



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, September 8, 2025

6:00 PM

Council Chambers

Draft Agenda - Subject to Change

Final Agenda will be posted on September 4, 2025

1. Call to Order – Chair’s Opening Remarks

2. Roll Call and Declaration of Quorum

3. PB 25-052 Approval of Minutes - The meeting of August 25, 2025

Public Hearings & Continuing Business

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 25-053](#) #25-16 Meredith Woods Subdivision - Major Subdivision - Preliminary Plan Review - Meredith Drive - 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 16.86 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: [25-16 MJR SUB PP AC&SR MEMO MeredithWoods_082825.pdf](#)
[25-16 MJR SUB PP PLANS REV MeredithWoods_08252025.pdf](#)
[25-16 MJR SUB PP APPL MeredithWoods_081825.pdf](#)

5. [PB 25-054](#) #24-25 Andrew School Redevelopment/WD CJCS Subdivision - Amended Major Subdivision & Site Plan - Final Plan Review - Academy Street/55 High Street- Great Falls Construction Inc & Westbrook Development Corp.
- The application is for 17 market-rate apartments in two buildings. The plan amends the October 28, 2024 approval by continuing the mixed-income development consisting of 18 affordable apartments for senior housing, to bring a new total of 35 units on the 2.39 acre property. This project also includes associated parking areas, internal vehicular drive aisles, pedestrian pathways, subsurface stormwater treatment measures and the completion of the centralized open space area. The development will be served by public water and sewer. Subject property is identified as Tax Map: 37; Lot: 24; Zone: Village Commercial (VC) in the Presumpscot River watershed.

Attachments: [24-25 AMD MJR SUB-SP FP PLANS AndrewSchool 2025-08-18.pdf](#)
[24-25 AMD MJR SUB-SP FP APPL AndrewSchool 2025.08.18.pdf](#)
[PUBLIC COMMENT 2025-04-15 S Morrison.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

6. [PB 25-049](#) #25-01 Dolley Farm Subdivision - Major Site Plan & Subdivision - Final Plan Review - River Road - 25 River Road, LLC
- This application is for a 42-unit residential condominium development on a 30.82-acre property. The development will have an access drive to the 21 duplex buildings. All units will be served by private on-site septic systems, and public water will be extended 400-feet in River Road to service the dwellings. The subject property is identified as Tax Map: 5; Lot: 25; Zone: Medium-density Residential (RM) zoning district in the Presumpscot River watershed.

Attachments: [TE Response to Public Comment 082025.pdf](#)
[25-01 MJR SUB SP FP PLANS REV 2025 8 18.pdf](#)
[25-01 MJR SUB SP FP RESPONSE Dolley Farm 2025 8 18.pdf](#)
[25-01 MEMO AC&SR MJR SUB-SP FP Dolley Farm 080525.pdf](#)
[25-01 MJR SUB SP FP RESPONSE Dolley Farm 080425.pdf](#)
[25-01 MJR SUB SP FP APPL Dolley Farm 2025 7 21.pdf](#)
[25-01 MJR SUB SP FP PLANS Dolley Farm 2025 7 21.pdf](#)
[25-01 PUBLIC COMMENTS Coons 061125.pdf](#)
[25-01 PUBLIC COMMENTS Coons 070725.pdf](#)

New Business

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7. [PB 25-055](#)

#23-18 Windham Village Apartments - Second Amended Subdivision & Site Plan - Final Plan Review - Stillwater Drive - Windham Village Apartments, LLC.

The applicant is proposing to amend the approval to develop a 14 building, 172 dwelling unit apartment complex initially approved by the Planning Board on July 1, 2024, to create a condominium development and revise the building elevations for the 4 buildings with 48 units proposed to be condo units to be sold. The property is identified as Tax Map: 70; Lot: 1-A01; Zone: Commercial I (C-1) in the Presumpscot River watershed.

Attachments:

[23-18_AMD2_MJR_SUB-SP_WindhamVillageApt_8.22.25.pdf](#)

Other Business**8. 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.