



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, July 13, 2020

6:30 PM

Online via Zoom

To join the meeting remotely, use this link: <https://us02web.zoom.us/j/143936937>. You may also call 1-646-558-8656 and enter meeting ID: 143 936 937.

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

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.*

1 Call To Order

2 Roll Call and Declaration of Quorum

- 4 [PB 20-054](#) Approval of Minutes: June 22, 2020

Attachments: [Minutes 6-22-2020-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. 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.*

- 5 [PB 20-055](#) Amendments to Town of Windham Land Use Ordinance, Chapter 140, Section 1200 Impact Fees and Appendix A Fee Schedule related to Public Safety and Municipal Office impact fees.

Attachments: [PB packet PublicSafety MuniOffice Impact Fee 07-09-20](#)
[WindhamMEImpactFeesSafety&TownOfficeDRAFT18May2020](#)

- 6 [PB 20-056](#) Amendments to Town of Windham Land Use Ordinance, Chapter 140, Sections 300 Definitions and 500 Performance Standards related to Backlots.

Attachments: [PB_packet_backlot_07-09-20](#)
[Backlot Standards_pre 10-2017](#)

- 7 [PB 20-057](#) Town of Windham Growth Management Ordinance, Chapter 116 and Amendment to Town of Windham Official Land Use Map's Retirement Community and Care Facility Overlay District (RCCFO).

Attachments: [PB_memo_growth_management_07-09-20](#)
[Windham-Growth-Management-Ordinance draft 061520](#)
[RCCFO_revised](#)
[Building Permit count 1980 to 2019](#)

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

- 8 [PB 20-058](#) 20-06 Veery Estates (River Road Condos) Amendment. Major subdivision preliminary and final 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_Final 7-8-20](#)
[Response to comments 6-8-20](#)
[Peer Review Response 6-8-20](#)
[Veery Estates Condo - Final Plan Application 2020_6_22](#)
[Veery Estates Plans 2020_6_22](#)
[Peer Review_MA 6-30-20](#)
[Veery Estates - Response to Comments 2020_7_7](#)
[Subdivision Plan 2020_7_7](#)

- 9 [PB 20-059](#) 19-21 Depot Street Subdivision. Major site plan and subdivision final plan review. MCL Realty, LLC to request review of 31 dwelling units in 3 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 7-8-20](#)
[PWD Pump Station Plan Update - Outside Panel 6-3-20](#)
[Depot Street Apartments - Response to Comments 2020_6_22](#)
[_Compiled-Depot Street Residential Development-Design Plans \(6-22-20\)](#)
[Response to Comments 6-8-20](#)
[Peer Review Response 6-8-20](#)
[Easement Deed](#)
[Restrictive Covenant](#)

New Business

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- 10 [PB 20-060](#) 20-15 Woodside Condominium Retirement Community. Amendment. Weld, LLC to request review of an amendment to reassign six (6) dwelling units/three (3) duplex buildings from Phase 2 of development to the previously approved Phase 1. The property in question is located on Conifer Drive and Unity Lane and identified on Tax Map: 9, Lot: 27K, Zone: Farm Residential (FR).

Attachments:

[20-15 Woodside Condos Retirement 2nd Amendment](#)
[Woodside Condominium Amended Subdivision Application 2020_6_22](#)
[Wooside Condominium Plans 2020_6_22](#)
[Peer Review M.A. 6-30-20](#)
[Woodside Condominium - Response to Comments 2020_7_7](#)
[Peer Review M.A. 7-9-20](#)

- 11 [PB 20-061](#) 20-16 Ruby Meadows Subdivision. 3rd Amendment. Ronald Bisesti to request review of an amendment an approved subdivision for revision to the approved developed area, impervious area and tree clearing limits on Lot 11. The property in question is located on Viola Lane and identified on Tax Map: 10, Lot: 78-11, Zone: Farm (F).

Attachments: [20-16 Ruby Meadows 3rd Amendment 7-9-20](#)
[Ruby Meadows Lot 11 Amended Subdivision Application 2020 6 22](#)
[Ruby Meadows 12 20 2018](#)
[Ruby Meadows - AMENDED SUB-LOT 11](#)
[Response to Comments Ruby Meadows Lot 11 7-7-20](#)
[2 POST WS MAP](#)
[Peer Review MA 7-9-20](#)

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.