



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, August 13, 2018

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 18-061](#) Approval of Minutes: July 9, 2018

Attachments: [Minutes 7-9-18 - draft](#)

4 [PB 18-062](#) Approval of Minutes: July 23, 2018

Attachments: [Minutes 7-23-18 - draft](#)

Public Hearings

5 18-18 River Road Condos. Minor subdivision final plan review. RMILLS LLC to request review of 4 unit (2 duplex) residential subdivision. The property in question is located at River Road and identified on Tax Map: 5, Lot: 1-1, Zone: Medium Density Residential (RM) and Farm Residential (FR).

See Attachments under Continuing Business

Continuing Business

6 [PB 18-063](#) 18-19 Dundee Acres Amendment. Cynthia Croy to request an amendment to an approved subdivision to create two (2) additional lots. The property in question is located at 796 River Road and identified on Tax Map: 11A, Lot: 103, Zone: Farm Residential (FR).

Attachments: [18-09 Dundee Acres Amendment Lot 103 08-07-2018](#)
[Dundee Acres Amendment application 07-30-2018](#)
[Dundee Acres Lot 103 Amended Plan 07-30-2018](#)

- 7 [PB 18-064](#) 18-12 Highland Woods. Major subdivision preliminary plan review. MTR Development, LLC to request review of a 22 lot residential cluster subdivision, to be developed as two phases: Phase 1 in 14 lots, Phase 2 in 8 lots. The property in question is located at Highland Cliff Road/Annie's Way and identified on Tax Map: 7, Lot: 36, Zone: Farm (F) and Stream Protection (SP).

Attachments: [18-12 Highland Woods Prelim 08-09-2018](#)
[Peer Review Highland Woods 07-31-2018](#)
[Highland Woods - Response to Review Comments](#)
[Highland Woods SUB PLAN 07232018](#)

- 9 [PB 18-065](#) 18-18 River Road Condos. Minor subdivision final plan review. RMILLS LLC to request review of 4 unit (2 duplex) residential subdivision. The property in question is located at River Road and identified on Tax Map: 5, Lot: 1-1, Zone: Medium Density Residential (RM) and Farm Residential (FR).

Attachments: [18-18 River Road Condos Final 08-08-2018](#)
[Peer Review River Road Condos 07-30-2018](#)
[River Road Condominium - Minor Subdivision Application 2018 7 23](#)
[River Road Condominium - Plan Set 2018 7 23](#)

New Business

- 10 [PB 18-066](#) Amendment to Town of Windham Land Use Ordinance, Chapter 140, Sections 500 and 900. Proposed changes include removing residential sprinkler requirements from the Dead End Street Standards, clarifying when additional water storage capacity for firefighting purposes is required in subdivisions.

Attachments: [PB Memo Residential Sprinklers 08-06-18](#)
[Residential Sprinkler Discussion](#)

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.