



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, April 13, 2020

6:30 PM

Online via Zoom

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To join the meeting remotely, Click the link: <https://zoom.us/j/274595213>

OR Call 1-646-558-8656

Then enter the Meeting ID: 274 595 213

*In accordance with Public Law Chapter 617 adopted as emergency legislation by the Maine State Legislature on March 17, 2020 and signed into effect by Governor Mills, 1 MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19.*

*Zoom will be the meeting platform used by both the Board and the public. Information about using Zoom is available at <https://support.zoom.us/hc/en-us/articles/115004954946-Joining-and-participating-in-a-webinar-attendee->. Please note that members of the public will need to use the raise your hand feature in Zoom or type \*9 on the phone to be called on and heard during the public testimony portion of the agenda.*

*The meeting will be recorded and broadcast live on TV-7 (Channel 1303) and the Town's Facebook page.*

### 1 Call To Order

### 2 Roll Call and Declaration of Quorum

- 3 [PB 20-034](#) Approval of Minutes: March 9, 2020 and March 31, 2020

Attachments: [Minutes 3-9-2020-draft](#)  
[Minutes 3-31-2020 - draft](#)

### 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. Please submit written comments prior to the meeting by mail or to [PlanningBoard@windhammaine.us](mailto:PlanningBoard@windhammaine.us). Members of the public will need to use the raise your hand feature in Zoom or type \*9 on the phone to be called on and heard during the public hearing.*



- 4      [PB 20-026](#)      20-01 Bangor Savings/Cross Insurance. Major site plan final plan review. Bangor Savings Bank to request review of a 7,000 square foot office building. The properties in question are located at 745 and 747 Roosevelt Trail and identified on Tax Map: 67, Lots: 54, 55, Zone: Commercial 1 (C-1).

**Attachments:**      [20-01 Bangor Savings & Cross Office Major Site Plan - Final 4-8-20](#)  
[BSB2020 Site Plan Review Application](#)  
[Additional Application Materials](#)  
[BSB20200302-ISSUED TO TOWN FOR PLANNING BOARD REVIEW-SS](#)  
[BSBAppendix B HydroCAD Report Existing 03122020](#)  
[WindhamBangorSavingsTrafficAnalysisMemorandum](#)  
[Peer Review 3-13-20](#)  
[Gorrill Palmer Traffic Review e-mail 03-31-2020](#)  
[BS Rresponse to Comments with attachments 4-6-20](#)  
[Peer Review 4-8-20](#)  
[Public Comment - Dyke Windham Planning Board BSB 04132020](#)

- 5      [PB 20-027](#)      20-02 Town of Windham Landfill Solar Array. Major site plan final plan review. Town of Windham to request review of a 72,686 square foot developed area, including 24,878 square feet of solar panels to be installed on a town owned, capped landfill. The property in question is located on Enterprise Drive and identified on Tax Map: 21, Lot: 19, Zone: Commercial 1 (C-1).

**Attachments:**      [20-02 Windham Landfill Solar - Site Plan Final 4-8-20](#)  
[Windham Final site plan app 4-2-20](#)  
[Plan Set - Windham Landfill Solar](#)  
[Application for Solid Waste Project Minor Revision 4-8-20](#)  
[Peer Review Comments and response 4-3-20 to 4-9-20](#)  
[Revision Response to Comments attachments 4-7-20](#)

## **Continuing 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](mailto:PlanningBoard@windhammaine.us)*



- 6      [PB 20-028](#)      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 and Portland Water District sewer pump station. 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 Final PWD 4-9-20](#)  
[2020-03-23 Windham PB Submission](#)  
[Pump Station Drawings 9-12-13-14](#)

## **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](mailto:PlanningBoard@windhammaine.us)*

- 7      [PB 20-029](#)      20-05 PTG Commercial Complex. Major site plan sketch plan review. PTG Properties LLC to request review of a 42,000 square foot commercial development of 6 buildings and 135 parking spaces. The property in question is located at 626 Roosevelt Trail and identified on Tax Map: 52, Lot: 24, Zone: Commercial 1 (C-1).

**Attachments:**      [20-05 PTG Commercial Sketch 4-8-20](#)  
[626 Roosevelt - Sketch Site Plan Application 2020\\_4\\_7](#)  
[626 Roosevelt Trl - Site Plan \(4-6-20\)](#)  
[626 Roosevelt - Sketch Site Plan Application 2020\\_3\\_23](#)  
[626 Roosevelt Trl-Sketch Plan \(3-23-20\)](#)

- 8      [PB 20-030](#)      20-06 Veery Estates (River Road Condos) Amendment. Major subdivision sketch plan review. RMILLS LLC to request an amendment to an approved residential subdivision for the addition of 10 units (5 duplex). The property in question is located at Junco Drive and identified on Tax Map: 5, Lot: 1-1, Zone: Medium Density Residential (RM).

**Attachments:**      [20-06 Veery Estates Amendment Sketch 04-06-2020](#)  
[Veery Estates - Sketch Subdivision Plan 2020\\_3\\_23](#)  
[Veery Estates Amended Subdivision Sketch Application 2020\\_3\\_23](#)  
[river rd condo 09-2018](#)



- 9      [PB 20-031](#)      20-07 Ruby Meadows 2nd Amendment. Mark Cobb to request an amendment to an approved subdivision for a revision to the clearing limits and increase in developed and impervious area on Lot 3. The property in question is located at 3 Viola Lane and identified on Tax Map: 10, Lot: 78B-3, Zone: Farm (F).

**Attachments:**      [20-07 Ruby Meadows 2nd Amendment 04-09-20](#)  
[Buffer - Declaration of Restrictions](#)  
[Peer Review Ruby Meadows 2nd Amendment 04-09-2020](#)  
[Ruby Meadows - AMENDED SUB-LOT 3 04-07-2020](#)  
[Amended Subdivision Plan - Ruby Meadows Lot 3 2020 3 23](#)  
[Amended Subdivision Plan Application - Lot 3 Ruby Meadows 2020 3 23](#)  
[RUBY MEADOWS AMENDMENT 12-2018](#)

- 10     [PB 20-032](#)      20-08 Newbury Ridge Amendment. Major subdivision sketch plan review. Daigle Financial & Development LLC to request an amendment to an approved subdivision to develop a 21-unit retirement community. The property in question is located at Newbury Ridge and identified on Tax Map: 9, Lots: 34, 34-B1, 34-B2, and 34-C Zone: Farm (F) and Retirement Community and Care Facility Overlay District (RCCFO).

**Attachments:**      [20-08 Newbury Ridge Amend Sketch 04-06-20](#)  
[Newbury Ridge Amended Subdivision 2020 3 23](#)  
[Newbury Ridge - Sketch Major Subdivision Amendment Application 2020 3 23](#)  
[Newbury Ridge Subdivision 3-25-19](#)  
[Planning Board Correspondence - Anderson, N, 4-4-2020](#)  
[Planning Board Correspondence - Hagar, Becky 4-7-20](#)  
[Planning Board Correspondence - Hawkes, Dennis 4-2-20](#)

- 11     [PB 20-033](#)      20-09 896 Roosevelt Trail Commercial. Major site plan sketch plan review. Jamar, Inc to request review of a 7,000 square foot commercial building. The property in question is located at 896 Roosevelt Trail and identified on Tax Map: 18, Lot: 52, Zone: Commercial 1 (C-1).

**Attachments:**      [20-09 896 Roosevelt Commercial Sketch 4-8-20](#)  
[896 Roosevelt Trail - Sketch Site Plan 2020 3 23](#)  
[896 Roosevelt Trail - Sketch Site Plan Application - 2020 3 23](#)

## **Other Business**

### **12 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.*