



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, August 8, 2016

7:00 PM

Council Chambers

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1 Call To Order

2 Roll Call

3 [PB 16-068](#) Approval of Minutes: July 25, 2016

Attachments: [Planning Board Minutes 7-25-16 - draft](#)

### Public Hearing

4 16-20 Odd Fellows Subdivision. Minor Subdivision final plan review. P.T.G. Properties, Inc. to request review of a two (2) lot residential subdivision. The property in question is identified on Tax Map: 48, Lot: 28-1 and located at 529 Roosevelt Trail, Zones: Medium Density Residential (RM) and Retirement Community and Care Facility Overlay (RCCF).

*See Attachments Under Continuing Business*

### Continuing Business

5 [PB 16-071](#) 16-20 Odd Fellows Subdivision. Minor Subdivision final plan review. P.T.G. Properties, Inc. to request review of a two (2) lot residential subdivision. The property in question is identified on Tax Map: 48, Lot: 28-1 and located at 529 Roosevelt Trail, Zones: Medium Density Residential (RM) and Retirement Community and Care Facility Overlay (RCCF).

Attachments: [16-20 Odd Fellows Subdivision Final 08-02-16](#)  
[16-20 Odd Fellows Final Submission](#)  
[16-20 Odd Fellows Plan](#)  
[16-20 Odd Fellows supplemental](#)

### Public Hearing

6 Proposed Ordinance changes relative to Private Roads. Proposed changes would require all extensions of Private Ways and new Private Roads to go through Site Plan review and adjust the existing Private Road standards so that a Major Private Road would be required after the 5th lot, as opposed to the 10th lot under today's standards.

*See Attachments Under Continuing Business*

**Continuing Business**

- 7      [PB 16-072](#)      Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed amendments to Sections 300, 500 and 800 relative to Private Roads. Proposed changes would require all extensions of Private Ways and new Private Roads to go through Site Plan review and adjust the existing Private Road standards so that a Major Private Road would be required after the 5th lot, as opposed to the 10th lot under today's standards.

**Attachments:**      [PB memo private road packet 07-11-16](#)

**New Business**

- 8      [PB 16-073](#)      16-26 Anglers Road Development. Minor Subdivision sketch plan review. Windham Economic Development Corporation to request review of a four (4) lot commercial subdivision. The properties in question are identified on Tax Map: 80, Lots: 66, 66-1 and located at 905 Roosevelt Trail and Anglers Road, Zone: Commercial 1 (C-1) and Aquifer Protection Overlay District Zone B (APB).

**Attachments:**      [16-26 Anglers Rd Comm Subdivision Sketch 08-02-16](#)  
[16-26 Peer Review Anglers Road Commercial Subdvi 08-01-2016](#)  
[16-26 Anglers Road Subdivision Sketch Application](#)  
[16-26 PLAN S2.1 MINOR SUBDIVISION SKETCH PLAN](#)

- 9      [PB 16-074](#)      16-27 Auto Shine Car Wash. Major Site Plan and Conditional Use sketch plan review. Chase Custom Homes & Finance, Inc. to request review of an approximately 8,888 square foot car wash facility. The property in question is identified on Tax Map: 53, Lot: 12 and located at 660 Roosevelt Trail, Zone: Commercial 1 (C-1).

**Attachments:**      [16-27 Auto Shine Car Wash Sketch 8-3-16](#)  
[16-27 Auto Shine Car Wash - Sketch Plan Application](#)

**Other Business**

10 Comprehensive Plan Update. Planning staff to present on the 1st Draft of the Comprehensive Plan update. Discussion to follow.

11 Adjournment

*The Planning Board will review 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.*

