



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, April 8, 2024

6:30 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 24-034](#) Approval of Minutes -meeting March 25, 2024

**Attachments:** [Minutes 3-25-2024 - 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](mailto:PlanningBoard@windhammaine.us) on or before Thursday of the scheduled meeting date.*

4. [PB 24-031](#) #24-01: Commercial Building Conversion - 868 Roosevelt Trail - Final Plan Review - 868 302, LLC  
The applicant is requesting final approval to convert the remainder of the existing commercial building into a multi-tenant structure by adding a retail and wholesale bakery to the existing 59-seat premium restaurant, private office, and marijuana manufacturing facility. Tax Map: 71; Lot: 50E; Zone: Commercial I District (C-1) in the Sebago Lake watershed.

**Attachments:** [24-01\\_PB\\_MEMO\\_FINAL\\_PLAN\\_CommercialBuildingConversion\\_868Rooseve](#)  
[24-01\\_SR&C\\_MEMO\\_FINAL\\_REVIEW\\_CommercialBldingConversion\\_868Ro](#)  
[24-01\\_FINAL\\_PLAN\\_APPLICATION\\_2ND\\_RESPONSE\\_CommercialBuildingC](#)  
[24-01\\_FINAL\\_PLAN\\_2ND\\_REVISIED\\_DRAWINGS\\_CommercialBuildingConver](#)  
[DFC Comments\\_031924.pdf](#)  
[DFC Comments2\\_031924.pdf](#)  
[TE Comments\\_031524.pdf](#)  
[TE Comments\\_032824.pdf](#)  
[TrafficEngineer -GP\\_032324.pdf](#)  
[Memo JNK to Puleo Re Easements 3-28-2024 \(P2268742x9F873\) \(002\).pdf](#)

5. [PB 24-030](#) #23-34 - Major Site Plan - Natural Wonders Daycare - Final Plan Review - 184 Pope Road - Windham School Age Children Association, Inc.  
\*\*\*APPLICANT REQUESTS POSTPONEMENT UNTIL THE MAY 13, 2024 MEETING\*\*\*

The applicant is requesting final approval to build a childcare facility spanning 5,817 square feet on a 2.5-acre lot located at 184 Pope Road. The proposal calls for the construction of a facility capable of accommodating up to 64 children and staffing it with 12 to 16 employees, as well as parking, stormwater facilities, and a fenced-in playground area. Tax Map 43, Lot 30 A-2: Windham Center (WC) zoning district in the Pleasant River watershed.

**Attachments:**

[23-34 FINAL PLAN APPLICANT REQUEST FOR POSTPONEMENT Natl](#)  
[23-34 SR&C MEMO MAJOR SITE PLAN NaturalWondersDayacare\\_032924](#)  
[23-34 FINAL PLAN APPLICATION NaturalWondersDayacare\\_031124.pdf.pdf](#)  
[23-34 FINAL PLAN DRAWINGS NaturalWondersDayacare\\_031124.pdf](#)  
[DCWesscott\\_040324.pdf](#)  
[TE Comments\\_032924.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) on or before Thursday of the scheduled meeting date.*

6. [PB 24-032](#) #24-14: Major Site Plan - 322 Roosevelt Trail Addition - Sketch Plan Review - 322 Roosevelt Trail, LLC  
The proposal is to convert an existing motel located at 322 Roosevelt Trail into a multi-family residential building with 23 dwelling units to construct a small addition behind the nine (9) residential dwelling units of 1,188 SF of floor area. Tax Map: 12; Lot: 58; Zone: Contract Zone in the Presumpscot watershed.

**Attachments:**

[23-27 PB MEMO SKETCH PLAN 322RooseveltTrailAddition\\_040424.pdf](#)  
[24-14 SR&C MAJOR SITE PLAN 322RooseveltTrailAddition\\_032724.pdf](#)  
[24-14 SKECTH PLAN RESPONSE 322RooseveltTrailAddition\\_040324.pdf](#)  
[24-14 MAJOR SITE PLAN APPLICATION 322RooseveltTrailAddition\\_031424.pdf](#)  
[24-14 SKECTH PLAN REVISED DRAWNGS 322RooseveltTrailAddition\\_040324.pdf](#)  
[24-14 MAJOR SITE PLAN DRAWINGS 322RooseveltTrailAddition\\_031424.pdf](#)

7. [PB 24-033](#) #24-15: Major Site Plan - Senior Affordable Housing - Anglers Road - Sketch Plan Review - Developers Collaborative Predevelopment, LLC  
The application is to construct a 2.5-story, 48-unit building with associated parking, utilities, stormwater management infrastructure, and landscaping improvements. The residents will be over the age of 55 and will meet income requirements for affordability. Tax Map: 58; Lot: 80; Zone: Farm (F) and Retirement Community Care Facility Overlay (RCCFO) zoning districts in the Chaffin Pond watershed.

**Attachments:** [24-15 PB MEMO SKETCH PLAN AffordableSeniorHousing AnglarRd\\_04032](#)  
[24-15 SKETCH PLAN RESPONSE SeniorAffordableHouse AnglersRd\\_0403](#)  
[24-15 SKETCH PLAN REVISED DRAWINGS SeniorAffordableHouse Angle](#)  
[24-15 SKETCH PLAN APPLICAITON SeniorAffordableHouse AnglersRd\\_03](#)  
[24-15 SKETCH PLAN DRAWINGS SeniorAffordableHouse AnglersRd\\_0318](#)  
[PC Gower\\_040124.pdf](#)

### **Other Business**

*Discuss Annual Board Training*

### **8. Adjournment**