



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, April 24, 2017

7:00 PM

Council Chambers

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### Call to Order

### Roll Call and Declaration of Quorum

### Approval of Minutes

[PB 17-026](#) April 10, 2017

**Attachments:** [Minutes 4-10-17](#)

### Public Hearings

[PB 17-027](#) 16-25 Highland Views Manufactured Housing Park & Mixed Use Development (formerly Windham Line). Major subdivision and site plan preliminary plan review. Chase Custom Homes & Finance Inc. to request review of a 24 unit manufactured home park, and a mixed use complex containing 10 residential apartments and a 2,935 square foot 10 unit self-storage facility. The property in question is located on 19 Roosevelt Trail Tax Map: 7, Lots: 63, 66, Zone: Commercial III (C-3) and Manufactured Housing Park Overlay (MHPO).

**Attachments:** [16-25 Highland Views MHP Final 04-19-17](#)  
[Highland Views Submission Materials](#)  
[Highland Views Plans - 3-31-2017](#)

[PB 17-028](#) 17-07 Gambo Public Boat Launch. Site plan amendment and Shoreland Zoning permit. S.D. Warren Company to request review of a public boat launch facility on the Presumpscot River. The subject property is located at Soccer Drive and identified on Tax Map: 5 Lot: 7, Zones: Industrial (I) and Resource Protection (RP).

**Attachments:** [17-07 Gambo Public Boat Launch 04-19-2017](#)  
[Gambo Boat Launch Cover Letter 2017 4 12](#)  
[Gambo Boat Launch Site Plan 2017 4 12](#)

### Continuing Business

[PB 17-034](#) 16-25 Highland Views Manufactured Housing Park & Mixed Use Development (formerly Windham Line). Major subdivision and site plan preliminary plan review. Chase Custom Homes & Finance Inc. to request review of a 24 unit manufactured home park, and a mixed use complex containing 10 residential apartments and a 2,935 square foot 10 unit self-storage facility. The property in question is located on 19 Roosevelt Trail Tax Map: 7, Lots: 63, 66, Zone: Commercial III (C-3) and Manufactured Housing Park Overlay (MHPO).

**Attachments:** [16-25 Highland Views MHP Final 04-19-17](#)  
[Highland Views Submission Materials](#)  
[Highland Views Plans - 3-31-2017](#)

[PB 17-032](#) 17-07 Gambo Public Boat Launch. Site plan amendment and Shoreland Zoning permit. S.D. Warren Company to request review of a public boat launch facility on the Presumpscot River. The subject property is located at Soccer Drive and identified on Tax Map: 5 Lot: 7, Zones: Industrial (I) and Resource Protection (RP).

**Attachments:** [17-07 Gambo Public Boat Launch 04-19-2017](#)  
[Gambo Boat Launch Cover Letter 2017 4 12](#)  
[Gambo Boat Launch Site Plan 2017 4 12](#)

## New Business

[PB 17-029](#) 17-11 Majestic Woods, Phase 3. Major residential subdivision sketch plan review. Shoreland Development, LLC to request review of a 22 lot cluster subdivision. The property in question is located on Swett Road and identified on Tax Map 6, Lot 63-13, Zone: Farm (F).

**Attachments:** [17-11 Majestic Woods Phase III Sketch 04-19-2017](#)  
[Majestic Woods Amended Subdivision Sketch Application 2017 4 3](#)  
[Majestic Woods Sketch Plan 2017 4 3](#)

## Other Business

[PB 17-030](#) Election of Chair and Vice-Chair

## Adjournment