



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, October 4, 2021

5:00 PM

Turning Leaf Drive followed by 626 Roosevelt  
Trail

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### Site Walk - Not Televised

- 1 [PB 21-048](#) 21-15: Turning Leaf Drive Commercial Development - Major Site Plan and Amended Subdivision - Sketch Plan Review. Baker Brook Farm Creamery, LLC is requesting a sketch review to split the lot and the construction of two commercial buildings. The application is proposing to build a new commercial road dividing the new lots. One of the new lots will be improved with retail agricultural store and creamery production facility and retail ice cream shop with drive-through service. The two buildings will share a common existing parking area and loading/service area accessed by the new commercial road. The property in question is located on Turning Leaf Drive and is identified on Tax Map: 14, Lot 9 B12. Zone: Commercial 1 (C1).

**Attachments:** [SKETCH MEMO BakerBrookFarmCreameryLLC MSP-ASUB 21-11 08-17-21](#)  
[SKETCH-APPLICATION Major SitePlanAmendedSub Turning Leaf Drive 21-15](#)  
[SKETCH-PLAN Major SitePlanAmendedSub Turning Leaf Drive 21-15 08-08](#)  
[DRT MeetingComments 08-12-21.pdf](#)

- 2 [PB 21-046](#) 21-13: Vintage Drive Subdivision. Major Subdivision and Major Site Plan sketch plan review. PTG Properties, LLC is requesting an amendment 2020 approved minor subdivision known as PTG Properties Subdivision. The proposal is to revise the location of Vintage Drive ROW and lot lines of lots 3 and 4. The proposal is to develop Lots 3 and 4 with 30 residential dwelling units, and Lots 1 and 2 will remain for future commercial developments. The property in question is located at 626 Roosevelt Trail Street and identified on Tax Map: 52, Lot 24. Zone: Commercial District 1 (C1).

**Attachments:** [SKETCH MEMO VintageDriveSub MSP-MSUB 21-13 08-17-21.pdf](#)  
[Revised APPLICATION MajorSubSiteSketchPlan VintageDrive 21-13](#)  
[Revised PLANS MajorSubSiteSketchPlan VintageDrive 21-13](#)  
[APPLICATION MajorSubSiteSketchPlan VintageDrive 21-13](#)  
[PLAN MajorSubSiteSketchPlan VintageDrive 21-13](#)

**Please note: Public comment during the site walk review is not permitted, unless requested by the Planning Board. Written comment may be submitted to the Board at any time at [PlanningBoard@windhammaine.us](mailto:PlanningBoard@windhammaine.us).**