



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, September 13, 2021

6:30 PM

Council Chambers

REVISED - Final Agenda

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 21-050](#) Minutes August 23, 2021

Attachments: [Minutes 8-23-2021 - draft.pdf](#)

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

4 [PB 21-051](#) **This applicant has requested the postponement of the Sketch Plan Review to the September 27, 2021 meeting:**

21-16 Gunpowder Mill Subdivision. Major Subdivision sketch plan review. Major Subdivision sketch plan review. Robie Holdings, LLC requested a sketch plan review for a 15-lot conservation subdivision application. The property is located on Gunpowder Mill Road and identified on Tax Map: 5 Lot: 2, Zone: Farm (F).

Note: Public comment during the sketch plan review is not allowed unless requested by the Planning Board.

Attachments: [SKETCHPLAN MEMO_GunpowderMillSubdivision_21-16_09-9-21.pdf](#)
[SKETCH-APPLIATION_GunpowderMillSubdivision_GunpowderMillRd.pdf](#)
[SKETCH-REVISED PLAN_GunpowderMillSubdivision_GunpowderMillRd.pdf](#)
[SKETCH-Plan_GunpowderMillSubdivision_GunpowderMillRd.pdf](#)
[STAFF COMMENTS DRT 08-27-21.pdf](#)

- 5 [PB 21-052](#) 21-17 Cooper Ridge Road Subdivision. Major Subdivision sketch plan review. Scott and Lea Hennigar requested a sketch plan review for a five-lot conservation subdivision application. The property is located on Cooper Ridge and identified on Tax Map: 10 Lot: 23, Zone: Farm (F).
Note: Public comment during the sketch plan review is not allowed unless requested by the Planning Board.

Attachments: [SKETCHPLAN MEMO CooperRidgeRdSubdivision_21-17_09-7-21.pdf](#)
[SKETCHPLAN RESPONSE TO COMMENTS CooperRidgeRdSubdivision_2](#)
[SKETCHPLAN REVISED PLAN CooperRidgeRdSubdivision_21-17_09-7-21.;](#)
[Pheasant Ridge Amendment 07-2014.PDF](#)
[SKETCH-PLAN_HennigarSubdivision_CoopeRidgeRoad.pdf](#)
[Cooper Ridge Subdivision DRT meeting_08-27-21.pdf](#)

- 6 [PB 21-053](#) 21-18 Kelli Lane 2nd Amended Subdivision. Amended Subdivision review. Janet Morrell requested an amendment to an approved subdivision for after-the-fact approval of a 2004 transfer of 5,372 square feet from Lot 3 to an abutter. The property is located at 6 Kelli Lane and identified on Tax Map: 14 Lots 22-3 and 22, Zone: Farm Residential (FR).
Note: Public comment during the amended subdivision review is not allowed. The Board may decide to approve the amendments during the meeting or schedule a public hearing at a later date.

Attachments: [AMENDEDSUBDIVISION MEMO KelliLaneSubdivsion_21-18_09-03-21.pdf](#)
[AMENDEDSUBDIVISION APPLICATION KelliLaneSubdivsion_21-18_09-03-2](#)

Other Business

- 7 [PB 21-054](#) Town of Windham Planning Board - Remote Meeting Participation Policy. Public hearing, discussion, and a vote to adopt a remote meeting participation policy.

Attachments: [PB Memo Remote Participation_09-09-2021.pdf](#)
[Maine 130 - Chapter 290 Public Law.pdf](#)
[Planning Board Remote Meeting Policy.pdf](#)

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.

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.