



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, December 10, 2018

7:00 PM

Council Chambers

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- 1 Call To Order
- 2 Roll Call and Declaration of Quorum
- 3 [PB 18-115](#) Approval of Minutes: November 14, 2018  
*Attachments:* [Minutes 11-14-18 - draft.pdf](#)
- 4 [PB 18-116](#) Approval of Minutes: November 26, 2018  
*Attachments:* [Minutes 11-26-18 - draft.pdf](#)

### Public Hearings

5 18-36 Basin Road Subdivision. Minor subdivision final plan review. Colin & Payson Swan to request review of a 4 lot subdivision. The property in question is located at 46 Basin Road and identified on Tax Map: 18A, Lot: 48-4 and 48-1 (portion), Zone: Farm Residential (FR).

*See Attachments under Continuing Business*

6 18-31 Cook Road Retirement Community. Major subdivision and site plan preliminary plan review. Jim Cummings to request review of a 46 unit residential subdivision in eighteen (18) duplexes, one (1) six-unit building and one (1) four-unit buildings. The property in question is located at Cook Road and 306 Gray Road and identified on Tax Map: 9, Lot: 5, Zone: Farm (F) and Retirement Community and Care Facility Overlay District (RCCFO).

*See Attachments under Continuing Business*

### Continuing Business

- 7      [PB 18-117](#)      18-21 Gray Road Retirement Community. Major subdivision preliminary plan review. Weld, LLC to request review of a 14 unit residential subdivision in seven (7) 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 12-05-2018.pdf](#)  
[Peer Review Gray Rd Retirement 12-03-2018.pdf](#)  
[17070-Compiled-Resubmission for Preliminary Subdivision Review \(11-19-18\).r](#)  
[Gray Road Retirement Community Plan Set 2018 11 19.pdf](#)  
[Sparky Hurgin Retirement Community 10-3-2018.pdf](#)  
[Sparky Hurgin Pictures of stream vegetation 09-24-2018 .pdf](#)  
[Steve Quinlan Swett Road Retirement Community 09-24-2018.pdf](#)

- 8      [PB 18-118](#)      18-36 Basin Road Subdivision. Minor subdivision final plan review. Colin & Payson Swan to request review of a 4 lot subdivision. The property in question is located at 46 Basin Road and identified on Tax Map: 18A, Lot: 48-4 and 48-1 (portion), Zone: Farm Residential (FR).

**Attachments:**      [18-36 Basin Road Final 12-06-18.pdf](#)  
[2018 12 6 Basin Road Response.pdf](#)  
[Swan Basin Road Subdivision Application Final 2018 11 19.pdf](#)  
[Swan Basin Road Subdivision Final Plans.pdf](#)  
[Jim Goode Re Basin Rd Subdivion 2018-11-13.pdf](#)

- 9      [PB 18-119](#)      18-31 Cook Road Retirement Community. Major subdivision and site plan preliminary plan review. Jim Cummings to request review of a 46 unit residential subdivision in eighteen (18) duplexes, one (1) six-unit building and one (1) four-unit buildings. The property in question is located at Cook Road and 306 Gray Road and identified on Tax Map: 9, Lot: 5, Zone: Farm (F) and Retirement Community and Care Facility Overlay District (RCCFO).

**Attachments:**      [18-31 Cook Road Retirement Community Prelim 12-05-2018.pdf](#)  
[Peer Review Cook Rd Retirement 11-30-2018.pdf](#)  
[Cook Road Retirement Community - Full Plan Set.pdf](#)  
[Cook Road Retirement Community Stormwater Plan.pdf](#)  
[Cook Road Retirement Community Submission Materials.pdf](#)

## **New Business**

- 10     [PB 18-120](#)     18-39 Ruby Meadows Amendment. Ruby Meadows, LLC to request an amendment to an approved subdivision for change in ownership of the subdivision. The property in question is located at Albion Road and Pope Road and identified on Tax Map: 10, Lot: 78, Zone: Farm (F).
- Attachments:**     [18-39 Ruby Meadows Amendment 12-05-2018.pdf](#)  
                              [DEP Ruby Meadows, LLC 11-30-2018.pdf](#)  
                              [Ruby Meadows Amendment Application.pdf](#)  
                              [Ruby Meadows Amended Plan.PDF](#)  
                              [Ruby Meadows 08-2018.PDF](#)
- 11     [PB 18-121](#)     18-40 293 Falmouth Road Subdivision. Minor subdivision sketch plan review. William Desmond to request review of a four (4) lot cluster subdivision. The property in question is located at 293 Falmouth Road and identified on Tax Map: 16B, Lots 18 and 18B, Zone: Farm (F).
- Attachments:**     [18-40 293 Falmouth Road Sketch 12-05-2018.pdf](#)  
                              [Peer Review 293 Falmouth Rd 11-29-2018.pdf](#)  
                              [293 Falmouth Road Subdivision Sketch Plan 2018 11 19.pdf](#)  
                              [Desmond Subdivision Sketch Plan Application 2018 11 19.pdf](#)
- 12     [PB 18-122](#)     18-41 Anglers Road Common. Major subdivision and major site plan sketch plan review. Tim Clinton to request review of a mixed-use development consisting of forty (40) apartments and 11,500 square feet of commercial space for office, retail, or service business. The property in question is identified on Tax Map: 80, Lot: 66, Zone: Commercial 1 (C-1) and Aquifer Protection Overlay District B (APB).
- Attachments:**     [18-41 Anglers Road Common Sketch 12-5-2018.pdf](#)  
                              [Anglers Road Commons Sketch Plan 2018 11 19.pdf](#)  
                              [Anglers Road Commons Sketch Plan Application 2018 11 19.pdf](#)  
                              [RTI Letter-18-41 Anglers Road Commons.pdf](#)

## **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.*