



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, June 8, 2026

6:00 PM

Council Chambers

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### 1. Call To Order

*Chair's Opening Remarks*

### 2. Roll Call and Declaration of Quorum

### 3. [PB 26-028](#) **Approval of Minutes - The meeting of May 11, 2026**

**Attachments:** [Minutes 5-11-2026 - draft](#)

### **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](mailto:PlanningBoard@windhammaine.us)*

4. [PB 26-031](#) #25-27 Eventide Subdivision (formerly 100 River Road) - Major Subdivision - Preliminary Plan Review - 100 River Road - Row Even, LLC  
The application is to develop a 17-lot conservation subdivision on 27.92 acres with a new road built to public standards. Lots will be 30,000 square feet, with the remaining 13.87 acres as open space. Lots will be served by private subsurface wastewater disposal systems, on-site wells and underground utilities. Subject property is identified as Tax Map: 1; Lots: 8 (portion), 8-1, 8-2; Zone: Farm (F) the Presumpscot River watershed.

**Attachments:** [25-27 EventideSub PB MEMO MJR SUB PRLM 06-04-2026.pdf](#)  
[25-27 MJR SUB PRLM AC&SR MEMO EventideSub\\_060226.pdf](#)  
[25-27 MJR SUB PP PLANS REV EventideSub\\_2026\\_6\\_1.pdf](#)  
[25-27 MJR SUB PP RESPONSE EventideSub\\_2026\\_6\\_1.pdf](#)  
[25-27 MJR SUB PRLM AC&SR MEMO EventideSub\\_051526.pdf](#)  
[25-27 MJR SUB PP APPL SW\\_100RiverRoad\\_04-06-26](#)  
[25-27 MJR SUB PP PLANS\\_100RiverRoad\\_04-06-26](#)

5. [PB 26-030](#) #25-08 A Plus Auto - Major Site Plan - Final Plan Review - 1027 Roosevelt Trail - A Plus Truck Sales, Inc

\*\*\*The applicant has requested that the public hearing be postponed until the Planner determines that the application is complete\*\*\*

The application is for a 32,500 square foot building with associated parking for automobile sales and repair services on a 12.23-acre property. Subject property is identified as Tax Map: 21; Lot: 12; Zone: Commercial I North (C1-N) and Stream Protection (SP) in the Hyde Brook/Sebago Lake watershed.

**Attachments:** [#25-08\\_MJR\\_SP\\_Applicant\\_Requested\\_Postponement\\_060226.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](mailto:PlanningBoard@windhammaine.us).*

6. [PB 26-029](#) #26-10 - Major Subdivision Sketch Plan Review - Highland Cliff Estates Subdivision - 180 Highland Cliff Road -- Highland Cliff Estates, LLC

The applicant seeks approval for a 27-lot residential conservation subdivision located in the Farm (F) Zoning District on Tax Map 3, Lot 49-A, within the Colley Wright Brook watershed. The project involves separating the existing farmhouse and barn onto a 4-acre parcel, with the remaining approximately 46 acres proposed for development. The subdivision will include 27 single-family house lots and approximately 23.96 acres of designated open space. Development is proposed in two phases: Phase I will create 12 lots, and Phase II will include the remaining 13 lots.

**Attachments:** [26-10\\_MJR\\_SUB\\_SKP\\_MEMO\\_HighlandCliffsEstates\\_06-03-2026.pdf](#)  
[26-10\\_MJR\\_SUB\\_SKP\\_APPL\\_HighlandCliffEstates\\_05-18-2026](#)  
[26-10\\_MJR\\_SUB\\_SKP\\_PLAN\\_HighlandCliffEstates\\_05-18-2026](#)  
[PublicComment\\_L.Wisecup\\_060226.pdf](#)

### **Other Business**

7. #24-14 - Minor Site Plan Change Approval - 322 Roosevelt Trail. A change request for minor modifications to the fire lane access drive, site grading, drainage, and landscaping. The changes were reviewed and approved by the Planning Director and Town Engineer and were determined to be consistent with the Windham Land Use Ordinance.

## 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.*