



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, January 14, 2019

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 19-001](#) Approval of Minutes: December 10, 2018

Attachments: [Minutes 12-10-18 - draft.pdf](#)

Continuing Business

4 [PB 19-002](#) 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 01-09-2019.pdf](#)
[Cook Rd Retirement Community Comment Response 1-2-2019.pdf](#)
[Cook Retirement - Full Set 1-2-19.pdf](#)
[Peer Review Cook Rd Retirement 12-21-2018.pdf](#)
[Cook Rd Retirement Community FULL SET 12-17-18.pdf](#)
[Cook Road Retirement Community - Response to Review Comments 2018-12-](#)

New Business

- 5 [PB 19-003](#) 19-01 515 Roosevelt Trail Condos. Major subdivision sketch plan review. JTSH, LLC to request review of a five (5) unit residential subdivision. The subject properties are located at 515 Roosevelt Trail and 12 Varney Mill Road and identified on Tax Map: 48 Lot:30 and Tax Map 47 Lot: 3, Zones: Medium Density Residential (RM) and Stream Protection (SP).

Attachments: [19-01 515 Roosevelt Trail Condos_Sketch_01-08-2019.pdf](#)
[Peer Review_515 Roosevelt Trail_01-03-2018.pdf](#)
[Brookside II Condominium - Sketch Plan Application 2018_12_26.pdf](#)
[Brookside II Condominium Sketch Plan 2018_12_26.pdf](#)
[JTSH Corrective Deed.pdf](#)

- 6 [PB 19-004](#) Amendment to Town of Windham Land Use Ordinance, Chapter 140, Sections 600 Mineral Extraction and 800 Site Plan Review. Proposed changes related to mineral extraction operations.

Attachments: [PB packet Mineral Extraction_01-07-19.pdf](#)

- 7 [PB 19-005](#) Amendment to Town of Windham Land Use Ordinance, Chapter 140, Sections 800 and 900. Proposed changes require independent review of site plan and subdivision applications for development in watersheds of lakes most at risk from new development.

Attachments: [PB packet Independent Review_01-07-19.pdf](#)
[HLLT Recommendations.pdf](#)
[Chapter 502 - Direct Watersheds of Lakes most at Risk from New Development](#)
[Windham Watershed Basemap 11x17.pdf](#)

Other Business

8 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.