



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Draft

Planning Board

Monday, October 26, 2020

6:30 PM

Online via Zoom

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.

1 Call To Order

2 Roll Call and Declaration of Quorum

The meeting was called to order by Planner, Jenn Curtis. Members present were: Colin Swan, Kaitlyn Tuttle, Tyler Dunlea, and Michael Devold.

Planner, Jenn Curtis, and Planning Director, Amanda Lessard, were also present.

3 Approval of Minutes

There were no minutes to approve.

New Business

- 4 [PB 20-075](#) 20-24 Fielding Apartments. Major site plan sketch plan review. Fielding Oil Company, Inc. to request review of a 24-unit condominium building with accessory storage buildings. The property in question is located on Roosevelt Trail and identified on Tax Map: 51, Lot: 4-1, Zone: Commercial 1 (C-1).

Attachments: [20-24 Fielding Apartments_Sketch 10-22-20.pdf](#)

[\(\) Binder 10-5-2020.pdf](#)

[41878-FIELDING SKETCH PLAN 10-5-202.pdf](#)

Travis Letellier, of Northeast Civil Solutions, was present with Mike Richmond, of Custom Concepts Architects, representing the applicants .

- *They proposed two, 12-unit condominium buildings and two storage buildings.*
- *Parking would be located at the rear of the lot.*
- *The utilities, water, electric , and gas would come in from Route 302.*
- *Landscaping, septic , and stormwater plans were pending.*
- *Providing a right-of-way rather than the proposed driveway would necessitate change to the parking configuration as well as prevent the proposed location of the storage buildings.*
- *They had 32% of the design in front being windows. This didn't meet the ordinance requirement for 40% of the façade to be transparent openings. They would request a waiver from that standard.*
- *A traffic study was underway.*

Mr. Richmond commented:

- *It was possible to accommodate the 40% requirement, but it would look out of character for a residential building.*
- *They could add a right-of-way across the property at the back but wanted to avoid locating one from Route 302 to the back of the property, as required by ordinance.*

Keith Elder joined the meeting.

Consensus of the Board was not to be concerned with the 40% vs. 32% transparent opening.

The Board commented:

- *The intent of the Long-Range Plan was to create blocks with roadways, establishing a local street network.*
- *Anything that reduced turns off of Route 302 was a good practice.*
- *How would their proposed right-of-way connection to the abutting property work when the other property wasn't yet developed?*
- *The buildings were big, but very nice looking.*

Consensus of the Board was not to require a site walk but to require a public hearing.

5 [PB 20-076](#)

20-25 Sebago Solar. Major site plan sketch plan review. Sebago Solar, LLC to request review of an approximately 14.5 acre solar project on a 40-acre parcel owned by Wiley R.N. & Sons. The property is located east of Pipeline Road, on the border with the Town of Raymond and identified on Tax Map: 23, Lot: 4B, Zone: Light Density Residential (RL).

Attachments: [20-25 Sebago Solar Sketch 10-22-20.pdf](#)
[2020-09-23 Sebago Solar Sketch Plan Application D.pdf](#)

Kirk Ball, of Acheron Engineering, was present with applicants, Dave and Lucy Fowler. He explained:

- *They proposed a 5 mw solar project of about 14 acres that would be located at the town line in both Windham and Raymond.*
- *The site was currently an active gravel pit. The Windham portion of the pit would be closed in accordance with DEP requirements before they could develop the solar project. The proposed location was mostly in the center of the pit area.*
- *The pit slopes would be reduced to 20% for location of the racking and solar panels. The site would be regraded, there was no intention to remove material from it.*
- *The area would be fenced.*
- *Access would be from Viola Street in Raymond.*
- *Connection to three phase power would occur at Viola Street.*
- *Stormwater would drain internally. The project was under the threshold for a DEP Stormwater Permit.*

Jenn Curtis commented:

- *There was concern regarding access and how the frontage requirement would be met.*
- *The part of the project located in Raymond could be approved at the staff review level. That approval would be included in the final approval from Windham.*
- *Impact to residences should be considered.*

The Board commented:

- *Would the power be overhead or underground? Was a waiver required?*
- *Where were the wooded buffers?*
- *What would be the impacts to abutting residences?*
- *The Board should work with Raymond regarding the access/frontage issue.*
- *The solar project would have less impact than the gravel pit.*

The Board was unanimous in its decision to hold a site walk.

Other Business

6 Adjournment

Michael Devoid made a motion to adjourn.

Seconded by Tyler Dunlea.

Roll Call:

Michael Devoid – In favor

Kaitlyn Tuttle – In favor

Tyler Dunlea – In favor

Colin Swan – In favor

Keith Elder – In favor

Vote: All in favor.