



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, September 26, 2022

6:30 PM

Council Chambers/** 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-a-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 22-059](#) Approval of Minutes: September 12, 2022

Attachments: [Minutes 9-12-2022 -draft.pdf](#)

Continuing 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 22-058](#) 20-11 Roosevelt Apartment Homes - 963 Roosevelt Trail - Major Site Plan Review. Heyland Development, LLC.
The application is for proposing to construct a three-story 50-unit apartment building that would contain a mix of one and two-bedroom units. The building will be built with a slab-on-grade wood-framed building with all interior corridor access to the unit spaces. The site is 6.91 acres in size and improved with a 74- room hotel and parking facilities. The subject property is identified as Tax Map: 21; Lot: 19A - 2: Zone: Commercial I North (C-1N) in the Pettingill Pond watershed.

Attachments:

[MEMO AMENDED-FINAL PLAN RooseveltApartmentHomes 20-11_092122.e](#)
[Applicant Response 092122.pdf](#)
[1 Site Plan 9-15-22.pdf](#)
[8 Lighting 9-20-22.pdf](#)
[REVISE PLANS RooseveltApartmentHomes 20-11_081722.pdf](#)
[COMPLETENESS MEMO MSP RooseveltApartmentHomes 20-11_081022.pc](#)
[APPLICATION RooseveltApartmentHomes 20-11_060222.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 22-056](#) 22-16 Voyager Lane Subdivision. Major subdivision sketch plan review. Robie Holdings, LLC.
The application is to divide the 2.5-acre lot into two parcels, one for the existing single-family home, and one for a proposed 6-unit residential development in 3 duplex buildings. The property in question is located at 223 Tandberg Trail and identified on Tax Map: 19, Lot 48A, Zone: Medium Density Residential (RM).

Attachments:

[PB MEMO SketchPlan VoyagerLaneSubdivision 22-16_091922.edited.pdf](#)
[COMPLETENESS MEMO SketchPlan VoyagerLaneSubdivision 22-16_0919:](#)
[SKETCH PLAN APPLICATION VoyagerLaneSubdivision 22-16_090622.pdf](#)
[SKETCH PLAN VoyagerLaneSubdivision 22-16_090622.pdf](#)

- 6 [PB 22-057](#) Amendments to the Land Use Ordinance, Chapter 120 of the Code of the Town of Windham, § 120-410 Commercial District I (C-1) related to Marijuana Cultivation Facilities.

Attachments:

[PB Memo C1 Cultivation 09-21-22.pdf](#)
[Cultivation \(C-1\) Amend 09-2022.pdf](#)

Other Business

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