



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, November 10, 2025

6:00 PM

Council Chambers

1. Call To Order – Chair’s Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 25-073](#) Approval of Minutes - The meeting of October 27, 2025

Attachments: [Minutes 10-27-2025 - draft.pdf](#)

Public Hearings & New 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 25-072](#) #25-26: LUO Amendments to Article 8 Site Plan Review & Article 9 Subdivision Review - Street Connections, Access Drive Standards, and Table 3 in Appendix B.

The Town is proposing an amendment to Chapter 120 Land Use §120-911M(5)(b)[7], §120-814B(6), §120-814B(6)(b)[1], and Table 3 in Appendix B to differentiate the requirement for the number of connections to public streets required for single and two-family developments and the development of multifamily buildings and to revise the access drive construction standards for developments of 10 or fewer dwelling units.

Attachments: [25-26 PB MEMO LUO AMD Art8&9 StreetConnections&AccessDrives 1027](#)
[25-26 PB RDLN LUO Art8-AmendStreetConnections&AccessDrives 101625](#)
[WI1257-120b Appendix B, Street Design and Construction Standards \(1\).pdf](#)
[PUBLIC COMMENT_StreetConnections_Roma_110625.pdf](#)

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

5. [PB 25-074](#) #24-29 Camping World Expansion Amendment - Amended Site Plan and Conditional Use - 480 Roosevelt Trail - Camping World RV Sales, LLC
This application is an amendment to a site plan last approved by the Planning Board on July 28, 2025 to add a dump station near the building for the discharge of camper and RV wastewater tanks to the existing subsurface wastewater disposal system. Subject property is identified as Tax Map: 15: Lot: 1A; Zone: Commercial III (C-3) in the Ditch Brook watershed.

Attachments:

[24-29_AMD_MJR_SP_CU_PB_MEMO_CampingWorld_110625.pdf](#)

[24-29_AMP_SP_RESPONSE_CampingWorld_DumpStation_110525.pdf](#)

[24-29_AMP_SP_RESPONSE_CampingWorld_DumpStation_102025.pdf](#)

[24-29_AMD_SP_PLANS_REVISIED_CampingWorld_DumpStation_2025-10-20.](#)

[24-29_AMD_MJR_SP_CU_AC&SR_MEMO_CampingWorld_101425.pdf](#)

[24-29_AMD_SP_PLANS_CampingWorld_DumpStation_082925.pdf](#)

[24-29_AMD_SP_APPL_CampingWorld_DumpStation_090325.pdf](#)

Other Business

6. 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.