



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, May 22, 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-attendee->. 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 23-037](#) Minutes of the May 8, 2023 meeting.

Attachments: [Minutes 5-8-2023-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 23-032](#) #21-13 - Vintage Subdivision - Major Subdivision, Preliminary Plan Review - PTG Development, Inc. **This item was postponed from the April 10, 2023 agenda to the May 22, 2023 agenda. The applicant is requesting that the Board postpone its decision on the review of the Vintage Subdivision preliminary plan. The Town and applicant are negotiating a resolution to the pending consent agreement. The property is identified as Tax Map 52, Lot 24, in the Commercial I District (C-1).**

Public Hearings

Members of the public may offer evidence or statements relevant to the project under consideration after the Planning Board chair opens the public comment period. The Planning Board may, at its discretion, limit testimony to a set time period. Please submit written comments prior to the meeting by mail or to PlanningBoard@windhammaine.us.

- 5 [PB 23-033](#) #23-17 Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 12 Impact Fees to revise the open space impact fee.
- Attachments:** [PB Memo Open Space 05-18-23.pdf](#)
[Open Space Fee Methodology 03-17-2023_clean.pdf](#)
[Open Space Fee Methodology 03-17-2023_redline.pdf](#)
[Open space impact fee revised_03-17-2023.pdf](#)
- 6 [PB 23-034](#) #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_051823.pdf](#)
[Memo_MS4 Permit_Ordinance Amendments.pdf](#)
[Site Plan Review_Official Draft_4.7.23.pdf](#)
[Subdivision Review_Official Draft_04.7.23.pdf](#)
- 7 [PB 23-035](#) #22-17 322 Roosevelt Trail Contract Zone. 322 Roosevelt Trail, LLC is requesting an amendment to the Official Land Use Map and Land Use Ordinance § 120-421 for a contract zone which would permit multifamily dwellings and increase density standards. The property in question is located at 322 Roosevelt Trail, and identified on Tax Map: 12, Lot: 58, Zone: Farm (F).
- Attachments:** [22-17 PB MEMO 322 RooseveltTrail ContractZone 051523.pdf](#)
[22-17_SRC MEMO_ContractZone_322RooseveltTrail_050523.pdf](#)
[2023-01-30_Contract Zone Plan.pdf](#)
[Contract Zone Agreement v.3.pdf](#)
[ContractZone_Map_001.jpg](#)
[Suburban Pines Motel 04-1990.pdf](#)
[TC memo_322 Roosevelt Trail contract zone_09-23-22.pdf](#)

- 8 [PB 23-036](#) #23-11 Meadowbrook Subdivision Lot 5 - Amended Subdivision - Final Plan Review - Michael Keeley. The application is for the construction of a duplex with associated parking on a lot within the Meadow Subdivision. The duplex will be accessible by a new curb-lane road from Whites Bridge Road. The property is located at 20 Whites Bridge Road; Tax Map: 18 Lot 4-5; Zone: Commercial I (C-1) zoning district.

Attachments:

[23-11_PB_MEMO_FINAL_PLAN_AmdMeadowbrookSub_051523.pdf](#)
[23-11_SRC_MEMO_AMD_SUB_20WhitesBridgeRdDuplexe_050423.pdf](#)
[82011-01 Plan Set 23-04-28.pdf](#)
[82011-01 Subdivision Amendment Compiled 23-04-12.pdf](#)

Other Business

9 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.