



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, January 27, 2025

6:30 PM

Council Chambers

DRAFT AGENDA

1. Call To Order - Chair's Opening Remark
2. Roll Call and Declaration of Quorum
3. Approval of Minutes – The Meeting of January 13, 2024

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 24-117](#) #24-26 - Minor Subdivision - After-the-Fact Subdivision - Monique Drive - Final Plan Review - Robert Cloutier
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:

[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_RESPONSE_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.
At the July 1, 2024 Planning Board meeting, the applicant received and approval to develop a 14 buildings, 172 dwelling units apartment complex. As part of the approval, the applicant was required to obtain and Traffic Movement Permit (TMP) from the Maine Department of Transportation (MDOT). The applicant is amending the subdivision to correct Conditions of Approval #3. The property is identified as Tax Map: 70; Lot: 1-A01; Zone: Commercial I (C-1) zoning district in the Presumpscot River watershed.

Attachments: [23-18_MJR_SUB_RECDOG_PL_WindhamVillageApartments_121624.pdf](#)
[23-18_MJR_SUB_SP_FP_APPR_LTTR_WindhamVillageApartments_070224.r](#)

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 24-115](#) #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_SK_PLAN_DolleyFarmSub122324.pdf](#)
[25-01_MJR_SUB_SK_SITE_PLAN_DolleyFarmSub122324.pdf](#)
[25-01_MJR_SUB_SK_APP_DolleyFarmSub122324.pdf](#)

Other Business

The Land Use Ordinance Workshop marks the first of four essential workshops organized by the Planning Board this year. These sessions are designed to thoroughly discuss and promote specific amendments to the Land Use Ordinance that the Board firmly believes the Town Council should consider

Adjournment