



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Thursday, October 11, 2018

7:00 PM

Council Chambers

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### Special Meeting

- 1 Call To Order
- 2 Roll Call and Declaration of Quorum
- 3 [PB 18-088](#) Approval of Minutes: September 24, 2018

**Attachments:** [Minutes 9-24-18 - draft](#)

### Continuing Business

- 4 [PB 18-084](#) 17-11 Majestic Woods, Phase 3. Major subdivision final plan review. Shoreland Development, LLC to request review of a 22 lot residential cluster subdivision. The property in question is located on Swett Road and identified on Tax Map: 6, Lot: 63-13, Zone: Farm (F).

**Attachments:** [17-11 Majestic Woods Phase III Final 10-05-2018](#)  
[Peer Review Majestic Woods 3 09-11-2018](#)  
[Majestic Woods - Design Plans \(2018-09-04\)](#)  
[Subdivision Major Final 12-2017](#)  
[Correspondence Ms. Rhein 04-23-18](#)  
[Correspondence Ms. Rhein 04-25-18](#)  
[Planning Staff Response to Rhein 06-01-18](#)

### New Business

- 5 [PB 18-085](#) 18-30 Washington View Farms Second Amended Subdivision. Terry & Kathleen Saunders to request an amendment to an approved subdivision for a lot line adjustment between Lots 5 and 6 for a 48,000 square foot land swap. The properties in question are located at 76 and 80 Park Road and identified on Tax Map: 11, Lots: 43-5 and 43-6, Zone: Farm Residential (FR).

**Attachments:** [18-30 Washington View Farms 2nd Amend 10-05-18](#)  
[76 Park Rd 2nd Amend Sub](#)  
[Planning Board Submission Saunders](#)

- 6 [PB 18-086](#) 18-31 Cook Road Retirement Community. Major subdivision and site plan sketch plan review. Jim Cummings to request review of a 50 unit residential subdivision in seventeen (17) duplexes and four (4) 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\\_Sketch\\_10-05-2018](#)  
[Cook Road Retirement Community - Sketch Plan Submission](#)

- 7 [PB 18-087](#) Amendment to Town of Windham Land Use Ordinance, Chapter 140, Sections 300, 400 and 900. Proposed changes to cluster subdivision standards include changes to ownership of open space, factors for reviewing lot arrangement, and removing density bonuses in the Farm and Farm Residential District.

**Attachments:** [PB packet Cluster Subdivision\\_10-03-18](#)

### **Other Business**

- 8 Planning Board Appointment to Retail Adult-Use and Medical Marijuana Establishments Task Force

*<http://www.windhammaine.us/612/Retail-Adult-Use-and-Medical-Marijuana-T>*

- 9 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.*