



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, April 28, 2025

6:00 PM

Council Chambers

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### FINAL AGENDA

#### 1. Call to Order – Chair’s Opening Remarks

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

#### 3. [PB 25-016](#) Approval of Minutes - The meeting of April 14, 2025

Attachments: [Minutes 4-14-2025-draft.pdf](#)

### 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](mailto:PlanningBoard@windhammaine.us)*

#### 4. [PB 25-017](#) #25-10 Land Use Ordinance Amendments to Article 3 Definitions, Article 5 Performance Standards and Appendix B - Controlled Access Streets. The Town is proposing an amendment to Chapter 120, Land Use Ordinance (LUO), Article 3 Definition of Controlled Access Streets and Article 5, to add Veterans Memorial Drive (the Eastern Connector) to §120-521A, along with Manchester Drive. This amendment would require limited-access driveway curb cuts from the new road to be spaced at least 300 feet apart.

Attachments: [25-10 PB MEMO LUO Amendments ControlledAccessStreets 042425.pdf](#)  
[25-10 LUO Redline Amendments ControlledAccessStreets 042425.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).*

5. [PB 25-018](#) #25-11 Major Site Plan - 4 Roosevelt Trail Redevelopment - 4 Roosevelt Trail - Sketch Plan Review - York Enterprises Park, LLC  
The application is for the redevelopment of a former excavation material storage yard into a multi-unit contractor services development with associated parking. Each of the two (2) proposed 7,100 sf buildings will have 7-units for contractor service businesses. Subject property is identified as Tax Map: 7; Lots: 1 and 3E; Zone: Commercial III (C-3) in the Highland Lake watershed.

**Attachments:**

[25-11 MJR SP SKP PB MEMO 4RooseveltTrl 042425.pdf](#)

[25-11 MJR SP SKP PLANS REVISED 4 RooseveltTrail 042325.pdf](#)

[25-11 MJR SP SKP APPL 4RooseveltTrl 040725.pdf](#)

[25-11 MJR SP SKP PLANS 4RooseveltTrl 040725.pdf](#)

## **Other Business**

### **6. Adjournment**

*The Planning Board will review the remaining agenda items at 9:30 pm and may decide not to consider any other items after 10:00 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. 2.*