



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, June 22, 2026

6:00 PM

Council Chambers

DRAFT AGENDA - SUBJECT TO CHANGE

1. Call To Order

Chair's Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 26-035](#) Approval of Minutes - The meeting of June 8, 2026

Public Hearing

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

4. [PB 26-036](#) #25-26: LUO Amendments to Articles 5, 8, & 9 Street Connections, Access Drive Standards, and Table 3 in Appendix B.
The Town is proposing an amendment to Chapter 120 Land Use §120-555, §120-911B, §120-911M, §120-812B and §120-814B to differentiate the requirement for the number of connections to public streets required for single and two-family developments, and multifamily development of buildings and to revise the access drive construction standards for developments of 10 or fewer dwelling units.

Attachments: [FireProtection_LegalReview_Memo_BenMcCall_060826.pdf](#)

Continuing 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 26-037](#) #25-13 Franklin Drive Multifamily- Major Subdivision & Site Plan - Final Plan Review - Franklin Drive - New Gen Estates, LLC
The application is for 306 apartments in two buildings on a 7.88 acre property. This project includes associated parking areas, internal vehicular drive aisles, and the construction of a public access trail to the adjacent Donnabeth Lippman Park. The development will be served by public water and sewer. The subject property is identified as Tax Map: 18; Lots: 26-2-A02 and 26-2-A03; Zone: Commercial 1 (C-1) in the Chaffin Pond/Little Sebago Lake watershed.

Attachments: [25-13 MEMO AC&SC MJR SUB-SP FL FranklinMultifamilySolar 060826.pdf](#)
[25-13 MJR SUB SP Final PLAN FranklinMultifamily 05-05-26.pdf](#)
[25-13 MJR SUB SP Final APPL FranklinMultifamily 05-05-26.pdf](#)
[25-13 MJR SUB SP Final SW FranklinMultifamily 05-05-26.pdf](#)
[25-13 TMP FranklinMultiFamily 05-26-26.pdf](#)

6. [PB 26-038](#) #24-31 Turning Leaf Heights - Major Site Plan & Subdivision - Preliminary 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 AC&SR MEMO TurningLeafHeights MJR SUB-SP FP 061126.pdf](#)
[24-31 MJR SUB-SP FP APPL TurningLeafHeights 05-19-2026.pdf](#)
[24-31 MJR SUB-SP FP PLANS TurningLeafHeights 05-19-2026.pdf](#)

Other Business

7. 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.