- *Employee, customer repair, and sales parking areas should be designated.*
- *The inventory stalls should be clearly marked.*

Other Business

7. Adjournment

Shonn Moulton made a motion to adjourn.

Seconded by Evert Krikken.

Vote: All in favor.

Note

Note