



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, July 28, 2025

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 25-040](#) Approval of Minutes - The meeting of July 14, 2025

Attachments: [Minutes 7-14-2025-draft.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)*

4. [PB 25-041](#) #25-14 Land Use Ordinance Amendments to Article 9 Subdivision Review - Occupancy of Dwellings

The Town is proposing an amendment to Chapter 120, Land Use Ordinance (LUO), Article 9 Subdivision §120-915C, to limit occupancy of dwellings based on completeness of construction of the street to be determined by the street design instead of the type of dwelling.

Attachments: [25-14 PB MEMO LUO AMD Article 9 Subdivision OccupancyDwelling\\_0715](#)  
[25-14 REDLINE LUO AMD Article 9 Subdivision OccupancyDwelling\\_07022](#)

5. [PB 25-042](#) #25-11 4 Roosevelt Trail Redevelopment - Major Site Plan - Final Plan Review - 4 & 12 Roosevelt Trail - York Enterprises Park, LLC  
The application is for the redevelopment of a former excavation material storage yard into a multi-unit contractor services development with associated parking. Each of the two (2) proposed 7,100 sf buildings will have 7-units for contractor service businesses. Subject properties are identified as Tax Map: 7; Lots: 1 and 3E; Zone: Commercial III (C-3) in the Highland Lake watershed.

**Attachments:**

[25-11 MJR SP FP PB MEMO 4RooseveltTrl 072425.pdf](#)  
[25-11 MEMO AC&SR MJR SP FP 4RooseveltTrail 072425.pdf](#)  
[25-11 4 ROOSEVELT TRAIL ARCH MODEL 07 24 25.pdf](#)  
[25-11 4RooseveltTrail RESPONSE 250716.pdf](#)  
[25-11 4RooseveltTrail PLANS REV 250716.pdf](#)  
[25-11 MEMO AC&SR MJR SP FP 4RooseveltTral 070225.pdf](#)  
[25-11 MJR SP FP AC&SR MEMO 4RooseveltTral 062625.pdf](#)  
[25-11 MJR SP FP APPL 4RooseveltTrl 062325.pdf](#)  
[25-11 MJR SP FP PLANS 4RooseveltTrl 062325.pdf](#)

6. [PB 25-043](#) #24-29 Camping World Expansion - Amended Site Plan and Conditional Use - 480 Roosevelt Trail - Camping World RV Sales, LLC  
This application is an amendment to a site plan approved by the Planning Board on April 14, 2025 to add a 5,007 square foot canopy addition to the southeast side of the building to provide a covered outdoor space for customer walkthroughs and review of service needs, and a preparation area for mechanical work. Site circulation and grading will remain the same and an additional drain will be added to direct the canopy runoff. 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 072425.pdf](#)  
[24-29 AMD MJR SP CU APPL CampingWorld 2025-07-09.pdf](#)  
[24-29 AMD MJR SP CU PLANS CampingWorld 2025-07-02.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)*

7. [PB 25-044](#) #25-19 High Street Duplex Development - Minor Subdivision & Site Plan - Sketch Plan Review - High Street - DWN Asset Management Inc  
The application is for the development of 4 dwelling units in two (2) two-story duplex buildings on a 0.46 acre property. All units will be served by public water and sewer. Subject property is identified as Tax Map: 38; Lot: 1D; Zone: Village Commercial (VC) in the Presumpscot River watershed.

**Attachments:**

[25-19\\_HighStDuplex\\_PB\\_MEMO\\_MNR\\_SUB\\_SP\\_SKP\\_072425.pdf](#)

[25-19\\_HighStDuplexDevl\\_APPL\\_MNR\\_SUB\\_SP\\_SKP\\_2025-07-01.pdf](#)

[25-19\\_HighStDuplexDev\\_PLAN\\_MNR\\_SUB\\_SP\\_SKP\\_2025-07-01.pdf](#)

## **Other Business**

8. [PB 25-045](#) #25-20 Land Use Ordinance Workshop  
This is a quarterly session for the Planning Board to discuss and promote specific amendments to the Land Use Ordinance for Town Council consideration.

## **9. 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.*