



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, December 13, 2021

6:30 PM

Council Chambers & 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->. 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 21-075](#) Approval of Minutes: November 22, 2021

Attachments: [Minutes 11-22-21 - 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.

- 4 [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 21-12-9.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](#)
[PUBLIC COMMENTS Loura 120221.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 21-074](#) 21-24: Badger Run Apartments. Major Subdivision and Major Site Plan. Robie Holdings, LLC is requesting sketch plan review. The proposal is to develop a 1.8-acre property with 30 residential dwelling units in 3 multi-family buildings and extending Badger Run to serve the development. The property in question is located at Badger Run and identified on Tax Map: 67, Lot 80. Zone: Commercial District I (C1).

Attachments: [SKETCH PLAN MEMO MajorSite&Sub BadgerRunSub 21-24 120921.pdf](#)
[Sketch Application Badger Run Apartments 2021 11 22.docx.pdf](#)
[BadgerLaneApts Sketch Completeness 11-24-2024.pdf](#)
[BadgerLaneApts P&S AgentAuthorization.pdf](#)
[Sketch Site Plan Badger Run Apartments 2021 11 22.pdf](#)
[N Windham Veterinary Hospital Plan Set 08-2006.PDF](#)
[North Windham Veterinary Hospital Findings 2006-08-14.pdf](#)
[PUBLIC COMMENTS Sylvester120621.pdf](#)

Other Business

6 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.