



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, December 9, 2019

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

Public Hearings & Continuing Business

Members of the public may offer evidence or statements relevant to the project under consideration after the Planning Board chair opens the public comment period. The Planning Board may, at its discretion, limit testimony to a set time period. Written comment may be submitted to the Board at any time at PlanningBoard@windhammaine.us

- 3 [PB 19-104](#) 19-23 Town of Windham Official Zoning Map Amendment. RMills, LLC to request a change to the zoning for a portion of the lot from Farm Residential to Medium-Density Residential. The subject property is located on Junco Drive and identified on Tax Map: 5, Lot: 1-1, Zones: Farm Residential (FR) and Medium Density Residential (RM).

Attachments: [PB Memo Zone Change TM 5 L1-1 12-06-19](#)
[RMills Rezone Request 2019 10 25](#)
[Town Council Minutes 2018-03-27](#)
[Town Council Minutes 2018-01-30](#)
[2019-11-25 Rezoning Request McLemore](#)

- 4 [PB 19-106](#) 19-21 Depot Street Subdivision. Major site plan and subdivision preliminary plan review. MCL Realty, LLC to request review of 32 dwelling units in 6 buildings. The subject property is located on Depot Street and identified on Tax Map: 38, Lot: 37A, Zone: Village Commercial (VC).

Attachments: [19-21 Depot Street Prelim 12-5-19](#)
[Depot Street Major Preliminary Subdivision Application 2019 11 18](#)
[Depot Street Plan Set 2019 11 18](#)
[Peer Review Comments 11-27-19](#)
[Response to comments 12-3-19](#)
[Communication from DEP Stormwater 12-4-19](#)
[Windham L.C. Andrews Lumber Mill VRAP COC 12-05-03](#)

- 5 [PB 19-105](#) Town of Windham Land Use Ordinance Chapter, 140, Sections 300, 550 and Appendix B, related to the creation, extension, and improvement of private roads, and development along and accessed by private roads.

Attachments: [PB packet Private Roads 12-04-19](#)
[Pednault - 12-04-2019 - Private Road Ordinance Amendment](#)

New Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing Business or New Business portions of the meeting, except as requested by the Board. Written comment may be submitted to the Board at any time at PlanningBoard@windhammaine.us

- 6 [PB 19-108](#) 19-30 Peterson Subdivision. Minor subdivision sketch plan review. Tom Peterson to request review of the creation of two (2) new lots. The subject property is located at 48 and 49 Johnson Road and identified on Tax Map: 10, Lots: 50A, 51, Zone: Farm Residential (FR).

Attachments: [19-30 Johnson Rd Sketch 12-05-19](#)
[Johnson Rd Subdivision Sketch Plan](#)
[Minor Sketch Plan Application 11-18-19](#)

Other Business

7 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.