



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, June 28, 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 21-036](#) Approval of Minutes: June 14, 2021

Attachments: [Minutes 6-14-21 - draft](#)

Public Hearing 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 21-032](#) 21-08 Gambo Road Marijuana Cultivation Facility. Major site plan final plan review. S&N Investments LLC to request review of a 7,488 sq ft Tier 3 Marijuana Cultivation Facility. The property in question is located at 24 Gambo Road and identified on Tax Map: 41, Lot 4, Zone: Industrial (I).

Attachments:

[21-08 Gambo Cultivation Memo Final 06-25-21](#)
[21-08 FINAL MAJOR SP ApplResponse 24GamboRoad 6-22-2021](#)
[21-08 FINAL MAJOR SP Appl\(full\) 24GamboRd 060721](#)
[21-08 FINAL MAJOR SP Plans\(rev\) 24GamboRd 06-22-2021](#)
[21-08 FINAL MAJOR SP PlanSet 24GamboRd 060721](#)
[Final Completeness Letter 061721](#)
[EngineersWaiverSupport](#)
[EngineeringComments 062421](#)

- 5 [PB 21-033](#) Amendments to Town of Windham Shoreland Zoning Ordinance Chapter 199, and the Official Land Use Map related to freshwater wetlands.

Attachments:

[PB Memo Shoreland Zoning 06-24-2021.pdf](#)
[TC Memo ShorelandMap 05-07-21.pdf](#)
[TC memo NRAC Shoreland Surface Water 04-06-21.pdf](#)
[Shoreland Zoning - Chapter 199 revised 04-05-21.pdf](#)
[shorelandzoningmap wetlands 05-19-2021.pdf](#)

- 6 [PB 21-034](#) Amendment to Town of Windham Official Land Use Map, Pleasant River Resource Protection District.

Attachments:

[PB Memo Pleasant Map Amend 06-24-2021.pdf](#)
[shorelandzoningmap Pleasant 05-19-2021.pdf](#)
[TC Memo ShorelandMap 05-07-21.pdf](#)
[TC memo NRAC Shoreland Surface Water 04-06-21.pdf](#)
[Windham Watershed Basemap 11x17.pdf](#)
[Windham Watershed Inventory FINAL 20180316.pdf](#)
[Pleasant River Watershed Mgmt Plan - FINAL 2011.pdf](#)
[2021 Recommendations for Prioritizing Windham's Waterbodies.pdf](#)

- 7 [PB 21-035](#) Amendment to Town of Windham Official Land Use Map, Stream Protection District.

Attachments: [PB Memo_Stream Map Amend_06-24-2021.pdf](#)
[shorelandzoningmap_streams_05-19-2021.pdf](#)
[TC memo_NRAC_Shoreland_Surface Water_04-06-21.pdf](#)
[TC Memo_ShorelandMap_05-07-21.pdf](#)
[Windham Watershed Basemap 11x17.pdf](#)
[Windham Watershed Inventory_FINAL_20180316.pdf](#)
[2021 Recommendations for Prioritizing Windham's Waterbodies.pdf](#)
[Elizabeth Cummings_SP Proposed_06-21-2021.pdf](#)
[Elizabeth Cummings_SP_06-21-2021.pdf](#)
[Jennifer Potter_SP Proposed Rezoning 38 Nash Rd_06-21-2021.pdf](#)

Other Business

8 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.