



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, April 22, 2024

6:30 PM

Council Chambers

FINAL AGENDA

1. Call To Order

2. Roll Call and Declaration of Quorum

3. [PB 24-040](#) Minutes of the April 11, 2024 meeting

Attachments: [Minutes 4-11-2024 - final.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 on or before Thursday of the scheduled meeting date.

4. [PB 24-037](#) #24-16: Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 3 Definitions, Article 7 Signs, related to murals.

Attachments: [PB memo Murals 04-03-2024.pdf](#)
[LUO Amendment \(murals\).pdf](#)

5. [PB 24-038](#) #24-17: Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 4 Zoning Districts, to add the following uses to the Village Residential (VR) District: Personal Campground, Farm Enterprise, and Temporary Sawmill as permitted uses, and Piggeries, Poultry Facilities, Commercial Campgrounds, Landscaping Contractor Services and Contractor Storage Yard as conditional uses.

Attachments: [PB memo VR uses 04-10-2024.pdf](#)
[Village Residential District \(VR\) amendment2024.pdf](#)
[Zoning District Uses Table VRamendment2024.pdf](#)

6. [PB 24-036](#) #24-12 - Major Subdivision - Betty Lane Subdivision - Preliminary Plan Review - 4 Betty Lane - RCI, LLC
The application is to develop a new conservation subdivision with a minor private road of 850' in length. The applicant will construct the road in the general location of the named private driveway, Betty Lane. The proposal is to provide six (6) building of about 30,00 SF in size, with the remaining area as open space. Tax Map: 6; Lot: 26; Zone: Farm District (F) in the Colley Wright Brook watershed.
- Attachments:** [24-12 PB MEMO MAJOR SUB PRELIMINARY PLAN BettyLaneSubdivisior](#)
[24-12 REV SR&C MEMO PREL PLAN BettyLaneSub_041924.pdf](#)
[24-12 SR&C MEMO PRELIMINARY PLAN BettyLaneSubdivision_041224.pc](#)
[24-12 PRELIMINARY PLAN RSPONSE BettyLaneSubdivision_041624.pdf](#)
[24-12 PRELIMINARY PLAN REV DRAWINGS BettyLaneSubdivision_04162](#)
[24-12 PRELIMINARY PLAN APPLICATION BettyLaneSubdivision040124.pdf](#)
[24-12 PRELIMINARY PLAN DRAWINGS BettyLaneSubdivision_040124.pdf](#)
[ESC Comments_041024.pdf](#)
[FD Comments_041124.pdf](#)
[TE Comments_041424.pdf](#)
7. [PB 24-035](#) #23-18 - Major Subdivision - Windham Village Apartments (formerly Tandberg Trail Residential Development) - Preliminary Plan Review - 770 Roosevelt Trail - Windham Village Apartment, LLC
The application is to develop a 14 building 172-unit residential apartment complex with associated parking and infrastructure on ~ 9.0 acre-parcel. 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 PRELIMINARY PLAN WindhamVillageApartments_04172](#)
[23-18 SRC MEMO PRELIMINARY PLAN WindhamVillageApartments_041](#)
[23-18 PRELIMINARY PLAN APPLICATION WindhamVillageApartments_040](#)
[23-18 PRELIMINARY PLAN DRAWINGS WindhamVillageApartments_04012](#)
[23-18 PRLIMINARY PLAN 220547-03WindhamVillageApartments_Traffic_Re](#)
[ESC Comments_041024.pdf](#)
[FE Comments_041724.pdf](#)
[TE Comments_041124.pdf](#)

Continuing 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 on or before Thursday of the scheduled meeting date.

8. [PB 24-039](#) #21-13: Final Major Subdivision and Site Plan Review - Vintage Subdivision - 626 Roosevelt Trail - PTG Properties, Inc. PTG Properties, Inc. is requesting preliminary plan approval for the major subdivision known as the Vintage Subdivision. The proposed plan includes the construction of a private road named Vintage Drive and the development of Lots 3 and 4 of the subdivision, which will house 30 residential units. Lots 1 and 2 will be reserved for commercial development in the future. Tax Map: 52; Lot: 24; Zone: Commercial I District (C1).

Attachments:

[21-13 PB MEMO FINAL PLAN VintageSubdivision_041824.pdf](#)
[21-13 SR&C MEMO MAJOR SUB SP FINAL PLAN VinatageSubdivision_041824.pdf](#)
[21-13 MAJOR SUB SP FINAL PLAN APPLICANTS RESPONSE VinatageSubdivision_041824.pdf](#)
[21-13 MAJOR SUB SP FINAL PLAN REVISED DRAWING VinatageSubdivision_041824.pdf](#)
[21-13 MAJOR SUB SP FINAL PLAN APPLICATION VinatageSubdivision_041824.pdf](#)
[21-13 MAJOR SUB SP FINAL PLAN DRAWINGS VinatageSubdivision_041824.pdf](#)
[ESC Comments_0401024.pdf](#)
[FD Comments_041124.pdf](#)
[SW Maintenance Plan.pdf](#)
[TE Commets.pdf](#)

Other Business

9. Adjournment