



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, January 27, 2020

7:00 PM

Council Chambers

Call To Order

Roll Call and Declaration of Quorum

[PB 20-002](#)

Approval of Minutes: November 25, 2019 & December 9, 2019

Attachments:

[Minutes 11-25-19 - draft](#)

[Minutes 12-9-19-Draft](#)

Postponed Items from January 13, 2020 Meeting

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

[PB 20-004](#)

18-31 Cook Road Retirement Community. Jim Cummings to request an extension of the six (6) month Final Plan filing deadline, as required by Town of Windham Land Use Ordinance, Chapter 140 Section 907 C. 2. for subdivision. 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 Final 01-07-2020](#)

[Cook Rd Extension Request 12-31-2019](#)

[Cook Road Condo- Full Plan Set Submitted 122319](#)

[Final Application Materials - Submitted 122319](#)

[Peer Review 12-30-19](#)

[432458-306 Gray Road, WI - Ability to Serve Determination](#)

[Building elevation and layout as of Jan 7](#)

[PB 20-005](#) 19-24 VIP Windham. Minor site plan review. Yarmouth Route One LLC to request a waiver of the 813.A.S.e. façade standard for a proposed 7,300 square foot addition to the existing building for an automobile maintenance and retail tire sales facility which was approved by the Staff Review Committee on November 19, 2019. The properties in question are located at 826 Roosevelt Trail and 2 Amato Drive and identified on Tax Map: 71, Lots: 2, 3-1, Zone: Commercial 1 (C-1).

Attachments: [19-24 VIP Minor Site Plan Amendment 1-3-20](#)
[2019-10-25 Site Plan](#)
[Waiver Request - Combined](#)
[2019.12.11 Response to comments Optional Commercial Design Standards](#)

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

[PB 19-074](#) 19-17 Rio Drive Subdivision Amendment. Minor subdivision final plan review. KNMC, LLC to request review of an amendment to the lots and roadway layout in a residential subdivision. The properties in question are located on Rio Drive and identified on Tax Map: 14, Lots: 2-2, 2-3, 2-4, 2-5, Zone: Farm Residential (FR).

Attachments: [19-15 Rio Drive Amendment Final 1-23-20](#)
[19035-Compiled-Rio Drive Subdivision-Final Minor Subdivision Plan Submission](#)
[Compiled-Rio Drive Subdivision-Design Plans \(1-21-20\)](#)
[Peer Review Comments 1-14-20](#)
[Compiled-Rio Drive Subdivision-Response to Review Comments \(1-16-20\)](#)
[Peer Review Comments 1-17-20](#)
[Site Evaluators Certification - Addendum](#)

[PB 20-003](#) Amendment to Town of Windham Land Use Ordinance Chapter 140, Sections 300, 400, and 500, and Shoreland Zoning Chapter 199, related to marijuana businesses.

Attachments: [PB_packet_marijuana_1-22-20](#)

Other Business

Adjournment

