



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Minutes - Final

### Planning Board

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Monday, January 11, 2021

6:30 PM

Remote via Zoom

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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 Chair, Keith Elder. Other members present were: Michael Devoid, Kaitlyn Tuttle, and Colin Swan.*

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

#### 3 [PB 21-001](#) Approval of Minutes December 14, 2020 and December 28, 2020

**Attachments:** [Minutes 12-14-2020-draft.pdf](#)  
[Minutes 12-28-2020-draft.pdf](#)

*Kaitlyn Tuttle made a motion to approve the minutes from December 14, 2020 and December 28, 2020.*

*Seconded by Michael Devoid.*

*Roll Call*

*Michael Devoid- In favor      Colin Swan - In favor*  
*Keith Elder- In favor        Kaitlyn Tuttle - In favor*

*Vote: All in favor.*

### **Public Hearings and Continuing Business**

#### 4 [PB 20-091](#) 20-24 Fielding Apartments. Major site plan final plan review. Fielding Oil Company, Inc. to request review of a 24-unit condominium building with two 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 Final 1-7-21.pdf](#)  
[Fielding Major Site Plan Binder](#)  
[FIELDING Plan Set 12-21-20 Town review](#)  
[MA Peer Review 1-5-21.pdf](#)  
[Travis Letellier Response to Comments 1-6-21.pdf](#)  
[41878 Stormwater Report RJan2021 Binder Abbr.pdf](#)  
[41878-FIELDING 1-6-21 rev per Town comments.pdf](#)  
[41878-STORMWATER TREATMENT FIG 1-5-21 .pdf](#)  
[TRP1\\_RDI1\\_QSP1\\_Geopak\\_psg.pdf](#)  
[Viper Small LED Strke Optic spec sheet.pdf](#)  
[Waiver Request Form - Performance Standards 813A5a.pdf](#)

*Travis Letellier, was present representing the applicant. He explained:*

- *They proposed to build 24, two bedroom condo units and two shed storage buildings on a two acre lot.*
- *There would be a right-of-way to the rear of the property to comply with the block standards.*
- *50 parking spaces, including two ADA spaces were proposed.*
- *Public utilities were available from Route 302.*
- *Septic leachfields would be located on the lot.*
- *They requested a waiver of the requirement for the façade to be 40% transparent openings. They had 32% and believed any more would make the building look more commercial than residential.*

*Jenn Curtis explained, the applicant:*

- *Was still discussing design infiltration with the Town Engineer*
- *Had to submit the condo documents*

*Public Comment*

*There was no public comment.*

*The Board commented:*

- *The waiver was fine because the building was a residential use, not commercial.*
- *It was acceptable to use decorative window panels as the required transparent opening in the storage sheds.*
- *Some concern was expressed regarding the distance of the ADA parking spaces.*

*Kaitlyn Tuttle made a motion to approve the waiver request for the performance standard requirement that the façade be 40% transparent openings.*

*Seconded by Michael Devoid.*

*Roll Call*

*Michael Devoid- In favor      Colin Swan - In favor*  
*Keith Elder- In favor        Kaitlyn Tuttle - In favor*

*Vote: All in favor.*

- 5      [PB 20-092](#)      19-26 Copart, Phase 2. Major site plan final plan review and Shoreland Zoning Permit. Copart of Connecticut, Inc. to request review of an Automobile Auction Facility consisting of a 7,200 square foot office/warehouse building with an approximate 25-acre gravel storage area. The subject properties are located on Bedrock Terrace and identified on Tax Map: 21, Lots: 15, 15-5, 15-6, 15-7 Zone: Enterprise Development (ED), Farm (F), and Resource Protection (RP).

**Attachments:**    [19-26 Copart Phase 2 Final 1-7-20.pdf](#)  
[reduced.2020-10-05.Final Site+Sub Copart](#)  
[Copart Comment Response 2020-12-18](#)  
[Copart Plan Set 2020-12-18](#)  
[Copart- Plan Set 2020-10-19 14135](#)  
[Peer Review MA 11-25-20](#)  
[Peer Review MTA 11-05-20](#)  
[Peer Review GP 10-29-20](#)  
[Sec 16-Geotechnical BINDER 14135](#)  
[Sec.13-SWM Report BINDER.2020-10-05 14135](#)  
[Snowmobile Club comment 07-16-20](#)

*Aaron Hunter, a civil engineer with Sebago Technics, was present representing the applicant. He explained:*

- *The application had originally been before the Board in November, 2019, and at a site walk in October, 2020.*
- *They were waiting for approval of their DEP Site Location of Development amendment.*
- *The site had previously been a gravel pit.*
- *They proposed a 25 acre crushed stone/gravel site for auto storage, and a 7,200 square foot office/warehouse building with associated sidewalks and parking. The gravel storage yard would be fenced.*
- *Public water was available from Bedrock Terrace.*
- *A subsurface wastewater disposal system would be constructed.*
- *Electricity and telephone service would be underground.*
- *They would landscape and plant additional tree cover around the gravel storage yard.*
- *Stormwater would be collected in a large detention basin and then flow to an infiltration basin.*
- *They were not able to fully meet the DEP phosphorous standards and would be required to provide compensation.*
- *The fuel cube would be a double walled tank on a concrete slab.*

*Public Hearing*

*Board Comment*

- *Would it be possible to add raised sides to the concrete slab because it was so close to water?*
- *What were the compensation opportunities for Little Sebago?*
- *What kind of fence would be used?*

*Public Comment*

*Tim Bagshaw asked if there was any accommodation for the existing snowmobile trail.*

*There was no more public comment. The public hearing was closed.*

**Continuing Business**

- 6      [PB 20-093](#)      [ITEM TABLED - this item will not be reviewed at the January 11, 2021 meeting] 19-25 Quarry Ridge Business Park 5th Amended Subdivision. Copart of Connecticut Inc. to request an amendment to an approved subdivision to combine Lots 5, 6, 7 and a portion of 15 into one 50.2 acre lot. The subject property is located at 11 Bedrock Terrace and identified on Tax Map: 21 Lots: 15, 15-5, 15-6, 15-7 Zone: Enterprise Development (ED), Farm (F) and Resource Protection (RP).

**Attachments:**    [Quarry Ridge-4th Amended Sub 2019-11-04](#)  
[Quarry Ridge Overall 2nd Amend Sub 06-2006](#)

**Other Business****7 Adjournment**

*Kaitlyn Tuttle made a motion to adjourn.*

*Seconded by Michael Devoid.*

*Roll Call*

*Michael Devoid- In favor      Colin Swan - In favor*  
*Keith Elder- In favor          Kaitlyn Tuttle - In favor*

*Vote: All in favor.*