



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, February 12, 2018

7:00 PM

Council Chambers

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1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 18-009](#) Approval of Minutes: January 22, 2018

Attachments: [Minutes 1-22-18 - draft](#)

### Public Hearings

4 Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Sections 300, 400, and 800 to implement the 21st Century Downtown Plan for North Windham. Proposed changes include the adoption of a Character Based Code for North Windham and changes to the standards of the Commercial 1 and Commercial 2 Zoning Districts.

*See Attachments Under Continuing Business*

5 Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendment to Section 550 Street Standards to exempt new private roads of a certain length from street network upgrades.

*See Attachments Under Continuing Business*

6 17-24 519 Roosevelt Trail Condos. Major subdivision preliminary 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).

*See Attachments Under Continuing Business*

7 18-03 Sabatus Lane Subdivision. Major subdivision preliminary plan review. Grondin Corporation to request review of 17 lot residential cluster subdivision. The property in question is located at Sabatus Lane and River Road and identified on Tax Map: 11, Lot: 12, Zone: Farm (F).

*See Attachments Under Continuing Business*

### Continuing Business

- 8      [PB 18-013](#)      17-14 Kettle Estates. Major Subdivision final plan review. Robie Holdings, LLC 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\\_Final\\_02-08-18](#)  
[Peer Review\\_Kettle Estates\\_01-26-18](#)  
[Kettle Estates\\_supplemental](#)  
[Brent Libby\\_Dusty Rhoades Ln\\_01-30-18](#)  
[DustyRhoadesLane\\_width\\_01-26-18](#)  
[Kettle Estates - Final Application & Materials](#)  
[Kettle Estates - Final Plans](#)  
[Haskins, Kevin J\\_opinion RE Dusty Rhoades Lane improvements](#)  
[Martin\\_v\\_RobieHoldings](#)

- 9      [PB 18-014](#)      Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Sections 300, 400, and 800 to implement the 21st Century Downtown Plan for North Windham. Proposed changes include the adoption of a Character Based Code for North Windham and changes to the standards of the Commercial 1 and Commercial 2 Zoning Districts.

**Attachments:**      [PB packet\\_NW zoning\\_02-07-2018](#)

- 10      [PB 18-015](#)      Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendment to Section 550 Street Standards to exempt new private roads of a certain length from street network upgrades.

**Attachments:**      [PB\\_Packet\\_Private Road Exemption\\_02-06-18](#)  
[Noble, John E\\_Private Roads\\_01-22-18](#)

- 11      [PB 18-010](#)      17-24 519 Roosevelt Trail Condos. Major subdivision preliminary 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 Prelim\\_02-07-2018](#)  
[Peer Review\\_519Roosevelt\\_02-02-2018](#)  
[519 Roosevelt Trail Condos - Respnose to Comments - 2018\\_2\\_1](#)  
[519 Roosevelt Condominium\\_Preliminary Subdivision Application\\_2018\\_1\\_2](#)  
[519 ROOSEVELT TRAIL CONDOMINIUM PLAN SET 2018\\_1\\_22](#)

- 12     [PB 18-011](#)     18-03 Sabatus Lane Subdivision. Major subdivision preliminary plan review. Grondin Corporation to request review of 17 lot residential cluster subdivision. The property in question is located at Sabatus Lane and River Road and identified on Tax Map: 11, Lot: 12, Zone: Farm (F).

**Attachments:**

[18-03 Sabatus Lane Prelim 02-07-18](#)

[Peer Review Sabatus 02-02-2018](#)

[Sabbatus Lane Subdivision - Response to Comments 2018 2 1](#)

[Sabbatus Lane Subdivision - Plan Set \(2018-01-25\)](#)

[Sabbatus Lane Subdivision - Preliminary Subdivision Application \(2018-01-25\)](#)

[Parks&Rec PB Memo Sabatus22018](#)

## **Other Business**

### 13 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.*