



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, September 27, 2021

6:30 PM

Council Chambers

Final Agenda

1 Call to Order

2 Roll Call and Declaration of Quorum

3 [PB 21-057](#) Approval of Minutes: September 13, 2021

Attachments: [Minutes 9-13-2021 - 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](#) 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: 2C, Zone: Farm Residential (FR). Note: Public comment during the sketch plan review is not allowed unless requested by the Planning Board.

Attachments: [SKETCHPLAN MEMO GunpowderMillSubdivision 21-16 09-22-21.pdf](#)
[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](#)

Postponed from the September 13, 2021 meeting agenda.

- 5 [PB 21-056](#) 21-19: Chamberlain Estates First Amended Subdivision. Major Subdivision and Site Plan Sketch Plan Review. The applicant, Robie Holdings, LLC is proposing to remove three duplex buildings, shown as units 35 to 40 on the approved plan, and replace the buildings with three (3) 12-unit buildings. The new buildings will be 3-stories in height with entrances on two (2) sides of the structure. The development will increase the dwelling units to 70 units. Parking will be located behind the new buildings. The project is located on Manchester Drive Tax Map 18A Lot 48-D03, Zone Commercial 1 (C1) District. *Note: Public comment during the sketch plan review is not heard unless requested by the Planning Board.*

Attachments: [SKETCH_MEMO_FirstAmendedChamberlainEstateSubdivision_21-19_092121](#)
[AMENDED_SUBDIVISION_APPLICATION_ChamberlainEstates_21-19_09082](#)
[AMENDED_SUBDIVISION_PLAN_ChamberlainEstates_21-19_090821.pdf](#)
[DRT-MEETING_NOTES_FirstAmendedChamberlainEstateSubdivision_21-19_090821.pdf](#)
[PUBLIC_COMMENTS_Dunlop_092221.pdf](#)
[PUBLIC_COMMENTS_JeanneGoode_092321.pdf](#)
[PUBLIC_COMMENTS_JimGoode_092321.pdf](#)

Other Business

6 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.