



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, November 26, 2024

6:00 PM

Council Chambers

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 24-224](#)

To approve the Minutes of the November 12, 2024, Council meeting.

Attachments:

[Minutes-Council-11-12-2024\(1\).pdf](#)

IV. Adjustments to the Agenda.

We respectfully request that 24-173, a public hearing to amend Chapter 185, be postponed to December 12th as the discussion item from November 12th was postponed to this meeting. The 13-day public hearing notice was already advertised which is why it appears on 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.

[24-173](#)

To receive public comment and act on proposed amendments to Chapter 185 Shoreland Zoning Ordinance and Chapter 120 Land Use Ordinance of the Code of the Town of Windham, pertaining to standards to effectively provide municipal review and approval of development proposals for the development of new or expanded non-residential uses in the shoreland zoning districts.

Attachments:

[24-173 Cover Sheet.pdf](#)

[Moratorium Ordinance.pdf](#)

[Order 24-129 Moratorium Extension Non-Residential Uses in Shoreland District](#)

[24-27 TOC MEMO AmendmentsChapter185Shorland LUO 1209624.pdf](#)

[Ordinance Amendment 120924.pdf](#)

**Please postpone to December 12, 2024.*

IX. CONSENT AGENDA.**X. UNFINISHED BUSINESS & GENERAL ORDERS.**[24-196](#)

To adopt the Council's Rules of Procedure.

Attachments:

[24-196 Cover Sheet.pdf](#)

[Council Rules Amendment 2024 1126 markup.pdf](#)

[Rules of the Planning Board 07-24-23.pdf](#)

Legislative History

11/12/24

Town Council

postponed

24-217

WHEREAS, Windham, like many towns, has seen an influx of new residents who want to live here; and
WHEREAS, Windham has recently been named one of the top ten “hottest zip codes in the country”; and
WHEREAS, the prices of houses in Windham have increased substantially since the Covid 19 pandemic; and
WHEREAS, young families are finding it difficult to find affordable housing options; and
WHEREAS, there are residents in our community who have lived here for many years; and
WHEREAS, these long-term residents include senior citizens who live on fixed incomes; and
WHEREAS, Maine’s Constitution and statutes require reassessment of properties which has resulted in some long-term owners incurring substantial and unexpected increases in property taxes, with newer homeowners also experiencing significant hikes due to shifts in the property tax burden; and
WHEREAS, the State Legislature has the sole power to enact changes in the property tax system, to enact other measures to reduce reliance on property taxes as a revenue source and, if appropriate, to submit Constitutional amendments to the voters;
NOW THEREFORE BE IT PROCLAIMED, that the Town Council of the Town of Windham calls upon the legislative delegation, Senator Timothy Nangle, and Representatives Barbara Bagshaw and Mark Cooper to work toward a more fair and equitable system of real property taxation, as well as other measures to reduce property tax burden which may include but is not limited to the following:

1. Substantially increase the Homestead Exemption, and fully fund the lost revenue reimbursement to municipalities;
2. Authorize a real property transfer tax that is paid at the time real property is sold;
3. Authorize local option taxes that allow towns to impose local sales taxes;
4. Increase the property tax fairness credit and consider additional, means-based property tax relief programs;
5. Increase the state revenue sharing and/or revamp the formula so that communities with high values and lower tax rates are not penalized;
6. Authorize a local sales option for a marijuana use tax for those municipalities selling it; and
7. Conduct a Fiscal Impact Assessment on any legislation that affects municipalities prior to legislative voting.

Attachments:[24-217 Cover Sheet.pdf](#)[Message from Rep Bagshaw.pdf](#)Legislative History

11/12/24

Town Council

postponed

[24-230](#) To appoint Marge Govoni to the Substance Prevention Grant Committee for a three-year term to expire August 15, 2027.

Attachments: [24-230 Cover Sheet.pdf](#)

[24-082](#) To appoint Stan Rintz, who previously served on the ad hoc Community Center Committee, to the Windham Middle School Repurpose Advisory Committee.

Attachments: [24-082 Cover Sheet.pdf](#)

[24-231](#) To appoint Cathy Streifel, who previously served on the ad hoc Community Center Committee, to the Windham Middle School Repurpose Advisory Committee.

Attachments: [24-231 Cover Sheet.pdf](#)

[24-232](#) To appoint Phil Spiller to the Natural Resources Advisory Committee for a three-year term to expire August 15, 2027.

Attachments: [24-232 Cover Sheet.pdf](#)

[24-234](#) To approve the use of sixteen (16) growth permits from the reserve pool for eight (8) duplex buildings and eight (8) multifamily buildings in an approved senior housing condominium development, The Cove at Highland Lake, located in the Route 302 transitional growth area as designated by the Comprehensive Plan.

Attachments: [24-234 Cover Sheet.pdf](#)
[Growth Permit Application - All Remaining Buildings in The Cove at Highland La](#)
[Growth Permit Exhibit 48 Units QTY 8 4 Unit and 8 2 Unit Buildings in The Cove](#)
[The Cove at Highland Lake Remaining 48 Units Application Windham Growth P](#)

XI. Council Correspondence.

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
2. Windham Economic Development Corporation.
3. Natural Resources Advisory Committee.
4. Greater Portland Council of Governments (GPCOG).
5. ecomaine.

XIV. Discussion Items.

[CD 24-196](#) Chapter 185 Shoreland Zoning & Chapter 120 Land Use Ordinance Amendments.
Non-residential Use Standards in Shoreland Zoning Districts (Current Moratorium)

Attachments: [24-27 TOC Ordinance AmendmentsChapter185Shorland LUO 110624.pdf](#)
[24-27 TOC Ordinance AmendmentsChapter185Shorland LUO 110624.pdf](#)
[24-27 SZ and LUO Amendment Minutes 102824.pdf](#)

[CD 24-215](#) Amendments to the Code of the Town of Windham, Chapter 120, Article 3 Definitions and Article 5 Performance Standards for RV sales.

Attachments: [24-24 TC MEMO LUO AMD Articles 3 5 112024.pdf](#)
[ARTICLE 3 and ARTICLE 5 \(JB rev'd_SJ 11-21-24\).pdf](#)

[CD 24-184](#) Municipal Valuation Report - Assessor Josh Houde.

Attachments: [Town Council-MVR 2024 Presentation \(002\).pdf](#)

[CD 24-225](#) Tax Increment Financing (TIF) Report.

Attachments: [Windham TIF Program Update November 2024.pdf](#)
[TIFDistricts2025.pdf](#)

[CD 24-222](#) 5-Year Transportation Infrastructure Project List to the Portland Area Comprehensive Transportation System's (PACTS).

Attachments: [Windham PACTS MDOT Project List.pdf](#)

XV. Agendas & Scheduling.**XVI. ADJOURN.**

