



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Wednesday, November 14, 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 18-105](#) Approval of Minutes: October 11, 2018

Attachments: [Minutes 10-11-18-draft.pdf](#)

- 4 Approval of Minutes: October 22, 2018

*Minutes not yet available. Table to next meeting.*

### Postponed Continuing Business

- 5 [PB 18-095](#) 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 10-17-18](#)  
[vanSummern letter to pl board 2018-10-15](#)  
[Alan Shepard Cluster development 2018-10-22.pdf](#)

### Postponed New Business

- 6      [PB 18-096](#)      18-32 Quarry Ridge Business Park 4th Amended Subdivision. Copart of Connecticut Inc. to an amendment to an approved subdivision to combine Lots 5, 6, 7 and a portion of 15 into one 42.31 acre lot. The subject property is located at 11 Bedrock Terrace and identified on Tax Map: 21 Lots: 15, 15-5, 15-6, 15-7 Zone: Enterprise Development (ED), Farm (F) and Resource Protection (RP).

**Attachments:**      [18-32 Quarry Ridge 4th Amend 10-19-18](#)  
[10-01-18.Copart SKETCH SUBDIVISION 14135](#)  
[Quarry Ridge Sketch Amended Subdivision Plan](#)  
[Overall 2nd Amend Sub](#)

- 7      [PB 18-097](#)      18-33 Copart Phase 2. Major site plan sketch plan review. Copart of Connecticut Inc. to request review of an Automobile Auction Facility consisting of a 7,200 square foot office/warehouse building with a 28.1 acre gravel storage area. The subject property is located at 11 Bedrock Terrace and identified on Tax Map: 21 Lots: 15, 15-5, 15-6, 15-7 Zone: Enterprise Development (ED), Farm (F) and Resource Protection (RP).

**Attachments:**      [18-33 Copart Phase 2 10-18-18](#)  
[10-01-18.Copart SKETCH SITE 14135](#)  
[Copart Overall Site Plan Sketch 2018-10-01](#)  
[Copart Site Plan Sketch 2018-10-01](#)  
[Overall 2nd Amend Sub](#)

- 8      [PB 18-106](#)      18-34 989 Roosevelt Trail Lumber Warehouse. Minor site plan final plan review. 989 Roosevelt Trail, LLC to request review of a 1,760 square foot addition to an existing retail building for lumber storage. The subject property is located at 989 Roosevelt Trail and identified on Tax Map: 21 Lot: 18 Zone: Commercial I (C-1).

**Attachments:**      [18-34 989 Roosevelt Trail Lumber Warehouse 11-05-18 Final.pdf](#)  
[Peer Review 989 Roosevelt Lumber Warehous 10-31-18.pdf](#)  
[Arch Drawings 10.22.18.pdf](#)  
[Drawings 10-29-2018.pdf](#)  
[989 Roosevelt Lumber Warehouse Application 10-29-2018.pdf](#)  
[Drawings 10-12-2018.pdf](#)  
[989 Roosevelt Lumber Warehouse Application 10-12-2018.pdf](#)  
[Peer Review 989 Roosevelt Lumber Warehous 10-11-18.pdf](#)  
[Arch Drawings 10-01-2018.pdf](#)  
[Drawings 10-01-2018.pdf](#)  
[989 Roosevelt Lumber Warehouse Application 10-01-2018.pdf](#)

- 9      [PB 18-107](#)      18-35 State of Maine Correctional Center. Conditional use and major site plan sketch/final plan review. State of Maine, Department of Corrections to request review of a 20,017 square foot maintenance and central plant building. The subject property is located at 17 Mallison Falls Road and identified on Tax Map: 3, Lot 5 Zones: Industrial (I), Stream Protection (SP), and General Development (GD).

**Attachments:**      [18-35 MDOC Control Plant Final 11-09-18.pdf](#)  
                                 [Response to Comments 11-09-2018.pdf](#)  
                                 [Peer Review DOC Control Plant 11-08-18.pdf](#)  
                                 [DOC Final application 2018-11-07.pdf](#)  
                                 [Sebago Civil Drawings.11-6-18.pdf](#)  
                                 [Architectural Floor Plans.pdf](#)  
                                 [Building Elevation Drawings.pdf](#)  
                                 [Lighting Plans.pdf](#)  
                                 [18-35 MDOC Control Plant Sketch 10-19-18.pdf](#)  
                                 [Peer Review DOC Control Plant 10-18-18.pdf](#)  
                                 [DOC Plan Set to Town 2018-10-11.pdf](#)  
                                 [DOC Sketch application 2018-10-11.pdf](#)

### **Continuing Business**

- 10      [PB 18-103](#)      17-23 Durant Homestead. Major subdivision preliminary plan review. Matt Hancock Properties, LLC to request review of a twenty-five (25) lot residential cluster subdivision. The subject property is located at 60 Chute Road and identified on Tax Map: 6 Lot: 25, Zone: Farm (F).

**Attachments:**      [17-23 Durant Homestead Prelim 11-05-18.pdf](#)  
                                 [Peer Review Durant Homestead 10-31-2018.pdf](#)  
                                 [2018-10-15 Durant Homestead Rev A submittal\\_opt.pdf](#)  
                                 [Durant Homestead Preliminary Subdivision Plan 2018-10-15.pdf](#)  
                                 [2018-10-09, Durant Homestead Design Plan Set\\_opt.pdf](#)

### **New Business**

- 11     [PB 18-104](#)     18-36 Basin Road Subdivision. Minor subdivision sketch plan review. Colin & Payson Swan to request review of a four (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 Sketch 11-08-18.pdf](#)

[Peer Review Basin Rd 10-31-2018.pdf](#)

[Sketch Plan Application - Swan - Basin Rd Subdivision 2018 10 30.pdf](#)

[Sketch Subdivision Plan - Swan - Basin Road Subdivision.pdf](#)

## **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.*