



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, April 8, 2024

5:00 PM

5:00 PM 868 Roosevelt Trail

5:30 PM 184 Pope Road

SITE WALKS ARE NOT TELEVISED

BEGINNING AT 5:00 PM

1. [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 SR&C MEMO FINAL REVIEW CommercialBldingConversion 868Ro](#)
[24-01 FINAL PLAN APPLICANT RESPONSE CommercialBuildingConversio](#)
[24-01 FINAL PLAN REVISED DRAWINGS CommercialBuildingConversion](#)
[24-01 FINAL PLAN APPLICATION CommercialBuildingConversion_030424.r](#)
[DFC Comments_031924.pdf](#)
[DFC Comments2_031924.pdf](#)
[TE Comments_031524.pdf](#)
[TE Comments_032824.pdf](#)
[TrafficEngineer -GP_032324.pdf](#)

IMMEDIATELY FOLLOWING FIRST SITE WALK, BEGINNING AT 5:30 PM

2. [PB 24-030](#) #23-34 - Major Site Plan - Natural Wonders Daycare - Final Plan Review - 184 Pope Road - Windham School Age Children Association, Inc.
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 APPLICATION NaturalWondersDaycare_031124.pdf.pdf](#)
[23-34 FINAL PLAN DRAWINGS NaturalWondersDaycare_031124.pdf](#)

Please be aware that public comments are not permitted during the site walk review unless requested by the Planning Board. Written comments can be sent to the Board at any time at PlanningBoard@windhammaine.us.

3. Adjournment