



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, April 23, 2018

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 18-029](#) Approval of Minutes: April 9, 2018

Attachments: [Minutes 4-9-18 - draft](#)

Public Hearings

4 18-01 Shared Maintenance Facility. Major site plan final plan review. The Town of Windham to request review of a new 23,400 sf footprint public works and school bus maintenance building. The subject property is located at 185 Windham Center Road and identified on Tax Map: 12 Lot: 28, Zones: Farm Residential (FR) and Resource Protection (RP).

See Attachments under Continuing Business

5 Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Sections 800 and 900 to improve water quality in the Highland Lake watershed. Proposed changes include a change to the phosphorous allocation for stormwater management plans for site plans and subdivisions, prohibiting the use of the stormwater phosphorus compensation fee option, and prohibiting subdivision density bonuses.

See Attachments under New Business

Continuing Business

- 6 [PB 18-030](#) 18-01 Shared Maintenance Facility. Major site plan final plan review. The Town of Windham to request review of a new 23,400 sf footprint public works and school bus maintenance building. The subject property is located at 185 Windham Center Road and identified on Tax Map: 12 Lot: 28, Zones: Farm Residential (FR) and Resource Protection (RP).

Attachments: [18-01 Shared Maintenance Facility_Final_04-18-2018](#)
[CommentResponse_Shared Maintenance Facility_04-16-2018](#)
[Peer Review_Shared Maintenance Facility_04-11-2018](#)
[Shared Maintenance_Lighting_11April2018](#)
[Shared Maintenance_SitePlanAppl_02April2018](#)
[Shared Maintenance_Plan Set_03.30.2018](#)

- 7 [PB 18-031](#) 18-02 627 Roosevelt Trail Self-Storage. Major site plan final plan review. Robie Holdings, LLC to request review of 38,000 square feet of public warehousing in 8 buildings. The subject properties are located at 625 and 627 Roosevelt Trail and identified on Tax Map: 53 Lots: 37 and 37C, Zones: Commercial 1 (C-1).

Attachments: [18-02 627 Roosevelt Trail Storage_Final_04-18-18](#)
[Peer Review_627Roosevelt_04-11-2018](#)
[627 Roosevelt Self Storage_Response to Comments_2018_3_30](#)
[627 Roosevelt Storage Plan Set 2018_3_30](#)
[627 Roosevelt Storage Building Elevations](#)

New Business

- 8 [PB 18-033](#) Amendment to Town of Windham Land Use Ordinance, Chapter 140. Proposed Amendments to Sections 800 and 900 to improve water quality in the Highland Lake watershed. Proposed changes include a change to the phosphorous allocation for stormwater management plans for site plans and subdivisions, prohibiting the use of the stormwater phosphorus compensation fee option, and prohibiting subdivision density bonuses.

Attachments: [PB packet_HL ordinance changes_04-18-18](#)
[Section800Section900_HLA changes_04-18-18](#)
[HLA_comments_03-26-18](#)
[Dennis Brown_Maine DEP List of Phosphorus Budget Parameters_04-19-18](#)
[Appendix C Table](#)
[20180226 Highland Lake Ordinance Subcommittee CCSWCD Recommendation](#)

- 9 [PB 18-032](#) 18-09 Mayberry Two Duplexes. Minor subdivision sketch plan review. Mayberry Associates, LLC to request review of two (2) duplexes on two (2) lots. The subject property is located at 29 Smith Road and identified on Tax Map: 19, Lot: 94, Zone: Medium Density Residential (RM).

Attachments: [18-09 Mayberry Duplexes_Sketch_04-12-2018](#)
[Peer Review_Mayberry_04-10-2018](#)
[Mayberry Sketch Application Letter](#)
[Mayberry Duplex Elevation](#)
[Mayberry Minor Subdivision Plan](#)

Other Business

10 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.