



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, April 14, 2025

6:00 PM

Council Chambers

FINAL AGENDA: NOTE NEW START TIME

1. Call to Order – Chair’s Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 25-012](#) Approval of Minutes - The meeting of March 10, 2025

Attachments: [Minutes 3-10-2025 - draft](#)

Public Hearings & Continuing Business

After the Planning Board chair opens the public comment period, members of the public may present evidence or statements relevant to the project under consideration. The Planning Board reserves the right to limit testimony to a specific period. Please send written comments by mail or email to PlanningBoard@windhammaine.us.

4. [PB 25-009](#) #24-29 Amended Major Site Plan & Conditional Use - Camping World Expansion - Final Plan Review - 480 Roosevelt Trail - Camping World RV Sales, LLC
- This application is an amendment to a site plan last approved by the Planning Board on October 25, 2021. The proposed project will include demolishing the existing sales center on the north end of the site and building a 20,500 square foot RV sales and service addition onto the southern existing building. There will also be site improvements made, including adding automobile parking and RV delivery stalls, site lighting, and one new driveway entrance on Roosevelt Trail will be constructed to replace the two existing curb cuts. The existing gravel RV inventory storage areas will be paved with asphalt as much as storm water quality and detention calculations allow. 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 FP PB MEMO CampingWorld_041025.pdf](#)
[Camping World-SIGHT DISTANCE_04092025.pdf](#)
[Camping World - Traffic Impact Fee Memo_04092025.pdf](#)
[Peer Review Camping World Left-Turn_03-21-25](#)
[24-29 CampingWorld_Response Letter_2025-03-17](#)
[24-29 MJR SP CU APPL REV_2025-03-17](#)
[24-29 MJR SP CU PLANS_REV_CampingWorld_2025-03-17](#)
[24-29 CampingWorld_ArchitectPlans_2025-01-17](#)
[24-29 MJR SP CU FP AC MEMO_CampingWorld_030325](#)
[24-29 MJR SP CU APPL_CampingWorld_2025-02-18](#)
[24-29 MJR SP CU PLANS_CampingWorld_2025-02-18](#)

5. [PB 25-010](#) #25-07 LUO Amendments to Article 3, 4, 8, and 9 - Stormwater Consistencies with Maine DEP for Municipal Delegated Review Authority. The town is proposing amendments to Chapter 120 Land Use Ordinance (LUO) in Article 1 General, Article 3 Definitions, Article 8 Site Plan, and Article 9 Subdivision to align the town's stormwater and site development provisions with the Department of Environmental Protection (DEP) stormwater rules and other state regulations to qualify for delegated authority status.

Attachments:

[25-07 PB MEMO LUOAmendmentsForDelegated Review_040725.pdf](#)
[25-07 PB REDLINE LUOAmendmentsForDelegated Review\(JB_REV\)_04072](#)
[25-07 LUO Amendments for Delegated ReviewTable_040725.pdf](#)
[25-07 PB WKFLW LUOAmendmentsForDelegated Review_022525.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.

6. [PB 25-011](#) #24-25 Amended Major Subdivision & Site Plan - Andrew School Redevelopment/WDCJCS Subdivision - 55 High Street - Preliminary Plan Review - Great Falls Construction Inc & Westbrook Development Corp. The application is for 17 market-rate apartments in two buildings. The plan amends the October 28, 2024 approval by continuing the mixed-income development consisting of 18 affordable apartments for senior housing, to bring a new total of 35 units on the 2.39 acre property. This project also includes associated parking areas, internal vehicular drive aisles, pedestrian pathways, subsurface stormwater treatment measures and the completion of the centralized open space area. The development will be served by public water and sewer. Subject property is identified as Tax Map: 37; Lot: 24; Zone: Village Commercial (VC) in the Presumpscot River watershed.

Attachments: [24-25_AMD_MJR_SUB-SP_PP_PB_MEMO_AndrewSchool_040925.pdf](#)
[24-25_CommentResponse_AndrewSchool_2025-03-20](#)
[24-25_PLANS_REV_AndrewSchool_2025-03-20](#)
[24-25_AMD_MJR_SUB_SP_PRLM_APPL_AndrewSchool_2025-03-03](#)
[24-25_AMD_MJR_SUB_SP_PRLM_PLANS_AndrewSchool_2025-03-03](#)
[24-25_MJR_SUB-SP_FP_PB_APPR_LTR_AndrewSchool_102924](#)

7. [PB 25-013](#) #25-08 Major Site Plan - A-Plus Auto Sales & Service - 1027 Roosevelt Trail - Sketch Plan Review - A-Plus Sale & Service, Inc. The application is for a 24,000 square foot building with associated parking for automobile sales and repair services on a 11-acre property. Subject property is identified as Tax Map: 21; Lot: 12; Zone: Commercial I North (C1-N) and Stream Protection (SP) in the Hyde Brook/Sebago Lake watershed.

Attachments: [25-08_MJR_SP_SKP_PB_MEMO_APlus_040925.pdf](#)
[25-08_MJR_SP_SKP_APP_A Plus Auto_032425](#)
[25-08_MJR_SP_SKP_PLAN_A Plus Auto_032425](#)

8. [PB 25-014](#) #25-10 Land Use Ordinance Amendments to Article 3 Definitions and Article 5 Performance Standards - Controlled Access Streets.
- The Town is proposing an amendment to Chapter 120, Land Use Ordinance (LUO), Article 3 Definition of Controlled Access Streets and Article 5, to add Veterans Memorial Drive (the Eastern Connector) to §120-521A, along with Manchester Drive. This amendment would require limited-access driveway curb cuts from the new road to be spaced at least 300 feet apart.

Attachments: [25-10 LUO Redline Amendments ControlledAccessStreets_040325.pdf](#)
[25-10 PB MEMO LUO Amendments ControlledAccessStreets_040325.pdf](#)

Other Business

9. Adjournment

The Planning Board will review the remaining agenda items at 9:30 pm and may decide not to consider any other items after 10:00 pm. Items not considered by the Board will be postponed until the next available Planning Board agenda. Meetings that are cancelled because of weather will be noted on the local cable channel (wccgtv7) or Channel 6. Meeting cancellations will be forwarded to these stations by 4:30 pm. If you have special needs due to a disability, please notify us at (207) 894-5960 ext. 2.