



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, November 22, 2021

6:30 PM

Remote Via Zoom

Final 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 the Town of Windham Planning Board's Remote Participation Policy adopted September 13, 2021 (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->.

1 Call To Order

2 Roll Call and Declaration of Quorum

3 [PB 21-071](#) Approval of Minutes: November 8, 2021

Attachments: [Minutes 11-8-21 - 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. 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.*

- 4 [PB 21-068](#) 20-25: Sebago Solar Project - Major Site Plan and Conditional Use Final Plan - Sebago Solar, LLC. This application is for a new 19.9-acre, ~ 5MW solar project on a portion of the 40-acre property east of Pipeline Road owned by Wiley R.N. & Sons. The site abuts the Raymond/Windham Town line. The proposed access to the solar project will be from the Raymond side of the parcel. The parcel is further identified Assessor's Tax Map 23 Lot:4B; Zone Light-Density Residential District (RL)

Attachments:

[MEMO_MajorSitePlanReview_SebagoSolar_20-25_111821.pdf](#)
[20-25_SebagoSolar_ResponsetoComments_11-15-2021.pdf](#)
[20-25_REVISED_SITE_PLAN_APPLICATION_SebagoSolar_110321.pdf](#)
[20-25_REVISED_SITE_PLAN_SebagoSolar_110321.pdf](#)
[21-006 Fire-Memo - Pipeline Road & Boulder Bend Land Development Permit A COMPLETENESS MEMO_MajorSitePlanReview_SebagoSolar_20-25_110921 Town Raymond_Sebago Solar Access Final FoF 11-4-21 SIGNED.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

- 5 [PB 21-069](#) 21-22: Amended Canada Hill Subdivision - Amended Major Subdivision Sketch Plan - Chase Custom Homes & Finance. The application is to create a fourteen (14) lot conservation subdivision on Lot 9-14 of the Canada Hill Subdivision. The amended subdivision will be accessed by a new road constructed between Canada Hill Road to Highland Cliff Road. The remainder of the site will be open space areas. The parcel is further identified on Tax Map 4 Lot 9-14; Zone: Farm (F) District.

Attachments:

[MEMO_SKETCH_PLAN_MajorSubdivision_AmendedCanadaHillSub_21-22_1 Revised Sketch Plan Submission_AmendedCanadaHill_11-16-2021.pdf](#)
[COMPLETENESS MEMO_AmendedMajorSubdivision_CanadaHill_21-22-1110 SKETCH PLAN APPLICATION MAJOR SUBDIVISION_CanadaHillPhase2_1 SKETCH PLAN MAJOR SUBDIVISION_CanadaHillPhase2_102521.pdf](#)
[PUBLIC COMMENTS Andrews 111721.pdf](#)

- 6 [PB 21-070](#) 21-23: Request to Rezone Property from Farm Residential District (FR) to Medium-Density Residential District (RM) - Zone Change Review - Dustin Roma & Sebago Realty, LLC. The application is a request to rezone two (2) parcels of land on Gunpowder Mill Road. The two (2) properties have a combined area of approximately 20.8 acres. The parcels are further identified as Assessor Tax Map 5 Lots: 2 & 2C; Zone: Farm Residential District (FR).

Attachments: [PB MEMO 21-23 ZoneChangeRequest GunpowderMillRoad 21-11-18.pdf](#)
[Zone Change Application - Gunpowder Mill 11-15-21.pdf](#)
[PUBLIC COMMENTS Turner 111521.pdf](#)
[PUBLIC COMMENTS Loura 111521.pdf](#)
[PUBLIC COMMENTS Turner 111821.pdf](#)

Other Business

7 Adjournment

The Planning Board will review the 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.