



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, July 8, 2025

6:00 PM

Council Chambers

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 25-131](#) To approve the Minutes of the June 12, 2025, Council meeting.

Attachments: [Minutes-Council-6-12-2025.pdf](#)

IV. Adjustments to 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.

[CD 25-130](#) Windham Outdoors Website Launch.

Windham Outdoors is your guide to exploring the parks, trails, and natural beauty of Windham, Maine. Our mission is to connect residents and visitors with outdoor spaces that inspire healthy living, community engagement, and a deeper appreciation of our town's resources.

<<https://windhamoutdoors.com/>>

VII. Councilors' Comments.

VIII. PUBLIC HEARINGS.

- [25-107](#) To receive public comment and act on a renewal application submitted by Kenneth Cianchette d/b/a Erik's Church LLC located at 824 Roosevelt Trail #7 for a renewal Special Amusement Permit.

Attachments: [25-107 Cover Sheet.pdf](#)
[Erik's Church-Renew Sp. Amusement.pdf](#)

IX. CONSENT AGENDA.

X. UNFINISHED BUSINESS & GENERAL ORDERS.

- [25-045](#) To appoint both Robert Burns as delegate to the Greater Portland Council of Governments PACTS Policy Board and Barry Tibbetts as alternate delegate.

Attachments: [25-045 Cover Sheet.pdf](#)

- [25-083](#) To approve the write-off of twenty-nine (29) uncollected personal property tax accounts in the amount of \$4,367.45, and authorize the Town Manager to forward to a collection agency.

Attachments: [25-083 Cover Sheet.pdf](#)
[Outstanding Personal Property 7.03.2025.pdf](#)

- [25-109](#) To approve one (1) application submitted by Kerri Aguiar d/b/a Kerri's One Night Stand LLC, Wicked Smahht Chourico Cart for a new Mobile Food Service Unit License.

Attachments: [25-109 Cover Sheet.pdf](#)
[Kerri's One Night Stand LLC-Mobile Food.pdf](#)

XI. Council Correspondence.

- [CD 25-125](#) FOAA Status Report.

Attachments: [Senior Tax Assistance Program Development Inquiry 6.9.2025.pdf](#)
[Windham Positions titles salaries Request 6.16.2025.pdf](#)
[RecordsRetrievalSolutions 6.17.25 Purchasing and Vendor Records.pdf](#)
[FOAA BuildZoom Contractor License Inquiry 6.23 and 6.30.pdf](#)
[Construct Connect Sewer Connections 7.2.2025.pdf](#)

- [CD 25-126](#) Spectrum Rate Notification.

Attachments: [2025.06.13 Spectrum July 15 Rate Notice menh.pdf](#)

- [CD 25-127](#) Scholarship Recipients - Thank Yous.

Attachments: [Thank You Cards.pdf](#)

[CD 25-128](#) Private Motorbike Track Follow-Up.

Attachments: [Chief Schofield_Report on Spirit Meadow noise issue.pdf](#)

[CD 25-129](#) Public Feedback to Council Regarding Annual Town Meeting & Budget.

Attachments: [Windham Budget comment redacted.pdf](#)

[CD 25-133](#) Substance Abuse Prevention Grant Program Report.

Attachments: [24-25 End-of-year Grant Update - Altitude Rippleffect.pdf](#)

[CD 25-134](#) LD 1829 - An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Municipal Land Decisions.

Attachments: [LD 1829 Summary_DrummondWoodsum.pdf](#)

[Growth_Areas_11x17.pdf](#)

[PretiFlaherty Summary.pdf](#)

[CD 25-136](#) Planning Board Pending Projects.

Attachments: [PlanningBoard_ResidentialPending_070125.pdf](#)

[CD 25-137](#) Maine DOT Abutter Notice June 26, 2025.

Attachments: [MDOT North Windham Moves Abutter Notice.pdf](#)

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.

Meetings occur the second Monday of each month.

2. Windham Economic Development Corporation.

3. Natural Resources Advisory Committee.

Meetings occur the third Wednesday of each month.

4. Greater Portland Council of Governments (GPCOG).

5. ecomaine.

The board meets the 3rd Thursday of each month.

6. Windham Middle School Repurpose Advisory Committee.

*Future committee agendas will be posted here:
<https://windhamweb.legistar.com/Calendar.aspx>.*

XIV. Discussion Items.

[CD 25-118](#) Technology Improvements - Access to Public Information.
(DocuPhase, Axis GIS, Near Map)

[CD 25-135](#) Land Use Ordinance - Occupancy Certification Requirements for
Multi-Family Structures.

Attachments: [25-14 TC MEMO LUO AMD Article 9 Subdivision SFDuplesMF StreetOC 0](#)
[25-14 REDLINE LUO AMD Article 9 Subdivision Multi-family OC 062325.pc](#)

[CD 25-132](#) Growth Ordinance Amendments.

Attachments: [2025.07.03 Edits to Chapter 101 Growth Management \(002\).pdf](#)
[Email Attny McCall 7.3.25.pdf](#)
[Graph_Cumulative Permits by Zone 2015-2024.pdf](#)
[Graph_Permits by Year by Structure Type.pdf](#)

[CD 25-138](#) Budget Approval Process - Charter Change.

Attachments: [Letter to TM re charter amendment to town meeting procedure 6.5.25.pdf](#)
[Email from Attny McCall.pdf](#)
[Town Warrant referendum questions 2025-26.pdf](#)
[TOWN WARRANT FY26 - JUNE 2025.pdf](#)

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