



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, November 25, 2024

6:30 PM

Council Chambers- 8 School Road

FINAL AGENDA

1. Call To Order

2. Roll Call and Declaration of Quorum

3. [PB 24-107](#) Approval of Minutes - October 28, 2024

Attachments: [Minutes 10-28-2024 - draft.pdf](#)

Public Hearings

Members of the public may offer evidence or statements relevant to the project under consideration after the Planning Board chair opens the public comment period. The Planning Board may, at its discretion, limit testimony to a set time period. Please submit written comments prior to the meeting by mail or to PlanningBoard@windhammaine.us

4. [PB 24-106](#) #24-32: Amendments to the Code of the Town of Windham, Chapter 120, Article 3 Definitions and Article 5 Performance Standards. The amendment to the Code of the Town of Windham Chapter 120 Land Use Ordinance modifies Article 3 Definitions of retail sales, automotive sales, and retail sales, outdoor. The proposal amends Article 5 Performance Standards, Retail sales, outdoor to address recreational vehicles outdoor display and sales areas.

Attachments: [24-24 PB MEMO LUO AMD Articles 3 5 111424.pdf](#)
[ARTICLE 3 and ARTICLE 5 \(JB rev'd SJ 11-21-24\).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 on or before Thursday of the scheduled meeting date.

5. [PB 24-103](#)

#11-06 - Amended Major Subdivision - Canada Hill Second Amended Subdivision - Highland Cliff Road - Final Plan Review - John F. Chase Trust

The proposed amendment to the Canada Hill Subdivision focuses on completing unbuilt stormwater management features from the 2012 approval, such as berms, level spreaders, and culvert repairs. It also includes modifications to an underdrained filter pond to prevent overflow onto Highland Cliff Road. Tax Map: 4; Lot: 9, 9-14; Zone: Farm (F) zoning district.

Attachments:

[11-06_AMD_MJR_SUB_PB_MEMO_CanadaHill_112024.pdf](#)

[11-06_AMD_MJR_SUB_SR&C_CanadaHill_111424.pdf](#)

[11-06_AMD_MJR_SUB_REV_PLNST_CanadaHill_112124.pdf](#)

[11-06_AMD_MJR_SUB_RESPN_CanadaHill_112124.pdf](#)

[11-06_AMD_MJR_SUB_APP_CanadaHill_103024](#)

[11-06_AMD_MJR_SUB_PLNST_CanadaHill_103024](#)

Adjournment