



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, February 25, 2019

7:00 PM

Council Chambers

Canceled due to lack of quorum. Agenda postponed to 3/11/2019

1 Call To Order

2 Public Hearings

3 [PB 19-015](#) Approval of Minutes: February 11, 2019

Attachments: [Minutes 2-11-19 - draft.pdf](#)

Public Hearings

4 18-24 Land of Nod Road Subdivision. Major subdivision preliminary plan review. Grondin Corporation to request review of a 30 lot residential cluster subdivision. The property in question is located at 120 Land of Nod Road and identified on Tax Map: 7, Lot: 29, Zone: Farm (F).

See Attachments under Continuing Business

Continuing Business

5 [PB 19-016](#) 18-24 Land of Nod Road Subdivision. Major subdivision preliminary plan review. Grondin Corporation to request review of a 30 lot residential cluster subdivision. The property in question is located at 120 Land of Nod Road and identified on Tax Map: 7, Lot: 29, Zone: Farm (F).

Attachments: [18-24 Land of Nod Prelim 02-21-2019.pdf](#)
[Peer Review Land of Nod 02-13-2019.pdf](#)
[02-04-19.BINDER-Prelim Mjr Sub App-Land of Nod Rd_16236.pdf](#)
[02-04-19.Stormwater Report-Land of Nod Rd_16236.pdf](#)
[16236 LAND OF NOD-PLANS.pdf](#)
[Michelle Allain-Newton Land of Nod development 2019-01-26.pdf](#)

- 6 [PB 19-017](#) 18-21 Woodside Condominium Retirement Community (Formerly Gray Road Retirement Community). Major subdivision final plan review. Weld, LLC to request review of a 14 unit residential subdivision in seven (7) duplexes. The property in question is located at Gray Road and Swett Road and identified on Tax Map: 9, Lots: 27K and 27E, Zone: Farm Residential (FR) and Retirement Community and Care Facility Overlay District (RCCFO).
- Attachments:** [18-21 Woodside Condo Retirement Community_Final_02-22-2019.pdf](#)
[WoodsideCondo_Response to Comments_2019-02-22.pdf](#)
[Woodside Condos Retirement Community Plans_2019-02-22.pdf](#)
[Peer Review_Woodside Condos_02-14-2019.pdf](#)
[Woodside Condominium Retirement Community Final Subdivision 2019_2_4.pdf](#)
[Woodside Condominium Plan Set 2019_2_4.pdf](#)
- 7 [PB 19-018](#) 18-41 Anglers Road Commons Apartments. Major subdivision preliminary plan review. Tim Clinton to request review of a mixed-use development consisting of forty-four (44) units in twenty-two (22) duplexes. The property in question is located at Anglers Road identified on Tax Map: 80, Lot: 66, Zone: Commercial 1 (C-1) and Aquifer Protection Overlay District B (APB).
- Attachments:** [18-41 Anglers Road Commons_Prelim_02-21-2019.pdf](#)
[Peer Review_Anglers Rd Commons_02-15-2019.pdf](#)
[Anglers Road Commons Apartments Plan Set 2019_2_4.pdf](#)
[Anglers Road Commons Apartments Preliminary Subdivision Application 2019](#)
- 8 [PB 19-019](#) 18-31 Cook Road Retirement Community. Major subdivision and site plan preliminary plan review. Jim Cummings to request review of a 46 unit residential subdivision in eighteen (18) duplexes, one (1) six-unit building and one (1) four-unit buildings. The property in question is located at Cook Road and 306 Gray Road and identified on Tax Map: 9, Lot: 5, Zone: Farm (F) and Retirement Community and Care Facility Overlay District (RCCFO).
- Attachments:** [18-31 Cook Road Retirement Community_Prelim_02-21-19.pdf](#)
[Cook Road Retirement_Response_02-14-2019.pdf](#)
[Peer Review_Cook Rd Retirement_02-13-2019.pdf](#)
[Cook Rd_Traffic Impact Study_2-5-2019.pdf](#)

- 9 [PB 19-020](#) 18-28 Windleigh Ridge Subdivision (formerly Nash Road Subdivision). Minor subdivision final plan review. Daigle Financial & Development LLC to request review of a three (3) lot residential subdivision. The property in question is located at 3 Nash Road and identified on Tax Map: 9, Lots: 34, 34-B1, and 34-B2, Zone: Farm (F).

Attachments: [18-28 Windleigh Ridge_Final_02-21-19.pdf](#)
[Newbury Ridge Subdivision_Response to Comments_2019-02-22.pdf](#)
[Newbury Ridge Subdivision Plans 2019_2_21.pdf](#)
[Peer Review_Windleigh Ridge_02-19-2019.pdf](#)
[Windleigh Ridge Subdivision Response to Comments 2019_2_11.pdf](#)
[holly Tubbs_Sight distance_Nash Rd.pdf](#)

New Business

- 10 [PB 19-021](#) 19-02 Anglers Road Commercial Subdivision. Minor subdivision sketch plan review. Windham Economic Development Corporation to request review of a 3 lot commercial subdivision. The property in question is located at Anglers Road and identified on Tax Map: 80, Lots: 66 and 66-1, Zones: Commercial 1 (C-1) and Aquifer Protection Overlay District Zone B (APB).

Attachments: [19-02 Anglers Rd Comm Subdivision_Sketch_02-21-19.pdf](#)
[Minor Subdivision Application - WEDC.pdf](#)
[WEDC_Subdivision Plan.pdf](#)

Other Business

11 Adjournment

The Planning Board will review remaining agenda items at 10:00 pm and may decide not to consider any other items after 10:30 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.