



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Final

Planning Board

Monday, July 28, 2025

6:00 PM

Council Chambers

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

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_071525.pdf](#)
[25-14_REDLINE_LUO_AMD_Article 9 Subdivision_OccupancyDwelling_070225.pdf](#)
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_4RooseveltTrl_070225.pdf](#)
[25-11_MJR_SP_FP_AC&SR_MEMO_4RooseveltTrl_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

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