



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, January 27, 2025

6:30 PM

Council Chambers

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### FINAL AGENDA

#### 1. Call To Order - Chair's Opening Remark

#### 2. Roll Call and Declaration of Quorum

#### 3. [PB 24-118](#) Approval of Minutes - The Meeting of January 13, 2024

Attachments: [Minutes 1-13-2025 - draft.pdf](#)

### 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](mailto:PlanningBoard@windhammaine.us) on or before Thursday of the scheduled meeting date.*

4. [PB 24-117](#) #24-26 - Minor Subdivision - After-the-Fact Subdivision - Monique Drive - Final Plan Review - Robert Cloutier \*\*\*\*APPLICANT REQUESTED POSTPONEMENT UNTIL FEBRAUARY 10TH\*\*\*\*
- The application is an after-the-fact subdivision to approve 3 lots. Upgrades the private streets, Lisa Drive and Jules Drive, to establish the required road frontage for lot 49-D5. The applicant is seeking a final plan approval and is requesting the Board to review and approve a draft road maintenance agreement for the Lisa Drive and Jules Drive. Subject properties are identified as Tax Map: 11; Lot: 49D, 49D-3, 49D-5 and found in the Village Residential (VR) zoning district and in the Presumpscot River via Otter Brook watershed.

Attachments: [APPLICANT\\_RequestForPostponement\\_012325.pdf](#)  
[APPL\\_AHunter\\_ROWwAbutter\\_011625.pdf](#)  
[Existing Road Maintenance Agreement bk21296 pg175.pdf](#)  
[ABUTTERS\\_COMMENTS\\_Road Maintaince Letter.pdf](#)  
[24-26\\_MNR\\_SUB\\_FP\\_PB\\_MEMO\\_MoniqueDrive\\_010625.pdf](#)  
[24-26\\_MNR\\_SUB\\_FP\\_RESPONE\\_MoniqueDrive\\_010825.pdf](#)  
[24-26\\_MNR\\_SUB\\_FP\\_REV\\_PLANS\\_MoniqueDrive\\_010825.pdf](#)

5. [PB 24-116](#) #23-18 - Amendment Subdivision - Windham Village Apartments - 770 Roosevelt Trail - Windham Village Apartments, LLC.  
The applicant is requesting a subdivision amendment of the July 1, 2024 approved project for the construction 172 dwelling unit apartment complex. The applicant was required to obtain a MDOT Traffic Movement Permit (TMP) for the traffic generation from the developmen. Tax Map: 70; Lot: 1A; Zone: Commercial I (C-1) zoning district and located in the Presumpscot River watershed..

**Attachments:** [23-18 MJR SUB-SP AMD PB MEMO WindhamVillageApartments 011725.r](#)  
[23-18 AMD MJR SUB-SP APPL FP WindhamVillageApartments 011725.pc](#)  
[23-18 AMD MJR SUB-SP PLN WindhamVillageApartments 01725.pdf](#)  
[Residential Development - 770 Roosevelt Trail Windham.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](mailto:PlanningBoard@windhammaine.us) on or before Thursday of the scheduled meeting date.*

6. [PB 24-115](#) #25-01 - Major Site Plan & Subdivision - Dolley Farm Subdivision - River Road - Sketch Plan Review - 25 River Road, LLC.  
This application is for a 44-unit residential condominium development on a 32.8-acres property. The development will have an access drive for the 44-unit condominium complex and public water will be extended 400-feet to service the residences. The applicant is proposing the treat septic on-site. The subject property is identified as Tax Map: 5; Lot: 25; Zone: Medium-density Residential (RM) zoning district in the Presumpscot River watershed.

**Attachments:** [25-01 MJR SUB SP SKP PB MEMO DolleyFarmSubdivision 012225.pdf](#)  
[25-01 MJR SUB SK APP DolleyFarmSub122324.pdf](#)  
[25-01 MJR SUB SK PLAN DolleyFarmSub122324.pdf](#)  
[25-01 MJR SUB SK SITE PLAN DolleyFarmSub122324.pdf](#)

## Other Business

7. [PB 24-120](#) #25-03: Workshop on Potential Amendments to Chapter 120 of the Land Use Ordinance by the Planning Board.  
The first of four Planning Board workshops Land Use Ordinance amendment this year. These sessions will discuss and promote specific amendments to the Chapter 120 Land Use Ordinance that the Board believes the Town Council should consider.

**Attachments:** [24-34 WORKSHOP PB MEMO LUOAmendments 021025.pdf](#)

## 8. Adjournment