



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, March 9, 2026

6:00 PM

Council Chambers

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### DRAFT AGENDA

- 1 Call to Order – Chair’s Opening Remarks
- 2 Roll Call and Declaration of Quorum
- 3 Approval of Minutes – The meeting of January 12, 2026

### 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](mailto:PlanningBoard@windhammaine.us) on or before Thursday of the scheduled meeting date.*

- 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:** [25-16 MeredithWoods\\_PB\\_MEMO\\_MJR\\_SUB\\_FP\\_021826.pdf](#)  
[527084 - Monty Way WI - Ability to Serve.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](#)

### 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](mailto:PlanningBoard@windhammaine.us) on or before Thursday of the scheduled meeting date.*

- 5 [PB 26-007](#) #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 149 residential dwelling units in 14 buildings consisting of three (3) buildings with 31 units each, two (2) buildings with 12 units each, seven (7) buildings with four (4) units each, and two 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 PRLM 071625.pdf](#)  
[24-31 MJR SUB-SP PP APPL Turning Leaf Heights 7-7-2025.pdf](#)  
[24-31 MJR SUB-SP PP PLANS REV TurningLeafHeights 2026 2 5.pdf](#)  
[Email DRoma TurningLeaf Traffic&Phasing 12-05-25.pdf](#)  
[FD Comments TurningLeaf 072525.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) on or before Thursday of the scheduled meeting date.*

- 6 [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 WebbRd PB MEMO MJR SUB SKP 021826.pdf](#)  
[25-12 MJR SUB SKP PLAN WebbRd 2026 2 11.pdf](#)  
[25-12 MJR SUB SKP APPL WebbRd 2026 2 11.pdf](#)  
[25-12 PUBLIC COMMENT Parmelee 06-19-25.pdf](#)  
[25-12 PUBLIC COMMENT Andrews 02-20-26.pdf](#)

## **7 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.*