



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, September 12, 2016

7:00 PM

Council Chambers

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1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 16-075](#) Approval of Minutes: August 8, 2016

Attachments: [Planning Board Minutes 8-8-16- draft](#)

4 [PB 16-077](#) Approval of Minutes: August 22, 2016

Attachments: [Planning Board Minutes 8-22-16 - draft](#)

### Public Hearings

5 16-18 Otterbrook Estates Subdivision. Third Amendment. RP Gagnon Company, LLC to request an amendment for a lot line adjustment to swap 5,658 square feet of land between Lot 26 and Lot 27 and for an easement on Lot 26 to benefit Lot 23 so that no building may be placed within the easement. The properties in question are located at 5 and 15 Rocklinn Drive and identified on Tax Map: 11B, Lots: 23, 27 Zone: Farm Residential (FR).

*See Attachments Under Continuing Business*

6 16-21 Little Mountain Self Storage & Retail. Major Site Plan final plan review. Little Mountain, LLC to request review of an approximately 21,250 square foot self-storage facility located in 6 buildings and a 4,445 square foot retail/commercial building. The property in question is identified on Tax Map 21, Lot 2A and located at 968 Roosevelt Trail, Zone: Commercial 1 (C-1).

*See Attachments Under Continuing Business*

### Continuing Business

- 7      [PB 16-079](#)      15-02 Abby Commons Retirement Community. Major residential subdivision final plan review and site plan final plan review. Ralph Vance to request review of an 11 building residential development containing 22 units. The property in question is located on Sandbar Road and identified on Tax Map: 18, Lot: 31 C, Zone: Commercial 1 (C-1) and Retirement Community and Care Facility Overlay District (RCCFO).
- Attachments:**      [15-02 Abby Commons Final 09-07-16](#)  
                                 [15-02 Peer Review Abby Commons 08-29-2016](#)  
                                 [15-02 2016\\_8\\_22 Abby Commons Final Plan Application](#)  
                                 [15-02 2016\\_8\\_22 Abby Commons Plans](#)  
                                 [15-02 PWD Abby Commons - Sandbar Road - Windham](#)
- 8      [PB 16-078](#)      16-18 Otterbrook Estates Subdivision. Third Amendment. RP Gagnon Company, LLC to request an amendment for a lot line adjustment to swap 5,658 square feet of land between Lot 26 and Lot 27 and for an easement on Lot 26 to benefit Lot 23 so that no building may be placed within the easement. The properties in question are located at 5 and 15 Rocklinn Drive and identified on Tax Map: 11B, Lots: 23, 27 Zone: Farm Residential (FR).
- Attachments:**      [16-18 Otterbrook 3rd Amend PBMemo09-07-16](#)  
                                 [16-18 DEP KP Gagnon Company LLC L14900PB](#)  
                                 [16-18 Otterbrook-3rdAmended Sub-08-11-16](#)  
                                 [16-18 Otterbrook 3rdAMSUB-Submission- 07-18-16](#)  
                                 [16-18 Otterbrook Letter Noel 090616](#)  
                                 [16-18 Otterbrook Petition 07-11-2016](#)
- 9      [PB 16-080](#)      16-21 Little Mountain Self Storage & Retail. Major Site Plan final plan review. Little Mountain, LLC to request review of an approximately 21,250 square foot self-storage facility located in 6 buildings and a 4,445 square foot retail/commercial building. The property in question is identified on Tax Map 21, Lot 2A and located at 968 Roosevelt Trail, Zone: Commercial 1 (C-1).
- Attachments:**      [16-21 Little Mountain Storage Final PBMemo09-07-16](#)  
                                 [16-21 Peer Review Little Mountain Storage 08-31-16](#)  
                                 [16-21 2016\\_8\\_22 Little Mountain Storage and Retail Site Plan Application](#)  
                                 [16-21 Little Mountain Stormwater Management Report](#)  
                                 [16-21 Little Mountain-Plan Set \(8-22-16\)](#)

## **New Business**

- 10      [PB 16-082](#)      16-30 Landing Real Estate Office. Minor Site Plan Final Plan Review. Jack and Rose LLC to request review of a 2,100 square foot office building. The subject property is located at 79 Tandberg Trail. Tax Map: 67, Lot: 8. Zone: Commercial 1 (C-1).

**Attachments:**      [16-30 Landing Real Estate PBMemo09-07-16](#)  
[16-30 Landing Real Estate Waiver Request](#)  
[16-30 Landing Real Estate Revisions 8-31-16](#)  
[16-30 Landing Real Estate - Response to Comments 08-31-16](#)  
[16-30 Landing Real Estate 2016-08-30-LOR1](#)  
[16-30 Landing Real Estate 2016-08-30-PlanSet](#)  
[16-30 Peer Review Landing Real Estate 08-24-16](#)  
[16-30 Landing Real Estate 2016-08-10-PERMIT SET](#)  
[16-30 Landing Real Estate 2016-08-20-Site Plan Application Submission](#)

- 11      [PB 16-081](#)      16-31 Alweber Road Subdivision. Major subdivision sketch plan review. Keith Jason Elder and Jay Hackett to request review of a 6 lot residential cluster subdivision. The property in question is located at the corner of Alweber Road and River Road. Tax Map: 3, Lot: 31, Zone: Farm (F).

**Attachments:**      [16-31 Alweber Subdivision Sketch 09-06-16](#)  
[16-31 2016 8 22 Alweber Subdivision Sketch Plan Application](#)  
[16-31 2016 8 22 Alweber Subdivision Sketch Plan](#)

## **Other Business**

### 12 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.*