



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

### Planning Board

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Monday, December 28, 2020

6:30 PM

Remote via Zoom

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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.

*This meeting will be held remotely. 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, which 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. The full Planning Board packet is available at: <https://windhamweb.legistar.com/Calendar.aspx>*

#### **1 Call To Order**

#### **2 Roll Call and Declaration of Quorum**

#### **3 Approval of Minutes: December 14, 2020 (TABLED - Minutes not available for approval)**

### **Continuing Business and Public Hearing**

*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)*

*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 20-086](#)      20-23 WH02 Solar. Major site plan final plan review. TPE ME WH02, LLC to request review of a 19.99 acre, approximately 5 MW, solar project. The property in question is located on Swett Road and identified on Tax Map: 6, Lot: 60, Zone: Farm (F).

**Attachments:**      [WH02 Solar Final 12-23-20.pdf](#)  
                                 [2020-11-23\\_WH02 Town Application & Plans.pdf](#)  
                                 [2020-11-20 Stormwater Report.pdf](#)  
                                 [MA Peer Review Comments 12-1-20.pdf](#)  
                                 [Jordan Belknap\(as applicant\) RE Town Council Questions 12-3-20.pdf](#)  
                                 [2020-12-02\\_Final MHPC Determination.pdf](#)  
                                 [2020-12-10 Financial Capacity Letter.pdf](#)  
                                 [C1.0.pdf](#)  
                                 [C4.1.pdf](#)  
                                 [NAE-2020-03015-NPR.pdf](#)  
                                 [TPE ME WH02 LLC L28911AN.pdf](#)

### **Continuing Business**

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- 5      [PB 20-090](#)      20-22 Quarry Ridge Business Park, Lot 15-3. Fourth Amendment. Dwight Investments, LLC to request an amendment to divide lot 15-3 into two (2) lots. The property in question is located on Enterprise Drive and identified on Tax Map: 21, Lot: 15-3, Zone: Enterprise Development (ED).

**Attachments:**      [20-22 Quarry Ridge\\_Lot3 Amend\\_FINAL 12-22-20.pdf](#)  
                                 [Subdivision Amendment Application 8-25-20.pdf](#)  
                                 [Additional Submission Sept 15 2020.pdf](#)  
                                 [Quarry Ridge Subdivision Lot 3 Amended Plan 8-25-20.pdf](#)  
                                 [Sheet 7 Quarry Ridge Phase 1B Approved Plans Revised through 05.24.2016.p](#)  
                                 [DEP Permit - Dwight\\_Investments\\_LLC\\_L18029TM.pdf](#)  
                                 [Lot # approval.pdf](#)

### **New Business**

- 6      [PB 20-089](#)      (TABLED BY APPLICANT - will not be reviewed on December 28, 2020) 20-30  
Canada Hill Subdivision, Phase 2. Major subdivision sketch plan review.  
Chase Custom Homes and Finance to request review of a 12-lot residential  
subdivision. The subject property is located on Highland Cliff Road and Canada  
Hill Road and identified on Tax Map: 4, Lot: 9-14, Zone: Farm (F).

Attachments:      [Canada Hill Phase 2 - Application Materials.pdf](#)  
[Canada Hill Phase 2 - Concept Plan.pdf](#)

## **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.*