



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, July 14, 2026

6:00 PM

Council Chambers

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 26-117](#) To approve the Minutes of the June 11, 2026 Council meeting.

Attachments: [TC-Minutes-June-11-2026-DRAFT](#)

[CD 26-119](#) To approve the minutes of the June 25, 2026 Town Council Special Meeting.

Attachments: [TC-Sp-Meeting-Minutes-June-25-2026-DRAFT](#)

IV. Adjustments to the Agenda.

VI. Public Participation.

The public is invited to address the Council on any item of business not on the agenda for tonight's meeting.

NOTE TO CITIZENS: Citizens have the right and are encouraged to speak during public participation regarding items not on the agenda, or regarding an item when it comes up on the agenda.

All comments and questions during public participation or on an agenda item must be directed to the Chair and be limited to not more than three (3) minutes per speaker; except that the Chair may grant another three (3) minutes at his/her discretion.

Anyone who has already addressed the Council during public participation, on an agenda item, or during a public hearing will be asked to wait until all others have spoken before being recognized a second time.

VII. Councilors' Comments.

VIII. PUBLIC HEARINGS.

26-127

To receive public comment and act on the proposed amendments to the Andrew School (South Windham) Omnibus Municipal Tax Increment Financing District, and the adoption of a Development Program for said new District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

Attachments:

[26-127 Cover Sheet.pdf](#)

[Andrew School TIF Application w Exhibits.pdf](#)

[Exhibit D Andrew School South Windham 2024.pdf](#)

[Exhibit G public notice.pdf](#)

[ExhibitC_TIFDistricts24_2_TabloidSize.pdf](#)

26-128

To receive public comment and act on proposed amendments to Chapter 120 Land Use including §§120-555, 120-812B, 120-814B, 120-911B, Table 3 in Appendix B, 120-911M, and the creation of a new §120-911O. The proposed amendments would incorporate fire protection compliance with Chapter 70 and fire safety codes into applicable street and access standards, clarify the required number of public street connections for single-family, two-family, and multifamily developments, and revise access drive construction standards for developments containing 10 or fewer dwelling units.

Attachments:

[26-128 Cover Sheet.pdf](#)

[LUO Amendments One Page Summary 062926.pdf](#)

[25-26 TC MEMO LUO AMD Art58&9 StreetConnections&AccessDrives_07C](#)

[Amendments Art5 8 9 061826.pdf](#)

[Amendments Table3 AppendixB_061826.pdf](#)

[FireChiefComments_062326.pdf](#)

26-129

To receive public comment and act on a consent judgment between the Town of Windham and the owners of 22 Lake Ave, pertaining to a shoreland zone permit, and to further authorize the Town Manager to take any other action related thereto to finalize the action.

Attachments:

[26-129 Cover Sheet.pdf](#)

[Final Consent Judgment w Exhibits \(Sclar v. Windham\).pdf](#)

26-133

To receive public comment and act on an application submitted by Kenneth Cianchette d/b/a Eriks Church LLC for a renewal Special Amusement Permit.

Attachments:

[26-133 Cover Sheet.pdf](#)

[Eriks Church Special Amusement Renewal](#)

IX. CONSENT AGENDA.

None.

X. UNFINISHED BUSINESS & GENERAL ORDERS.

[26-123](#) To approve the write-off of twenty-eight (28) uncollected personal property tax accounts in the amount of \$4,714.70 and authorize the Town Manager to forward to a collection agency.

Attachments: [26-123 Cover Sheet.pdf](#)
[Outstanding Personal Property Accounts.pdf](#)

[26-130](#) To consent to an agreement between the Town of Windham and the owners of 50 Crescent Avenue pertaining to a shoreland zone permit, and to further authorize the Town Manager to take any other action related thereto to finalize the action.

Attachments: [26-130 Cover Sheet.pdf](#)
[Windham-Moore Administrative Consent Agreement.pdf](#)
[Lake House Moore Landscape Plan Final 6-19-26.pdf](#)

[26-131](#) To support the Mountain Division Rail-Trail Project, a proposed extension of the trail from Main Street (Route 202) in Windham to Bridge Street in Westbrook, for inclusion in the 2027-2029 Maine DOT Work Plan and 2027-2030 PACTS TIP, and to commit the Town of Windham to its share of the ten percent local match in the amount of \$810,000 toward the total estimated project cost of \$16,200,000.

Attachments: [26-131 Cover Sheet.pdf](#)
[NOI 27-29WorkPlan 27-30TIP.pdf](#)
[Memo-Supplemental Materials.pdf](#)

[26-134](#) To appoint Ashley Tempesta, a staff member from the RSU 14 Katahdin Program to the East Windham Steering Committee.

Attachments: [26-134 Cover Sheet.pdf](#)
[East Windham Steering Committee Charge adopted 1.27.2026.pdf](#)

[26-135](#) To authorize the expenditure of up to \$465,000 for preliminary costs ("Original Expenditures") related to the purchase of a new ambulance (FR-2030-005); and to declare the Town's official intent within the meaning of Treasury Regulation 1.150-2 to reimburse Town funds from the proceeds of bonds to be issued in the future in an amount not to exceed \$465,000 for the Original Expenditures related to the ambulance purchase.

Attachments: [26-135 Cover Sheet.pdf](#)
[Chief Libby Memo Specs.pdf](#)

[26-136](#) To authorize the waiver of the bid process and the purchase of a 2027 Braun Chief XL ambulance in the amount of \$460,500, from Autotronics of Madawaska, capital expenditure (FR-2030-005), which was approved as part of the next bond issuance.

Attachments: [26-136 Cover Sheet.pdf](#)
[Chief Libby Memo Specs.pdf](#)

[26-137](#) To authorize the waiver of the bid process and the purchase of a new key lock box system from the Knox Company in the amount of \$148,000, capital expenditure (FR-2027-004), which was approved as part the capital budget (19100-47430).

Attachments: [26-137 Cover Sheet.pdf](#)
[Chief Libby Memo Lock Box System NonRes Requirement.pdf](#)

[26-138](#) To grant permission for GPNEMBA (Greater Portland Chapter of New England Mountain Bike Association) to apply to the Maine Trails Fund for the construction of a new trail and restoration of existing trails at the Lowell Preserve and approve a letter of support to be provided by the Parks and Recreation Department to enhance their grant application.

Attachments: [26-138 Cover Sheet.pdf](#)
[LowellPreserve2017.pdf](#)
[Final Lowell map 2022.pdf](#)
[Letter of Support TOW GPNEMBAjuly2026.pdf](#)

[26-139](#) To approve a new Victualer's License application submitted by David Whitten d/b/a Sebago Baking Company.

Attachments: [26-139 Cover Sheet.pdf](#)
[Sebago Baking Company Victualer](#)

XI. Council Correspondence.

[CD 26-118](#) FOAA Requests.

Attachments: [FOAA Varneys Bridge Replacement Bid Results Request 6.17.2026.pdf](#)
[FOAA Delinquent Tax Property List 7.1.2026.pdf](#)
[FOAA 30 Landing Road Easements 7.6.2026.pdf](#)
[FOAA Route 35 Sidewalk Project Bid Results 7.6.2026.pdf](#)
[FOAA Delinquent Tax Property List 7.1.2026 \(2\).pdf](#)
[Abenaki Drive Stormwater Inquiry 7.8.2026.pdf](#)

[CD 26-122](#) Recent News Article.

Attachments: [Portland Press Herald article Windham Village Apartments.pdf](#)

XII. Town Manager's Report.**XIII. Committee Reports.****A. Council Subcommittees.**

1. Appointments Committee.
2. Finance Committee.
3. Ordinance Committee.

B. Other Committees.

1. Parks & Recreation Advisory Committee.

Meetings occur the second Monday of each month.

2. Windham Economic Development Corporation.

3. Natural Resources Advisory Committee.

Meetings occur the third Wednesday of each month.

4. Greater Portland Council of Governments (GPCOG).

5. ecomaine.

The board meets the 3rd Thursday of each month.

XIV. Discussion Items.

[CD 26-104](#)

Building a Resilient Windham: Reviewing Windham's Vulnerability Assessment and breaking down community resilience measures in Windham, presented by Kelly Rehberg (GPCOG) and Camille Beaulieu (AmeriCorps Municipal Resilience Fellow).

Vulnerability Assessment

An overview of the process and results from the recently completed Vulnerability Assessment. This assessment looked at climate hazards and impacts facing Windham, resources at-risk, and potential actions the town can take to address those risks. The goal of the assessment was to help the town understand how climate change will impact the community and future steps the town can take to build resilience.

Community Resilience Abstract:

This presentation covers community resilience in Windham, Maine-the capacity to prepare for, respond to, recover from, and adapt to challenges-emphasizing that both physical infrastructure (roads, energy, water systems) and social infrastructure (community support, social connection) are essential, particularly given how hazards create cascading impacts that disproportionately burden vulnerable residents and municipal systems. It situates this work within Maine's 2025 Growth Management Law amendments, which now require resilience and sustainability to be integrated throughout comprehensive plans rather than treated as standalone sections.

The presentation highlights Windham's existing resilience efforts-green space, emergency preparedness, the library as a community hub, Age-Friendly Windham, and various long-term planning documents-alongside the contributions of the AmeriCorps fellow serving with Windham. It closes with a call to action: incorporating resilience into Windham's Comprehensive Plan, prioritizing at-risk infrastructure, pursuing funding, and strengthening both physical infrastructure and social networks.

Attachments:

[FINAL_Windham_Vulnerability_Assessment.pdf](#)

[CD 26-120](#)

Middle School Community Center Project.

Attachments:

[260702_VE_Site_Markup.pdf](#)

[260708_WCC_Project_Scope.pdf](#)

[260708_WCC_VE_Reductions.pdf](#)

[260708_WCC_VE_Scope_Diagrams_X.pdf](#)

[260708_WCC_VE_Suggestions.pdf](#)

[CD 26-123](#)

Amendments to Chapter 187 - Mobile Food Licensing.

Attachments:

[Email From Attorney.pdf](#)

[2026.06.29 Clerk Temporary Victualer Licensing.pdf](#)

XV. Agendas & Scheduling.

XVI. ADJOURN.