



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, April 22, 2019

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 19-039](#) Approval of Minutes: April 8, 2019

Attachments: [Minutes 4-8-19 - draft.pdf](#)

Public Hearings & Continuing Business

4 [PB 19-040](#) Town of Windham Land Use Ordinance, Chapter 140 Land Use. Amendments to sections: 300, Definitions; 400, Zoning Districts; and 500, Performance Standards for the replacement of the definition of Construction Services and the addition of Contractor Services, Contractor Storage Yard, and Heavy Construction Services, Minor as a use in the Commercial 3 (C-3) zoning district.

Attachments: [PB packet Construction Services Amendment 4-3-19.pdf](#)
[Town Council Minutes 2016-06-28.pdf](#)
[PB recommendation to TC Construction Service Private Warehousing Landscap](#)

5 [PB 19-041](#) 18-27 Heritage Village Amended Site Plan. Rich Family Limited Partnership to request review of a 3,900 square foot expansion of Building A for medical office use. The property in question is located at 4 Commons Avenue and identified on Tax Map: 14, Lot: 10A-1, Zone: Commercial 1 (C-1).

Attachments: [18-27 Heritage Village Amendment Final 04-19-19.pdf](#)
[Heritage Village - Response to Comments 2019 4 19.pdf](#)
[Peer Review Heritage Village 04-09-2019.pdf](#)
[Rich Family Limited Partnership L21739BA.PDF](#)
[Heritage Village Resubmission 2019 4 1.pdf](#)
[Heritage Village Site Plan Set 2019 4 1.pdf](#)
[Peer Review Heritage Village 11-30-2018.pdf](#)
[17069-Compiled-Heritage Village-Design Plans-11-19-18.pdf](#)
[Compiled-Amended Site Plan Submission 11-16-18.pdf](#)

- 6 [PB 19-042](#) 18-41 Anglers Road Commons Apartments. Major subdivision preliminary plan review. Tim Clinton to request review of a residential development consisting of forty-two (42) units in twenty-one (21) 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 04-18-19.pdf](#)
[Peer Review Anglers Rd Commons 04-11-2019.pdf](#)
[Anglers Road Commons Apartments - Response to Comments 2019 4 1.pdf](#)
[Anglers Road Commons Apartments Plan Set 2019 4 1.pdf](#)

Continuing Business

- 7 [PB 19-043](#) 19-01 515 Roosevelt Trail Condos. Major subdivision preliminary 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 Prelim 04-18-19.pdf](#)
[Peer Review 515 Roosevelt Trail 04-09-2019.pdf](#)
[515 Roosevelt Trail CONDOMINIUM PLAN COMPILED 040419.pdf](#)
[515 Roosevelt Trail Stormwater Management Report compiled.pdf](#)
[Peer Review 515 Roosevelt Trail 03-28-2019.pdf](#)

New Business

- 8 [PB 19-044](#) 19-07 Hillcrest Estates Amendment. Michael Harris to request an amendment to an approved subdivision for a lot line adjustment between Lots 43 and 44 for a 4,550 square foot land swap. The property in question is located at 737 River Road and identified on Tax Map: 8A, Lot: 43, Zone: Farm Residential (FR).

Attachments: [19-07 Hillcrest Estates 3rd Amend 04-18-19.pdf](#)
[Hillcrest Amendment Application Harris.pdf](#)
[Hillcrest Estates FINAL Harris Plan 041719.pdf](#)
[HILLCREST ESTATES 1973.pdf](#)
[HILLCREST ESTATES-1973 topo.pdf](#)
[Kirk Michael Harris property on River Road 04-17-19.pdf](#)

Other Business

- 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.