



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, December 11, 2017

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 17-102](#) Approval of Minutes: November 13, 2017

Attachments: [Minutes 11-13-17 - draft](#)

Continuing Business

4 [PB 17-103](#) 17-17 River Road Subdivision. Major subdivision preliminary/final plan review. River Road Housing, LLC to request review of a seven (7) lot residential cluster subdivision. The subject property is located at River Road and identified on Tax Map: 8A Lot: 56 (portion), Zone: Farm Residential (FR).

Attachments: [17-17 River Road PrelimFinal 12-06-2017](#)
[Response to Comments - River Road Subdivision 2017 12 4](#)
[River Road Subdivision Plan Set 2017 12 4](#)
[Peer Review River Road 12-01-2017](#)
[River Rd Subdivision Final Plan Application 2017 11 20](#)
[River Road Subdivision Plan Set 2017 11 20](#)

5 [PB 17-104](#) 17-21 Plaza Amendment. JAMAR, Inc to request an amendment to an approved site plan for a revision to the building architecture, curbing and sidewalks and landscaping. The subject property is located at 1 Plaza Drive and identified on Tax Map: 18, Lot: 20. Zone: Commercial 1 (C-1).

Attachments: [17-21 Plaza Project Amendment 12-06-2017](#)
[Cover Letter - The Plaza Amendment 2017 12 5](#)
[The Plaza - Amended Site Plan - 2017 12 5](#)
[The Plaza - Building Elevations - 2017 12 5](#)

New Business

- 6 [PB 17-105](#) 17-24 519 Roosevelt Trail Condos. Major subdivision sketch plan review. JTSH, LLC to request review of a five (5) unit residential subdivision. The subject property is located at 519 Roosevelt Trail and identified on Tax Map: 48 Lot: 30A, Zone: Medium Density Residential (RM) and Stream Protection (SP).

Attachments: [17-24 519 Roosevelt Trail Condos Sketch 12-06-2017](#)
 [519 Roosevelt Condominium - Sketch Plan Application 2017 11 20](#)
 [519 Roosevelt Trail Sketch Subdivision Plan 2017 11 20](#)

- 7 [PB 17-106](#) Discussion of 21st Century Downtown Master Plan and North Windham Zoning Ordinance Changes

Attachments: [PB packet NW zoning 12-07-17](#)

Other Business

8 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.