



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, August 10, 2026

6:00 PM

Council Chambers

Draft Agenda - Subject to Change

Call To Order

[PB 26-055](#)

Approval of Minutes - The meeting of July 27, 2026

Public Hearings

After the Planning Board chair opens the public comment period, members of the public may present evidence or statements relevant to the project under consideration. The Planning Board reserves the right to limit testimony to a specific period. Please send written comments by mail or email to PlanningBoard@windhammaine.us.

[PB 26-056](#)

#24-31 Turning Leaf Heights - Major Site Plan & Subdivision - Final Plan Review - Turning Leaf Drive - Gateway Development LLC
The application proposes to subdivide the 12.2 acre property into 5 lots with a 1,200-foot extension of Turning Leaf Drive and a 600-foot extension of Drive-In Lane and develop 128 residential dwelling units in 35 buildings consisting of three (3) buildings with 32 units each, and sixteen (16) duplex buildings. All units will be served by public water and public sewer. Subject property is identified as Tax Map: 14; Lot: 9B; Zone: Commercial I (C-1) and Stream Protection (SP) in the Ditch Brook watershed.

Attachments:

[24-31 MJR SUB-SP FP APPL TurningLeafHeights 05-19-2026](#)

[24-31 MJR SUB-SP FP PLANS TurningLeafHeights 05-19-2026](#)

[Curblin Alignment- Roosevelt Trail 07-27-2026](#)

PB 26-057

#26-16 LUO Amendment to Article 8 and 9 Creating a Blasting Ordinance and Clarifying Solid Waste Management and Disposal to Align with MeDEP Site Law

The proposed amendments to Chapter 120 of the Land Use Ordinance (LUO) support the Town's Site Law Delegated Review Authority application and address DEP's request for clearer local review standards. The revised amendment package adds blasting review requirements to Article 8, Site Plan Review, and Article 9, Subdivision Review; adds solid waste compliance references to Chapter 192, Solid Waste.

Attachments:

[26-16_PB_MEMO_OC_LUO_AMD_BlastingOrdinance-SolidWaste_070926](#)

[26-16_ORG-RDLN-CLN_LUO_AMD_BlastingOrdinance-SolidWaste_072226](#)

PB 26-058

#26-17 Amendment to Chapter 185 Shoreland Zoning

The Town is proposing an amendment to Chapter 185 Shoreland Zoning §185-12 Nonconformance, §185-14 Table of Land Uses, and §185-15Q Land Use Standards for Hazard trees, storm-damaged trees, and dead tree removal.

Attachments:

[26-17_PB_MEMO_ShorelandZoningAmend_072126](#)

[Shoreland Zoning rev 071626](#)

Continuing Business**New Business****Adjournment**