



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, September 24, 2018

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 18-077](#) Approval of Minutes: September 10, 2018

Attachments: [Minutes 9-10-18 - draft](#)

Public Hearings

4 18-21 Gray Road Retirement Community. Major subdivision preliminary plan review. Weld, LLC to request review of a 12 unit residential subdivision in six duplexes. The property in question is located at Gray Road and Swett Road and identified on Tax Map: 9, Lots: 27K and 27E, Zone: Farm Residential (FR) and Retirement Community and Care Facility Overlay District (RCCFO).

See Attachments under Continuing Business

5 18-22 River Gate Estates Amendment. Jeff & Deanna Barrows to request an amendment to an approved subdivision for a lot line adjustment between Lots 5 and 6 for a 1,398 square foot land swap and to divide Lot 5 into two separate parcels. The properties in question are located at 31 and 37 Rousseau Road and identified on Tax Map: 2A, Lots: 1-5 and 1-6, Zone: Farm (F).

See Attachments under Continuing Business

Continuing Business

- 6 [PB 18-078](#) 18-21 Gray Road Retirement Community. Major subdivision preliminary plan review. Weld, LLC to request review of a 12 unit residential subdivision in six duplexes. The property in question is located at Gray Road and Swett Road and identified on Tax Map: 9, Lots: 27K and 27E, Zone: Farm Residential (FR) and Retirement Community and Care Facility Overlay District (RCCFO).

Attachments: [18-21 Gray Road Retirement Community Prelim 09-20-2018](#)
[Peer Review Gray Rd Retirement 09-13-2018](#)
[Peer Review Gray Rd Retirement 08-17-2018](#)
[2018 9 4 Gray Road Retirement Community Response to Comments](#)
[Gray Road Retirement - SUBDIVISION PLAN SET 09042018](#)
[Gray Road Retirement Community - Plan Set 2018 7 23](#)
[Gray Road Retirement Community - Preliminary Subdivision Application 2018 7](#)

- 7 [PB 18-079](#) 18-22 River Gate Estates Amendment. Jeff & Deanna Barrows to request an amendment to an approved subdivision for a lot line adjustment between Lots 5 and 6 for a 1,398 square foot land swap and to divide Lot 5 into two separate parcels. The properties in question are located at 31 and 37 Rousseau Road and identified on Tax Map: 2A, Lots: 1-5 and 1-6, Zone: Farm (F).

Attachments: [18-22 River Gate Estates Amendment Lot 5 09-20-2018](#)
[Rousseau Road - Resubmission 2018 8 6](#)
[River Gate Estates Amended Subdivision Plan](#)
[River Gate Estates Amend ESC Plan & Details](#)

- 8 [PB 18-080](#) 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 09-19-2018](#)
[Peer Review River Road Condos 09-13-2018](#)
[2018 9 4 River Road Condominium Additional Information](#)
[River Road Condos Sub Plan Set 09042018](#)
[R Mills River Road Condominiums Ability to Serve Determination - 2018](#)
[River Road Property Condominiums - Details \(9-5-18\)](#)
[River Road Property Condominiums - Grading and Utility Plan \(9-5-18\)](#)

New Business

- 9 [PB 18-081](#) 18-27 Heritage Village Amended Site Plan. Rich Family Limited Partnership to request review of a 3,900 square foot expansion of Building A for medical office use. The property in question is located at 4 Commons Avenue and identified on Tax Map: 14, Lot: 10A-1, Zone: Commercial 1 (C-1).

Attachments: [18-27 Heritage Village Sketch 09-19-18](#)
[Peer Review Heritage Village 09-13-2018](#)
[2018_9_4 Heritage Villag Site Plan Amendment Sketch Plan](#)
[Heritage Village Site Plan Sketch Plan](#)
[Heritage Village revision 11-2005](#)

- 10 [PB 18-082](#) 18-28 Nash Road Subdivision. Minor subdivision sketch plan review. Daigle Financial & Development LLC to request review of a 4 lot residential cluster subdivision. The property in question is located at 3 Nash Road and identified on Tax Map: 9, Lots: 34, 34-B1, and 34-B2, Zone: Farm (F).

Attachments: [18-28 Nash Rd Sketch 09-19-2018](#)
[Peer Review Nash Rd 09-11-2018](#)
[2018_9_4 Nash Road Sketch Subdivision Plan Daigle Financial & Development](#)
[Nash Rd Property Subdivision - Sketch Plan \(2018-9-4\)](#)

- 11 [PB 18-083](#) 18-29 Babbidge Farms Subdivision. Major subdivision sketch plan review. Sebago Heights, LLC to request review of a 13 lot residential cluster subdivision. The property in question is located at Falmouth Road and identified on Tax Map: 13, Lot: 44, Zone: Farm (F) and Stream Protection (SP).

Attachments: [18-29 Babbidge Farms Sketch 09-19-18](#)
[2018_9_4 Babbidge Farms Sketch Subdivision Plan Application](#)
[Babbidge Farms Subdivision-Sketch Plan \(2018_9_4\)](#)

Other Business

12 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.