



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, January 13, 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 24-114](#) Approval of Minutes - Meeting of November 25, 2024

Attachments: [Minutes 11-25-24 draft.pdf](#)

Public Hearings

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 24-109](#) #24-34 - Amendments to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 3 Definitions, and Article 4 District Standards
The proposed amendments will add definitions for principal building location on a premise that involves Hotel development in the Commercial I (C-1) zoning district. The amendments include five (5) new definitions in Article 3 Definitions, as well as amending Article 4 Commercial I (C-1) zoning district by increasing the maximum front setback from 20 feet to 75 feet for Hotel uses and eliminating parcel restrictions using clean energy by including an “adjacent parcel” found in C-1 District Standards.

Attachments: [24-34 PB MEMO LUOAmArticle3&4 HotelUse 122424.pdf](#)
[DefinitionsCommercial District I \(C-1\) HotelFrontSetback 120924 \(JB rev'd\).pdf](#)
[230411-Hotel Concept 2024-10-16.pdf](#)

5. [PB 24-110](#) #24-28 - Minor Subdivision - Franklin Drive Subdivision - 20 Franklin Drive - Final Plan Review - New Gen Estates, LLC
The applicant is proposing a four-lot subdivision to create lots for future commercial and residential uses. The subject property is identified as Tax Map: 18; Lot: 26-2; Zone: Commercial 1 (C-1) zoning district and located in the Chaffin Pond/ Little Sebago Lake watershed.

Attachments: [24-28 MNR SUB FB PB MEMO FranklinDriveSub_010725.pdf](#)
[24-28 MNR SUB FP RESPONSE FranklinDriveSub_010825.pdf](#)
[24-28 MNR SUB FP REV PLANS FranklinDriveSub_010825.pdf](#)
[24-28 MNR SUB FP REV APPL FranklinDriveSub_010825.pdf](#)
[24-28 MNR SUB FP SR&C FranklinDriveSub_010525.pdf](#)
[TE Comments_010225.pdf](#)
[ESC Comments_010225.pdf](#)
[ASSESSOR Comments_120.pdf](#)

6. [PB 24-111](#) #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 to Lisa and Jules Drive to establish the required road frontage for lot 49-D5. Subject property is 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: [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](#)
[24-26 MNR SUB FP APPL MoniqueDrive_122324.pdf](#)
[24-26 MNR SUB FP SR&C MoniqueDrive_010525.pdf](#)
[ASSESSOR Comments_123024.pdf](#)
[ESC Comments_010325.pdf](#)
[TE Comments_010325.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.

7. #24-33 Beaulieu Drive - Reapproval of Minor Subdivision - Beaulieu Drive Minor Subdivision - 8 Beaulieu Drive - Yasin Ahmady

The applicant is requesting the reapproval of a 2006 minor subdivision plan. The applicant is proposing to construct the minor private road (Beaulieu Dr) to meet compliance with the Town's minor private street standards. Subject properties are identified as Tax Map: 5: Lots: 22B, 22B-6, 22B-6-1, 22B-10, 22B-11, and found in the Farm (F) zoning district and in the Pleasant River watershed.

Other Business

A discussion with the Planning Director regarding setting up Land Use Ordinance amendment workshops with the Board at its fourth meeting each quarter to recommend ordinance changes to the Council Ordinance Committee.

Adjournment