



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, August 28, 2017

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 17-079](#) Approval of Minutes: August 14, 2017

Attachments: [Minutes 8-14-17 - draft](#)

Public Hearings

4 Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Sections 300, 500, and 900 relative to standards for private roads and private ways, both in subdivisions and outside of subdivisions.

See Attachments under Continuing Business

5 Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Section 300, definitions related to retail marijuana establishments

See Attachments under Continuing Business

Continuing Business

6 [PB 17-080](#) Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Sections 300, 500, and 900 relative to standards for private roads and private ways, both in subdivisions and outside of subdivisions.

Attachments: [PB Packet Private Roads 08-21-17](#)

7 [PB 17-081](#) Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Section 300, definitions related to retail marijuana establishments.

Attachments: [PB Packet Retail Marijuana 08-21-17](#)

- 8 [PB 17-082](#) 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, Lot: 63, 66, Zone: Commercial III (C-3) and Manufactured Housing Park Overlay (MHPO).

Attachments:

[16-25 Highland Views MHP Prelim 08-22-17](#)
[Peer Review Highland View MHP 08-23-2017](#)
[Highland Views Response to Comments 2017-08-21](#)
[Peer Review Highland View MHP 08-14-2017](#)
[Highland Views Construction Plans 8-7-2017](#)
[Highland Views Final Materials](#)
[Highland Views PBR Form](#)
[Highland Views Tier 1 Application](#)
[John Chase Fwd Meeting about Highland Lake Development 08-13-2017](#)
[Dennis Brown Highland Views 2017-07-31](#)

- 9 [PB 17-083](#) 17-14 Kettle Estates (formerly Acorn Lane Duplexes). Major Subdivision preliminary plan review. Robie Construction, Inc. to request review of a 21 duplex/42 unit residential subdivision. The subject property is located on Dusty Rhoades Lane and Acorn Lane and identified on Tax Map: 19, Lot: 8-2-1, Zone: Medium Density Residential (RM).

Attachments:

[17-15 Kettle Estates Prelim 08-22-17](#)
[Peer Review Kettle Estates 08-16-2017](#)
[Kettle Estates - Preliminary Plan Set - 8-7-2017](#)
[Kettle Estates - Preliminary Submittal Materials - 8-7-2017](#)

New Business

- 10 [PB 17-084](#) 17-18 Weeks Farm Amendment. Major Subdivision amendment. Great Lots of Maine LLC to request review of a revision to the stormwater buffer on Lot 13. The subject property is located at Overlook Road and identified on Tax Map: 10 Lot: 30, Zone: Farm Residential (FR).

Attachments:

[17-18 Weeks Farm Amendment 08-23-2017](#)
[Peer Review Weeks Farm Amend 08-14-17](#)
[Weeks Farm Amendment Application](#)
[Weeks Farm REV PKG 07Aug2017](#)
[Weeks Farm Subdivision Plan 08-07-2017](#)

Other Business

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.