



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, August 12, 2024

6:30 PM

Council Chambers

FINAL AGENDA

1. Call To Order; Chair's Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 24-077](#) Meeting of July 22, 2024

Attachments: [Minutes 7-22-2024-draft](#)

Public Hearings and Continuing Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing 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.

4. [PB 24-065](#) #24-18 - Major Subdivision and Site Plan - Astral Village Subdivision - Tandberg Trail - Final Plan Review - The JR Holding Group, LLC The application is to construct two multifamily residential buildings with 11 units total, as well as 25 paved parking spots on site. Construction will be on a 2.07-acre section of a larger parcel. Tax Map: 18A; Lot: 48-1; Zone: Commercial II (C-2) zoning district and located in the Presumpscot River watershed.

Attachments: [24-18 MJR SUB-SP FP PB MEMO AstralVillage 080624](#)
[24-18 MJR SUB-SP FP APPL AstralVillage 072224](#)
[24-18 MJR SUB-SP FP PLANS AstralVillage 072224](#)
[24-18 MJR SUB-SP FP SR&C AstralVillage 073024](#)
[AssessorComment 080524](#)
[Town_Engineer_080724](#)
[03 - Site Subdivision Plan.pdf](#)
[08 - Details.pdf](#)
[24-18 MJR SUB-SP APPLT RESP AstralVillage 081224.pdf](#)
[IMG 6141.jpg](#)

5. [PB 24-074](#) #24-19 - Major Site Plan - Private Warehouse - 120 Tandberg Trail - Final Plan Review - Ultimate Property Management, LLC
The application is to build a 5,050 sf Private Warehouse Building on a 2.1 acre property. The site currently has three existing buildings and paved parking lots. Tax Map: 18; Lot: 39; Zone: Commercial I (C-1) zoning district and located in the Mill Pond watershed.

Attachments: [24-19 MJR SP FP PB MEMO PrivateWarehouse 080724](#)
[24-19 MJR SP FP APPL PrivateWarehouse 072224](#)
[24-19 MJR SP FP PLANS PrivateWarehouse 072224](#)
[24-19 MJR SP FP SR&C PrivateWarehouse 071524](#)
[AssessorComment 080524](#)

New Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing 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.

6. [PB 24-067](#) #15-06 - Amended Major Subdivision - Mystic Woods - 29 Meredith Dr. - Amended Plan Review
The application is to amend a minor subdivision to depict an access easement through Lot 8 to the abutting property. Tax Map: 6; Lot: 38-D08; Zone: Medium Residential (RM) zoning district and located in the Black Brook watershed.

Attachments: [15_06_AMND_MJR_SUB_PB_MEMO_MysticWoods_080624](#)
[15-06_AMD_MJR_SUB_APPL_MysticWoods_053024](#)
[15-06_AMD_MJR_SUB_PLAN_MysticWoods_053024](#)
[15-06_AMD_MJR_SUB_SR&C_MysticWoods_072424](#)
[AssessorComment_080524](#)
[PublicComment_Grady-Carver_081224.pdf](#)

7. [PB 24-068](#) #24-20 - Minor Subdivision - Lampron Subdivision - Barnes Rd./ Meredith Dr. - Sketch Plan Review
The application is to pursue an after-the-fact approval for the subdivision of the approximately 34.9 acre parcel into three separate lots. Tax Map: 6; Lot: 38E, 38-E01, 38-E02; Zone: Farm (F), Residential Medium (RM), and Stream Protection (SP) zoning districts in the Black Brook watershed.

Attachments: [24-20 MNR SUB SKP PB MEMO LampronSubdivision_080624.pdf](#)
[24-20 MNR SUB SKP APPL LampronSubdivision_053024](#)
[24-20 MNR SUB SKP PLAN LampronSubdivision_053024](#)
[24-20 MNR SUB SKP SR&C LampronSubdivision_071724](#)
[AssessorComment_080524](#)

8. [PB 24-080](#) #24-24 - Miscellaneous Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 3 Definitions, Article 4 District Standards, Article 8 Site Plan Review, and Article 9 Subdivision Review.

Attachments: [24-24 PB MEMO MiscLUO_080624](#)
[24-24 LUO Miscellenous Amendments ARTICLE 3 DEFINITIONS_080724](#)
[24-24 LUO Misc Amendments ARTICLE 4 ZONING DISTICTS_080824](#)
[24-24 LUO Misc Amend Article 8 SiteWork_080824](#)
[24-24 Misc Amendments Article 9 Violations & Penalties_080824](#)

Other Business

9. Adjournment