



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, February 23, 2026

6:00 PM

Council Chambers

Draft Agenda - Subject to Change
Final Agenda will be posted on February 19, 2026

1. Call to Order – Chair’s Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 26-004](#) Approval of Minutes - The meeting of January 12, 2026

Attachments: [Minutes 1-12-2026 - draft.pdf](#)

Continuing Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing Business portion of the meeting, except as requested by the Board. Please send written comments by mail or email to PlanningBoard@windhammaine.us

4. [PB 26-005](#) #25-16 Meredith Woods Subdivision - Major Subdivision - Final Plan Review - Monty Way - Meredith Way, LLC
The application is to develop a 5-lot conservation subdivision with a paved minor private road 810 feet in length. Lots will range in size from 30,047 SF to 32,227 SF, with the remaining 19.62 acres as open space. Lots will be served by private subsurface wastewater disposal systems, public water and underground utilities. Subject property is identified as Tax Map: 6; Lot: 38-E02; Zone: Farm (F) and Stream Protection (SP) in the Black Brook watershed.

Attachments: [527084 - Monty Way WI - Ability to Serve.pdf](#)
[25-16 MeredithWoods PB MEMO MJR SUB PP 112025.pdf](#)
[25-16 MJR SUB PP&FP Response Meredith Woods 10192025.pdf](#)
[25-16 MJR SUB PP&FP APPL Meredith Woods 10062025.pdf](#)
[25-16 MJR SUB PP&FP PLANS Meredith Woods 10062025.pdf](#)

New Business

In accordance with the Rules of the Planning Board, no public comment shall be allowed during the New Business portion of the meeting, except as requested by the Board. Please send written comments by mail or email to PlanningBoard@windhammaine.us

5. [PB 26-006](#) #25-12 Webb Road Subdivision (Formerly Webb Road Retirement Community) - Major Subdivision Sketch Plan Review - Webb Road & Read Road - Robie Holdings, LLC
- The application is for the development of a 5-lot conservation subdivision on a 21.43 acre property. Four lots will be served by a minor private road 400 feet in length, private wells, private wastewater disposal systems, and underground utilities and be provided with 4.69 acres of open space. Lot 5 is intended to be retained by the owner for a future phase of development. Subject property is identified as Tax Map: 6; Lot: 33-F; Zone: Farm (F) and Retirement Community and Care Facility Overlay District (RCCFO) in the Black Brook watershed.

Attachments: [25-12 MJR SUB SKP PLAN WebbRd 2026 2 11.pdf](#)
[25-12 MJR SUB SKP APPL WebbRd 2026 2 11.pdf](#)

Other Business

6. Adjournment

The Planning Board will review the remaining agenda items at 9:30 pm and may decide not to consider any other items after 10:00 pm. Items not considered by the Board will be postponed until the next available Planning Board agenda. Meetings that are cancelled because of weather will be noted on the local cable channel (wccgtv7) or Channel 6. Meeting cancellations will be forwarded to these stations by 4:30 pm. If you have special needs due to a disability, please notify us at (207) 894-5960 ext. 2.