



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, June 12, 2023

6:30 PM

Council Chambers/\*\* Via Zoom

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### 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 23-042](#) Approval of Minutes - May 22, 2023 meeting

**Attachments:** [Minutes 5-22-2023 - 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](mailto:PlanningBoard@windhammaine.us)*

- 4      [PB 23-038](#)      #20-11 - Roosevelt Apartment Homes - 963 Roosevelt Trail - Amended Major Site Plan Final Review - Heyland Development, Inc. The application is for the construction of a three-story, 50-unit apartment building that would contain a mix of one- and two-bedroom units. The site is 6.91 acres and has an existing 74-room hotel, a 100-person conference room, and parking facilities. Tax Map: 21; Lot: 19A; Zone: Commercial I North (C-1N) in the Pettingill Pond watershed.

**Attachments:**      [20-11 PB MEMO FINAL SITE PLAN RooseveltApartmentHomes\\_0530023.p](#)  
[PlanningDirector\\_to\\_Applicant\\_051223.pdf](#)  
[TownEngineer\\_Comments\\_on\\_theFujiCleanWW\\_treatment.pdf](#)  
[PlanningDirectorsStaffComments\\_to\\_Applicant\\_052423.pdf](#)  
[REV 963 Roosevelt Trail Plans 5-15-23.pdf](#)  
[963 Roosevelt Trail Letter 5-25-23.pdf](#)  
[Fuji treatment System.pdf](#)  
[DEP\\_ModifiedPermit\\_060623.pdf](#)  
[Hyland\\_RooseveltApartments\\_DHHS\\_07-16-2021.pdf](#)  
[965 Roosevelt Trail Final Application 8-17-22.pdf](#)

## **New Business**

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- 5      [PB 23-039](#)      #23-20 Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 4 Zoning Districts, Article 5 Performance Standards, and Article 8 Site Plan Review related to the creation of a Commercial District IV (C-4) and maximum building height in the C-1, C-1N, C-2 and C-3 Districts.

**Attachments:**      [PB MEMO C4 MaxHeight\\_060823.pdf](#)  
[Commercial District IV \(C-4\)\\_MaxHeight\\_05-25-23.pdf](#)  
[C4 AmendedMap\\_05-17-2023.pdf](#)

## **Other Business**

*Board training with the Town Attorney on June 26, 2023*

## 6 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.*