



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, February 10, 2025

6:30 PM

Council Chambers

FINAL AGENDA

1. Call To Order – Chair’s Opening Remarks

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](#)

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 on or before Thursday of the scheduled meeting date.

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](#)

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](#)

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 24-124](#) #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](#)
[MAJOR_SITE_PLAN_REVISED-PLAN_CampingWorld_21-01_10-18-21.pdf](#)

Other Business**7. Adjournment**

The Planning Board will review the 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.