



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, January 11, 2021

6:30 PM

Remote 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.

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*

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 21-001](#) Approval of Minutes December 14, 2020 and December 28, 2020

Attachments: [Minutes 12-14-2020-draft.pdf](#)
[Minutes 12-28-2020-draft.pdf](#)

Public Hearings and 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*

- 4 [PB 20-091](#) 20-24 Fielding Apartments. Major site plan final plan review. Fielding Oil Company, Inc. to request review of a 24-unit condominium building with two accessory storage buildings. The property in question is located on Roosevelt Trail and identified on Tax Map: 51, Lot: 4-1, Zone: Commercial 1 (C-1).

Attachments:

[20-24 Fielding Apartments Final 1-7-21.pdf](#)
[Fielding_Major Site Plan Binder](#)
[FIELDING Plan Set 12-21-20 Town review](#)
[MA Peer Review 1-5-21.pdf](#)
[Travis Letellier Response to Comments 1-6-21.pdf](#)
[41878 Stormwater Report_RJan2021_Binder_Abbr.pdf](#)
[41878-FIELDING 1-6-21 rev per Town comments.pdf](#)
[41878-STORMWATER TREATMENT FIG 1-5-21 .pdf](#)
[TRP1_RDI1_QSP1_Geopak_psg.pdf](#)
[Viper_Small_LED_Strke Optic_spec_sheet.pdf](#)
[Waiver Request Form - Performance Standards_813A5a.pdf](#)

- 5 [PB 20-092](#) 19-26 Copart, Phase 2. Major site plan final plan review and Shoreland Zoning Permit. Copart of Connecticut, Inc. to request review of an Automobile Auction Facility consisting of a 7,200 square foot office/warehouse building with an approximate 25-acre gravel storage area. The subject properties are located on Bedrock Terrace and identified on Tax Map: 21, Lots: 15, 15-5, 15-6, 15-7 Zone: Enterprise Development (ED), Farm (F), and Resource Protection (RP).

Attachments:

[19-26 Copart Phase 2_Final 1-7-20.pdf](#)
[reduced.2020-10-05.Final Site+Sub Copart](#)
[Copart Comment Response 2020-12-18](#)
[Copart Plan Set 2020-12-18](#)
[Copart- Plan Set 2020-10-19_14135](#)
[Peer Review MA 11-25-20](#)
[Peer Review MTA 11-05-20](#)
[Peer Review GP 10-29-20](#)
[Sec 16-Geotechnical BINDER_14135](#)
[Sec.13-SWM Report BINDER.2020-10-05_14135](#)
[Snowmobile Club comment 07-16-20](#)

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

- 6 [PB 20-093](#) [ITEM TABLED - this item will not be reviewed at the January 11, 2021 meeting] 19-25 Quarry Ridge Business Park 5th Amended Subdivision. Copart of Connecticut Inc. to request an amendment to an approved subdivision to combine Lots 5, 6, 7 and a portion of 15 into one 50.2 acre lot. The subject property is located at 11 Bedrock Terrace and identified on Tax Map: 21 Lots: 15, 15-5, 15-6, 15-7 Zone: Enterprise Development (ED), Farm (F) and Resource Protection (RP).

Attachments: [Quarry Ridge-4th Amended Sub 2019-11-04](#)
[Quarry Ridge Overall 2nd Amend Sub 06-2006](#)

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.