



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, May 8, 2023

6:30 PM

Council Chambers/** Via Zoom

FINAL AGENDA

To join the meeting remotely, use this link: <https://us02web.zoom.us/j/143936937>. You may also call 1-646-558-8656 and enter meeting ID: 143 936 937.

Pursuant to the Town of Windham Planning Board's Remote Participation Policy adopted September 13, 2021 (online at <https://www.windhammaine.us/372/Planning-Board>), Zoom is only available to the public if one or more of the Board members cannot attend in person but will be participating remotely

Zoom will be the meeting platform used by both the Board and the public. Information about using Zoom is available at <https://support.zoom.us/hc/en-us/articles/115004954946-Joining-and-participating-in-a-webinar-a-ttendee->. Please note that members of the public will need to use the raise your hand feature in Zoom or type *9 on the phone to be called on and heard during the public testimony portion of the agenda.

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 23-029](#) Approval of Minutes - April 10, 2023 Special Meeting

Attachments: [Minutes 4-10-2023 Special Meeting.pdf](#)

[PB 23-030](#) Approval of Minutes - April 10, 2023 meeting

Attachments: [Minutes 4-10-2023 - draft.pdf](#)

[PB 23-031](#) Approval of Minutes - April 24, 2023 meeting

Attachments: [Minutes 4-24-2023 - draft.pdf](#)

Continuing Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing Business or New Business portions of the meeting, except as requested by the Board. Written comment may be submitted to the Board at any time at PlanningBoard@windhammaine.us

- 4 [PB 23-025](#) #20-10 Roosevelt Trail Solar 1, LLC is requesting the Planning Board review and approve a second and final 1-year extension for the 464 Roosevelt Trail Solar project. The Planning Board approved the major site plan on May 22, 2020, and granted a 1-year extension on April 11, 2022. The subject property is Tax Map 15 Lot 1 in the Commercial III (C-3) and Farm Residential (FR) Zoning Districts.

Attachments: [20-10_PB_MEMO_SP-Ext_RooseveltTrailSolar1_050323.pdf](#)
[#20-10_EXTENTION_REQUEST_RooseveltTrailSolar1_041423.pdf](#)
[#20-10_PLANSET_RooseveltTrailSolar1_041423.pdf](#)
[#20-10_RESPONSE_RooseveltTrailSolar1_041423.pdf](#)

New Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing Business or New Business portions of the meeting, except as requested by the Board. Written comment may be submitted to the Board at any time at PlanningBoard@windhammaine.us

- 5 [PB 23-026](#) #23-10 Depot Street Apartments Amended Site Plan and Subdivision. Peter Anania and Simon Beylin request review to change the ownership of the project and revise the building design for the two 12-unit buildings and one 7-unit building. The subject property is Tax Map 38 Lot 37A in the Village Commercial (VC) Zoning District.

Attachments: [23-10_PB_MEMO_FINAL_MajorSubSite_DepotStApt_050423.pdf](#)
[STAFF_REVIEW_MEMO_AmdSitePlan_DepotStApt_.pdf](#)
[AMD_SITE_PLAN_Application_DepotStApt_23-10_030623.pdf](#)
[AMD_SITE_PLAN_Plan_DepotStApt_23-10_030623.pdf](#)
[Subdivision_Application_DepotStreetApartments_2023_4_10.pdf](#)
[17035 - AMENDED PLAN SET_4-18-2023.pdf](#)
[Response to Comments_DepotStreet_2023_4_18.pdf](#)
[TownEngineerComments_0414023.pdf](#)
[Anania L-28526CT Acceptance Letter.pdf](#)
[FireChief_Coments_042823.pdf](#)

- 6 [PB 23-027](#) #23-18 Tandberg Trail Residential Development. Major Site Plan and Major Subdivision sketch plan review. 770 Roosevelt Development, LLC requests review of a 13-building 156-unit residential development with associated parking and infrastructure on 9.1 acres. The subject property is a portion of Tax Map 70 Lot 1A in the Commercial I (C-1) Zoning District.

Attachments: [23-18_PB_MEMO_SKETCH_PLAN_MajorSubSP_TandbergTrailResDevel_05](#)
[#23-10_STAFF_RC_MEMO_SketchPlanReview_TandbergTrailResDevel_042](#)
[#23-10_APPLICATION_SketchPlanReview_TandbergTrailResDevel_041723.p](#)
[#23-10_PLANS_SketchPlanReview_TandbergTrailResDevel_041723.pdf](#)
[#23-10_RESPONSE_SketchPlanReview_TandbergTrailResDevel_05-423.pdf](#)
[#23-10_ALTA_SURVEY_SketchPlanReview_TandbergTrailResDevel_041723.1](#)

- 7 [PB 23-028](#) #23-19 Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 8 Site Plan Review and Article 9 Subdivision Review related to MS4 Stormwater Permit requirements

Attachments: [PB_MEMO_MS4_SiteSub_050423.pdf](#)
[Memo_MS4_Permit_Ordinance_Amendments.pdf](#)
[Site_Plan_Review_Official_Draft_4.7.23.pdf](#)
[Subdivision_Review_Official_Draft_04.7.23.pdf](#)

Other Business

8 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. 2.