



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, July 1, 2024

6:30 PM

Council Chambers

Special Meeting

1. Call To Order; Chair's Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 24-060](#) Meeting of June 24, 2024

Attachments: [Minutes 6-24-2024 - draft.pdf](#)

Public Hearing and Continuing Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing 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.

4. [PB 24-055](#) #23-18 - Major Subdivision and Site Plan - Windham Village Apartments - 770 Roosevelt Trail - Final Plan Review - Windham Village Apartments, LLC The application is for the development of a portion of Shaw's property with 14 buildings, 172 two-bedroom multifamily units, supporting utilities, parking areas, private drives, drainage and stormwater infrastructure, and an outdoor amenity. The property in question is identified on Tax Map: 70; Lots: 1A; Zone: Commercial I (C-1) district in the Presumpscot River watershed.

Attachments: [23-18_MJR_SUB-SP_FP_APPL_WindhamVillageApartments_060324.pdf](#)
[23-18_MJR_SUB-SP_FP_PLANS_WindhamVillageApartments_060324.pdf](#)
[23-18_MJR_SUB-SP_FP_PB_MEMO_WindhamVillageApartments_061324.pdf](#)
[23-18_MJR_SUB-SP_FP_SR&C_WindhamVillageApartments_061324.pdf](#)
[Public Comment Dunlop_042324.pdf](#)
[ApplicantsEngineer_Response_to_JeffDunlop_061924.pdf](#)
[2024-143 WI - Basin Road - 6-18-24 signed.pdf](#)
[Traffic Peer Review WindhamVillageAppartments_061724](#)
[Applicant Response to Traffic Impact Fee_053024](#)
[TE_Comments_061824.pdf](#)
[23-18_FP_Assessor_Comments_WindhamVillageApartments_06132024](#)

5. [PB 24-056](#) #24-12 - Major Subdivision and Site Plan - Edgewood Estates Subdivision - 4 Betty Lane - Final Plan Review - RCI, LLC

STAFF RECOMMENDATION TO POSTPONE FINAL PLAN REVIEW UNTIL APPLICANT SUBMITS A COMPLETED APPLICATION.

The application is to develop a new conservation subdivision with a minor private road of 850' in length. The applicant will construct the road in the general location of the named private driveway, Betty Lane. The proposal is to provide six (6) building lots of about 30,00 SF in size, with the remaining 327,750 SF area as open space. Each parcel will have a private septic disposal field and well. The proposed utilities are to be installed underground. The property is further identified as Tax Map: 6; Lot: 26; Zone: Farm District (F) in the Pleasant River watershed.

Attachments: [Applicants response to tree clearing before approval 062724.pdf](#)
[24-12 FP_PB_MEMO_EdgewoodEstates_062424.pdf](#)
[24_12_MJR_SUB_FP_APPL_EdgewoodEstates_060524](#)
[23-12_MJR_SUB_SP_FP_PLANS_EdgewoodEstates_060524](#)
[24-12_MJR_SUB_FP_SR&C_EdgewoodEstates_061524.pdf](#)
[24-12_FP_TE_Comments_EdgewoodEstates_06132024.pdf](#)
[Attorneys_Comments_061124.pdf](#)
[Stormwater_QuantityQuality_Narrative_updated_06172024.pdf](#)
[Abutting_septic+wells.pdf](#)
[TE_Comments_HydrogeologicalAssessment_061824.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.

6. [PB 24-057](#) #24-19 - Major Site Plan - Private Warehouse - 120 Tandberg Trail - Sketch Plan Review - Ultimate Property Management, LLC

The application is to build a 5,050 SF building addition to an existing private warehouse building on a 2.1-acre property. Tax Map: 18; Lot: 39; Zone: Commercial I (C-1) zoning district in the Mill Pond watershed.

Attachments: [24-19 SKP_PB_MEMO_PrivateWarehouse_120TandbergTrail_060324](#)
[24-19 SKP_PB_MEMO_PrivateWarehouse_120TandbergTrail_060324](#)
[24-19 MSP_SKP_REV_APP_SabbadyPoint_05202024.pdf](#)
[24-19 MSP_SKP_REV_PLAN_SabbadyPoint_05202024.pdf](#)
[24-19 SRC_MEMO_PrivateWarehouse_120TandbergTrail_060324.pdf](#)
[Revision_by_Applicant_061824.pdf](#)

7. [PB 24-058](#) #24- 21 - Major Site Plan - Sebago Solar - 9 Maisie Road - Sketch 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: [24-24 MJR SP SKP PB MEMO SebagoSolar_062524.pdf](#)
[24-21 MJR SP SKP APPL SebagoSolar_060324.pdf](#)
[24-21 MJR SP SKP PLAN SebagoSolar_060324.pdf](#)
[24-21 MJR SP SKP SR&C SebagoSolar_061324.pdf](#)
[Applicant_Response_062724.pdf](#)

Other Business

8. Adjournment