

Roll Call and Declaration of Quorum

The meeting was called to order by Chair, David Douglass. Other members present were: Colin Swan, Kaitlyn Tuttle, Keith Elder, and Nick Kalogerakis.

Planner, Jenn Curtis, was also present.

Appv of Mins

8/26/19

Keith Elder made a motion to approve the minutes from the August 26, 2019 meeting.

Seconded by Nick Kalogerakis.

Vote: All in favor.

Keith Elder Made a motion to approve the minutes from the September 9, 2019 meeting.

Seconded by Nick Kalogerakis.

Vote: All in favor.

19-20 Depot St

Dustin Roma, a civil engineer with DM Roma Consulting Engineers, was present representing the applicant. He explained:

- They proposed two, 12-unit buildings and town house units along the street.
- The existing public sewer pump station would be receiving a needed infrastructure upgrade in the near future.
- They would be submitting a waiver request for the required second street connection for a development serving more than 30 dwellings.
 - A driveway would provide a throughway to an adjacent parcel, where the South Windham Fire Station was located with other businesses.
 - The Developer had a common interest in both properties and would establish the necessary easements.
- Overhead utility lines and a buried gas line would be relocated.
- Portland Water District would provide service.
- Wetlands had been delineated and mapped; there were about 12,000 square feet on site. A Tier 1 Wetland Permit would be required from DEP.

- A stormwater permit would also be required.
- 70 parking spaces were proposed.
- Buildings would be sprinkled. The Fire Department was satisfied with the access to hydrants on Depot Street.

The Board commented:

- What were the dimensions of the proposed pump station?
- Where would the back driveway to the abutting property be located? Would other businesses use the driveway?
- Would the buildings on the adjacent lot need access through the site?
- The dumpster in back would be impossible for a truck to get to it.

Jenn Curtis commented:

- The project was subject to site plan review and commercial design guidelines in terms of roof slope, landscaping, and building facades.
- The applicant proposed to treat the side lot line as rear lot line for setback purposes. She hadn't been able to confirm if that was allowed.

Keith Elder made a motion to schedule a public hearing.

Seconded by Nick Kalogerakis.

Vote: All in favor.

Keith Elder made a motion to schedule a site walk.

Seconded by Nick Kalogerakis.

Vote: All in favor.

Adjournment

Keith Elder made a motion to adjourn.

Seconded by Nick Kalogerakis.

Vote: All in favor.