



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, October 25, 2021

6:30 PM

Council Chambers and Via Zoom

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### Final Amended Agenda

**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.**

*Pursuant to 1 M.R.S. § 403-B, the Town of Windham Planning Board on September 13, 2021 adopted Remote Meeting Participation Policy. The Policy is online at <https://www.windhammaine.us/372/Planning-Board>. Zoom is only available to the public if one or more of the Board members cannot attend in person, but will be participating remotely.*

*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 21-065](#) Approval of Minutes: September 27, 2021

**Attachments:** [Minutes 9-27-21 - 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](mailto:PlanningBoard@windhammaine.us)*

- 4      [PB 21-061](#)      21-01: Camping World Surface Parking Facility (formerly Lee's Family Trailer Expansion) - Major Site Plan Amendment. Camping World is proposing to develop an additional 5 acres of parking area to expand the existing recreation vehicle and trailer sales and service operation at Camping World (formerly Lee's Family Trailer) to the 5.8-acre portion of the undeveloped abutting property, located behind Tractor Supply. The property is located at 480 Roosevelt Trail and identified on Tax Map: 15 Lots: 1A, 2 Zone: Commercial III (C3) District.
- Attachments:**      [MEMO AMENDED SITE PLAN CampingWorldSurfaceParking 21-01 10202](#);  
[MAJOR SITE PLAN APPLICANT-RESPONSE UPDATESCampingWorld 21-](#)  
[MAJOR SITE PLAN REVISED-PLAN CampingWorld 21-01 10-18-21.pdf](#)  
[COMPLETENESS MEMO MajorSitePlan CampingWorld 21-01 10-04-21.pdf](#)  
[MAJOR SITE PLAN APPLICANT-RESPONSE CampingWorld 21-01 10-04-](#)  
[MAJOR SITE PLAN PLAN CampingWorld 21-01 10-04-21.pdf](#)  
[Lee Family Conset Agreement EXECUTED.pdf](#)  
[SLOD FRHP Lincolnshire, LLC L27551CN.pdf](#)  
[ZBA Notice of Decision Lees Family Trailer 2021-02-04.pdf](#)
- 5      [PB 21-045](#)      21-12: 68 High Street Subdivision. Minor Subdivision sketch plan review. Mr. James Cummings is requesting a review of a proposed 3-lot subdivision by creating one single-family lot and a duplex lot for development. The lot with an existing two-unit building will remain as a two-unit dwelling. The property in question is located at 68 High Street and identified on Tax Map: 37, Lot 21, Zone: Village Commercial (VC).
- Attachments:**      [MEMO MINOR SUB 68HighStree 21-12 10-21-21.edited.pdf](#)  
[MINOR REVISED SUB PLAN 68HighStSubdivision 21-12 10-18-21.pdf](#)  
[MINOR SUB APPLICANT RESPONSE 68HighStSubdivision 21-12 10-18-2](#)  
[MINOR SUB APPLICATION 68HighStSubdivision 21-12 10-04-21.pdf](#)  
[MINOR SUB PLAN 68HighStSubdivision 21-12 10-04-21.pdf](#)  
[COMPLETENESS LETTER MinorSubdivsion 68HighStreetSubdivsion 21-12](#)  
[PublicComments 101421.pdf](#)  
[EoinHiggins Public Comments 08-23-2021.pdf](#)  
[Longely and Palmer Public comments 08-23-2021.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](mailto:PlanningBoard@windhammaine.us)*

- 6 [PB 21-062](#) The application INCOMPLETE in regard to Section 807.f.1.(b). The Town has advertised the proposed parking expansion project and has received public comments. The Planning Board can not make a final determination on the proposal until it is in a completed state.  
21-20: Bangor Savings Bank Parking Expansion. First Amended Site Plan. The application is to construct 15 space parking expansion to serve the new Bank Branch and Office Building. The properties in question are located at 6 Abby Road and 745 Roosevelt Trail and identified on Tax Map: 67, Lots: 54, 55, 56, Zone: Commercial I (C1).

Attachments: [MEMO AMENDED MAJOR SITE PLAN BangorSavingsBank-CrossIns\\_Par](#)  
[APPLICANT\\_RESPONSE\\_AmendedSitePlan\\_BangorSavingsBankParkingExp](#)  
[REVISED\\_PLAN\\_AmendedSitePlan\\_BangorSavingsBankParkingExpansion\\_21](#)  
[COMPLETENESS MEMO\\_AmendedSitePlan\\_BangorSavingsBankParkingExp](#)  
[APPLICATION\\_AmendedSitePlan\\_BangorSavingsBankParkingExpansion\\_21-2](#)  
[PLAN\\_AmendedSitePlan\\_BangorSavingsBankParkingExpansion\\_21-20\\_10012](#)  
[PublicComment\\_Graves\\_101921.pdf](#)

*Applicant requested postponement to the November 8, 2021 Planning Board meeting.*

- 7 [PB 21-063](#) 19-20: Les Wilson & Sons Pit - Major Site Plan - Approval Extension. The applicant is requesting one (1), one-year extension, per Section 814.A.2., to their October 9, 2019 approval for a new 4.8-acre mineral extraction operation from Maysens Way. The property in question identified as Tax Map: 7 Lot: 36 D. Zone: Farm (F).

Attachments: [MEMO\\_APPROVAL\\_EXTENSION\\_SitePlan\\_LesWilson&SonsPit\\_19-20\\_1018](#)  
[APPROVAL\\_EXTENSION\\_REGUST\\_LesWilson&SonsGravelPit\\_19--20\\_10082](#)  
[19-20 Les Wilson Pit Approval 12-12-19.pdf](#)  
[Site Plan of Mineral Extraction - Maysens Way \(10-7-19\).pdf](#)  
[Cover Letter - Les Wilson & Sons Pit.pdf](#)  
[Pit Reclamation Plan 2019\\_10\\_30.pdf](#)

## Other Business

- 8 [PB 21-064](#) Appointment of a Planning Board Member to the Long Range Planning Committee.

## Adjournment