



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, March 11, 2019

7:00 PM

Council Chambers

- 1 Call To Order
- 2 Roll Call and Declaration of Quorum
- 3 [PB 19-015](#) Approval of Minutes: February 11, 2019

Attachments: [Minutes 2-11-19 - draft.pdf](#)

Public Hearings

- 4 18-24 Land of Nod Road Subdivision. Major subdivision preliminary plan review. Grondin Corporation to request review of a 30 lot residential cluster subdivision. The property in question is located at 120 Land of Nod Road and identified on Tax Map: 7, Lot: 29, Zone: Farm (F).

See Attachments under Continuing Business

- 5 18-17 CRR Landscaping. Major site plan sketch plan review. C& E Enterprises LLC to request review of a 34,000 square foot landscaping material and equipment storage yard. The property in question is located at 8 Self Storage Drive. Tax Map: 25, Lots: 9A-3A1, 9A-3B2, Zone: Commercial III (C-3).

See Attachments under Continuing Business

Continuing Business

- 6 [PB 19-016](#) 18-24 Land of Nod Road Subdivision. Major subdivision preliminary plan review. Grondin Corporation to request review of a 30 lot residential cluster subdivision. The property in question is located at 120 Land of Nod Road and identified on Tax Map: 7, Lot: 29, Zone: Farm (F).

Attachments: [18-24 Land of Nod_Prelim_02-21-2019.pdf](#)
[Peer Review Land of Nod_02-13-2019.pdf](#)
[02-04-19.BINDER-Prelim Mjr Sub App-Land of Nod Rd_16236.pdf](#)
[02-04-19.Stormwater Report-Land of Nod Rd_16236.pdf](#)
[16236 LAND OF NOD-PLANS.pdf](#)
[Michelle Allain-Newton Land of Nod development_2019-01-26.pdf](#)

- 7 [PB 19-017](#) 18-21 Woodside Condominium Retirement Community (Formerly Gray Road Retirement Community). Major subdivision final 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:

[Peer Review_Woodside Condos_02-25-2019.pdf](#)
[18-21 Woodside Condo Retirement Community_Final_02-22-2019.pdf](#)
[WoodsideCondo_Response to Comments_2019-02-22.pdf](#)
[Woodside Condos Retirement Community Plans_2019-02-22.pdf](#)
[Peer Review_Woodside Condos_02-14-2019.pdf](#)
[Woodside Condominium Retirement Community Final Subdivision 2019_2_4.pdf](#)
[Woodside Condominium Plan Set 2019_2_4.pdf](#)

- 8 [PB 19-018](#) 18-41 Anglers Road Commons Apartments. Major subdivision preliminary plan review. Tim Clinton to request review of a mixed-use development consisting of forty-four (44) units in twenty-two (22) duplexes. The property in question is located at Anglers Road identified on Tax Map: 80, Lot: 66, Zone: Commercial 1 (C-1) and Aquifer Protection Overlay District B (APB).

Attachments:

[18-41 Anglers Road Commons_Prelim_02-21-2019.pdf](#)
[Peer Review_Anglers Rd Commons_02-15-2019.pdf](#)
[Anglers Road Commons Apartments Plan Set 2019_2_4.pdf](#)
[Anglers Road Commons Apartments Preliminary Subdivision Application 2019_](#)

- 9 [PB 19-019](#) 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_02-21-19.pdf](#)
[Cook Road Retirement_Response_02-14-2019.pdf](#)
[Peer Review_Cook Rd Retirement_02-13-2019.pdf](#)
[Cook Rd_Traffic Impact Study_2-5-2019.pdf](#)

- 10 [PB 19-020](#) 18-28 Windleigh Ridge Subdivision (formerly Nash Road Subdivision). Minor subdivision final plan review. Daigle Financial & Development LLC to request review of a three (3) lot residential 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: [Peer Review Newbury Ridge 02-25-2019.pdf](#)
[18-28 Windleigh Ridge Final 02-21-19.pdf](#)
[Newbury Ridge Subdivision Response to Comments 2019-02-22.pdf](#)
[Newbury Ridge Subdivision Plans 2019 2 21.pdf](#)
[Peer Review Windleigh Ridge 02-19-2019.pdf](#)
[Windleigh Ridge Subdivision Response to Comments 2019 2 11.pdf](#)
[holly Tubbs Sight distance Nash Rd.pdf](#)

- 11 [PB 19-022](#) 17-23 Durant Homestead. Major subdivision final 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 Final 03-07-2019.pdf](#)
[Durant Homestead response 03-07-2019.pdf](#)
[Peer Review Durant Homestead 03-06-2019.pdf](#)
[2019-03-04 Durant Homestead Response to Comments Final Subdivision Appl](#)
[Peer Review Durant Homestead 02-14-2019.pdf](#)
[2019-01-28 Final Major Subdivision Application Durant Subdivision.pdf](#)

- 12 [PB 19-023](#) 18-17 CRR Landscaping. Major site plan sketch plan review. C& E Enterprises LLC to request review of a 34,000 square foot landscaping material and equipment storage yard. The property in question is located at 8 Self Storage Drive. Tax Map: 25, Lots: 9A-3A1, 9A-3B2, Zone: Commercial III (C-3).

Attachments: [18-17 CRR Landscaping Final 03-06-19.pdf](#)
[Peer Review CRR Landscaping 03-01-2019.pdf](#)
[C&E Properties L28066AN.PDF](#)
[CRR development summary 2018-11-09.pdf](#)
[CRR Landscaping Plan Set.pdf](#)
[CRR Landscaping Submittal to Town 2018-11-05.pdf](#)

New Business

- 13 [PB 19-021](#) 19-02 Anglers Road Commercial Subdivision. Minor subdivision sketch plan review. Windham Economic Development Corporation to request review of a 3 lot commercial subdivision. The property in question is located at Anglers Road and identified on Tax Map: 80, Lots: 66 and 66-1, Zones: Commercial 1 (C-1) and Aquifer Protection Overlay District Zone B (APB).

Attachments: [19-02 Anglers Rd Comm Subdivision Sketch 02-21-19.pdf](#)
 [Minor Subdivision Application - WEDC.pdf](#)
 [WEDC Subdivision Plan.pdf](#)

Other Business

14 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.