



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Minutes - Final

### Town Council

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Tuesday, September 10, 2024

6:00 PM

Council Chambers

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#### I. Roll Call of Members.

*Councilor Reiner arrived at 7:52 p.m.*

**Present:** 7 - David Nadeau, Brett Jones, Nicholas Kalogerakis, Mark Morrison, William Reiner, John Henry and Jarrod Maxfield

#### II. Pledge of Allegiance.

**Council Chair Morrison led the Pledge of Allegiance.**

#### III. Minutes to be Approved:

[CD 24-174](#) To approve the Minutes of the August 20, 2024 Council meeting.

**Attachments:** [Minutes-Council-8-20-2024.pdf](#)

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Minutes be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

#### IV. Adjustments to the Agenda.

#### V. Staff Announcements.

**Council Chair Morrison welcomed our three newest employees.**

#### VI. Public Participation.

*No public participation.*

#### VII. Councilors' Comments.

*Councilor Maxfield thanked the staff and everybody who helped out because it was the first Monday he didn't have fight with the blue bags. He knows this will be a learning process, but before we know it this will be the norm in Windham. The majority of people he has spoken with are happy.*

*He also wanted to let people know that Lyle Merrifield from Merrifield Farms in Gorham passed away on Sunday. He was a great guy and always around Windham. He offered his condolences to his family.*

*Councilor Nadeau wanted to remind people that any blue bags they have left over can be returned to Town Hall and they will be reimbursed.*

## VIII. PUBLIC HEARINGS.

### [24-136](#)

To receive public comment and act on proposed amendments to the Sewers Ordinance, Chapter 181 of the Code of the Town of Windham.

**Attachments:** [24-136 Cover Sheet.pdf](#)  
[Ch 181 Sewers proposed amendments PWD Draft Bat 2 \(002\).pdf](#)

*No public comment.*

*Manager Tibbetts requests that the Council postpone this public hearing to the next meeting. He was able to complete the review but he made some more changes and he wanted the attorney to look at it.*

*Councilor Nadeau made a motion to Postpone Order 24-136 to the September 24, 2024 meeting, seconded by Councilor Maxfield.*

Vote in Favor: 6  
Absent: 1 (Reiner)

*Councilor Nadeau asked why do we need a new sewer ordinance? The Manager said because we have a new sewer system coming in, and there are all kinds of conditions that we need to have in place for the sewer treatment, and also how to regulate what charges we will charge for new service connections, etc. He will have a complete summary on September 24.*

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be postponed. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

### [24-147](#)

To receive public comment and act on Adult Use Marijuana Stores and Medical Marijuana Caregiver Retail Stores renewal license applications for a term of one-year in accordance with Chapter 128 of the Code of the Town of Windham.

**Attachments:** [24-147 Cover Sheet.pdf](#)  
[Marijuana Store Renewal Memo & Addendums.pdf](#)

*No public comment.*

*Assistant Manager Bob Burns said they have been received by the Clerk's Office and all is in order.*

**A motion was made by Councilor Maxfield, seconded by Councilor Nadeau, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

24-165

To receive public comments and act on amendments to the Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 3 Definitions, Article 4 District Standards, Article 8 Site Plan Review, and Article 9 Subdivision Review to the Planning Board for its review and recommendation.

**Attachments:** [24-165 Cover Sheet.pdf](#)

[24-24 TC MEMO MiscLUO\\_091024.pdf](#)

[24-24 LUO Miscellaneous Amendments](#)

[ARTICLE 3 DEFINITIONS 081324.pdf](#)

[24-24 LUO Misc Amendments ARTICLE 4 ZONING DISTRICTS 081324.pdf](#)

[24-24 LUO Misc Amend Article 8 SiteWork 082024](#)

[24-24 Misc Amendments Article 9 Violations & Penalties 082024](#)

*No public comment.*

*Steve Poulio Planning Director said they met on August 20 to talk about this, and the Council unanimously recommended that the Planning Board provide a Land Use recommendation. They met on August 26 and had a public hearing to discuss those 4 Land Use amendment articles, and during the meeting they did not have any public that spoke for or against the amendment. The Board did discuss the ordinance changes as he provided to the Council on August 20 and supported the modifications to the Land Use Ordinance and felt it would improve staff interpretation of the ordinance and eliminate confusion.*

*Following the discussion the Planning Board made a recommendation to approve the proposed Miscellaneous Amendments to the Land Use Ordinance of Article 3 Definitions, Article 4 District Standards, Article 8 Site Plan Review, and Article 9 Subdivision Review. The vote was 6-0 with one member absent. They had no recommendations to modify those amendments and they are as what you saw on August 20.*

*Councilor Kalogerakis asked in regard to the Subdivision Review part where it says Violations and Penalties 120-195, it does not say what the penalty is, is it just a Stop Work Order? Steve said it would be a Stop Work Order and Notice of Violation issued by the Code Enforcement Director. They need to stop or repair the activity before they can go to the Planning Board. There is no monetary fee associated with that. It could result in additional land modifications or recondition such as repairing areas that have been eroded or putting plant material in, etc.*

*Councilor Kalogerakis said as an example, if he breaks the rules and starts clearing trees, but plants new ones, thirty years later they are at the same height. What about builders who just want to get it done faster? Steve said they could discuss a monetary fine, but it could be a bit challenging to put a price on it. If the Code Department thought the clearing was egregious, more trees were cleared than necessary, the repair, of in itself, would be a monetary penalty to the developer before they could come back to the Planning Board. That would have to be determined by calculating with a timber expert on*

*the loss of value. Councilor Kalogerakis said it is a violation under Article 9 to commence any site work in a subdivision.*

*Steve Poulio said the violation issue could be a very important technical capacity issue for the developer. It could shut them down for this particular project that they violated or it could shut them down in future projects until they mitigated the situation. It is not directly implied that there is a monetary violation, but the penalties could be extreme when you start to network all the other impacts that take place through the ordinance.*

*Councilor Nadeau pointed out at the end of order 24-165 where it says "to the Planning Board for its review and recommendation." He said this has already gone to the Planning Board and come back with its recommendations. It should end at "Article 9 Subdivision Review." It was agreed that he was correct.*

*Councilor Nadeau amends motion Article 24-165 to strike the words "to the Planning Board for its review and recommendation.", seconded by Councilor Maxfield.*

*Vote on amendment:*

*In Favor: 6*

*Absent: 1 (Reiner)*

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be approved as amended. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

## **IX. CONSENT AGENDA.**

## **X. UNFINISHED BUSINESS & GENERAL ORDERS.**

### [24-154](#)

To authorize the Town Manager to enter into a communications tower lease agreement with Bell Atlantic Mobile Systems LLC, d/b/a Verizon Wireless and take necessary action to finalize the agreement.

**Attachments:** [24-154 Cover Sheet.pdf](#)  
[Windham W ME - Tower Lease CLEAN.pdf](#)  
[Cell Phones and Cell Towers Articles\\_opt.pdf \(10MB\)](#)

*Manager Tibbetts explained that this started over a year ago when they had an interested cell provider that wanted to expand their coverage to be better in this area. They approached the Fire Chief and did an initial study to see if this would serve their needs.*

*At the same time, independently of them knowing this, they have been looking at our radio communications for Fire and Police, and they needed to replace the existing tower at Central Station. They had put that into the capital budget this last year but they decided to wait and push it one more year. They took a step back to see if there was a solution here between partnering with the private sector and putting it in place to solve our needs from a communication perspective. The Town would not pay for the tower, they would build it and connect all the communications, and attach all of our antennas for our communications. During that process they did put it out to bid, they didn't get any other*

takers, so they are still with the original person they started with.

At the last meeting the issue was raised about "what's the influence of cell phones coming off the tower." The Manager said he has some articles for them and a couple others from Nick, but he did not know the answer to that. He thinks there is an effect and as an example, if a female was pregnant, they are pretty adamant in saying she should not be carrying a cell phone on her. He does not know what the impact of this may be.

From a financial perspective, this is a great move for the Town, and just because it is a great move financially, does not mean it is the best thing for us. If we decide not to do it, we will just have to find another way to budget for this.

Chief Libby said he did not have too much more to add. He knows they have done this in some other municipalities, Scarborough being the most recent, along with the Town of York. There certainly could be something there, but we don't know what. Their proposal is a 100 ft. tower.

Manager Tibbetts said for the first five years they would not pay any rent, that is for them putting the tower up at their expense, and after that they will pay roughly \$24,000 per year. They would still have those three other blank spaces that the town could rent out, which could be assumed to bring in \$24,000 per year and generate around \$100,000 per year.

Councilor Maxfield said in the articles he has read, there is no definitive answer. A lot about what he read is not having your cell phone stuck in your pocket or in your top area. Do we have any other town land that it could go that would meet everyone's needs? Are we building a new tower anyway? The Manager said yes. Councilor Maxfield asked how far to the ground would the cell phone stuff be, and have the Unions ever given feedback on something like this? The Manager said he has not heard of any to date, nor does he know of any through the other municipalities.

Councilor Nadeau said the issue was there in the 70's as well, and everything has progressed. He understands in reading these articles, which ones do you believe? He thinks there probably is a little bit of an issue, and he is not disclaiming that, but the point of the whole thing is he does not see any technology substitute for a cell phone or anything right now. He thinks it better, financially, for the town than anything else. The smartest thing is for people to be aware of it, but we won't be able to stop it.

Councilor Jones said he understands that there are a lot of concerns about safety of the towers, but his concern is public safety and having good cell phone coverage in town. Most people do not have home phones anymore, and if they have to dial 911 on a cell phone, they need service. If anyone has used Verizon in North Windham, they can contest that it is spotty and AT&T as well. The better coverage we can get in town, the better our public safety response can be.

Councilor Henry said there are no site plans like there was on the last one, it was useful and he likes to look at them. Barry said the same plans would apply as the last time. He said he didn't think anybody was debating whether we need cell phones, and whether we put one there or not; there will probably be one that goes up somewhere else. The only difference is that this is going on Town of Windham property. If there is a lawsuit, or if the Unions, 25 years from now, says "why did you put radio waves right above our building", are we opening ourselves up to any liability? Barry said there are quite a few municipalities out there with them on their property.

Chief Libby said the pole itself would be 130 ft, the lowest array is 90 ft. elevation and the building elevation is 30.2 ft., 30.2 ft to the roof of the building and 90 ft. would be the lowest possible array that would be there if we chose to rent those lower ones.

Councilor Nadeau said the waves go out, they vibrate. There should be very little below that tower and the beams would not bounce off the ground for awhile.

Councilor Kalogerakis said the only reason he brought it up is there is a community across the street, they moved there and there was no tower, and no source of expanded radiation. It was mentioned just for their purposes and health. He said he believes you can also get that out of your home Wi-Fi router but no need to add to that. He knows it will have to go somewhere.

Councilor Morrison said in one of the articles it was very specific that the safety margin of 25 ft. was important on a tower. So to what Chief Libby has said, if the lowest point for transmission is 90 ft. above the roof, plus a 30 ft roof, anyone on the top floor, that is 3 times plus, and well within the safety margin. What we know today, and given the circumstances and information that is out there, the FCC says it is relatively safe.

Councilor Maxfield asked if they could stick this tower a little further from the main Public Safety Building? He is concerned it being right over everyone who is sitting in the building. Barry said they could take a look at it.

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 4 - Councilor Nadeau, Councilor Jones, Council Chair Morrison and Councilor Maxfield

**Opposed:** 2 - Councilor Kalogerakis and Councilor Henry

**Absent:** 1 - Councilor Reiner

#### [24-156](#)

To award a bid to HP Fairfield for the purchase of a budgeted 2024 Trackless Sidewalk Tractor and related attachments (PW-2024-005) at cost of \$238,151 to be paid with a lease purchase agreement as budgeted in the debt service new leases account 19500-47531.

**Attachments:** [24-156 Cover Sheet.pdf](#)

[B Morin Memo Purchase of Sidewalk Tractor.pdf](#)

Assistant Manager Bob Burns said this trackless sidewalk tractor is the small orange machine seen around the town. He also said there is no other device like this, it is a sole source. There is no other manufacturer that makes a machine equal to this one. There was no sealed bid but they obtained prices from three other towns, Norridgewock, Lewiston and Kennebunkport. He introduced Brian Morin the Interim Public Works Director.

Brian Morin said the attachments that go with this machine are a snow blower, mower, sander for the sidewalks and a flail mower for summer maintenance. The machine this one is replacing is a 2009.

**A motion was made by Councilor Nadeau, seconded by Councilor Jones, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

[24-171](#)

To authorize the Town Treasurer to negotiate the terms of an equipment purchase and the financing of said purchase through an Equipment Lease Purchase Agreement for an estimated amount not to exceed \$915,000, plus interest and inflation, as well as the maturity date and other terms and conditions of the equipment purchase and financing of said purchase with the vendor and financial institution the Treasurer deems appropriate; and to award the Equipment Lease Purchase Agreement to such financial institution as the Treasurer deems to be in the best interests of the Town for the following budgeted items: 1) Public Works Dump Truck #9 (PW-2025-002) and related plowing equipment, 2) Public Works Non-CDL Rated Dump Truck (PW-2024-006) and related plowing equipment, 3) Public Works Trackless Sidewalk Tractor #24 (PW-2024-005) and related equipment, 4) Public Works One Ton Pickup replacement for Pickup #99 (PW-2028-003).

**Attachments:** [24-171 Cover Sheet.pdf](#)  
[Equipment to be Leased.pdf](#)

*Assistant Manager Bob Burns explained this is to afford all of the capital items for the Public Works Department. They were included in the budget, and we have quotes for all of those items listed.*

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

[24-158](#)

To award a bid to Autotronics for the purchase of 2024 Spencer Fire Apparatus Freightliner Pumper-Tanker (FR-2024-001), at a cost of \$586,719 to be paid by a general obligation bond as budgeted in the debt service new leases account 19500-47531.

**Attachments:** [24-158 Cover Sheet.pdf](#)  
[Memo - FR-2024-001 Engine 25 replacement.pdf](#)  
[Copy of Tanker-Pumper Bid Review .pdf](#)  
[FY 2025 Pumper-Tanker RFP.pdf](#)

*Brent Libby said this truck is due to replace their 1999 Ferrara engine that is in the East Windham Station. As outlined in the memo, their goal and has been ,over the last ten years, to work on consolidating equipment and apparatus where they can and have multi-purposes for different pieces of equipment. This truck will be a pumper-tanker, and the second in our fleet and it will upgrade to 2,000 gallons of water.*

*Councilor Henry said there were a couple of bids that were almost \$200,000 lower, Did those not meet spec? Chief Libby said the specification they put out was fairly general and these vendors had those trucks in but they were strictly tank trucks. If they were*

*looking to just move water, they would have been adequate, but they were looking to multi-purpose the truck a bit more.*

**A motion was made by Councilor Nadeau, seconded by Councilor Kalogerakis, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

#### [24-160](#)

To authorize the addition of various assigned fund balance amounts to the fiscal 2024-2025 budget accounts.

**Attachments:** [24-160 Cover Sheet.pdf](#)  
[Assigned Fund Balance June 30, 2024.pdf](#)

*Assistant Manager Bob Burns said these are unspent funds, both capital equipment, capital items, as well as individual line items out of the budget to be reallocated to the account shown.*

**A motion was made by Councilor Nadeau, seconded by Councilor Kalogerakis, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

#### [24-161](#)

To appoint Marge Govoni to a three-year term on the Human Services Advisory Committee, to expire May 15, 2027.

**Attachments:** [24-161 Cover Sheet.pdf](#)

*Councilor Morrison is on the Advisory Committee and they recommend appointing from the Advisory Committee.*

**A motion was made by Councilor Maxfield, seconded by Councilor Kalogerakis, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

#### [24-162](#)

To appoint Joyce Onafowokan to a three-year term on the Human Services Advisory Committee, to expire May 15, 2027.

**Attachments:** [24-162 Cover Sheet.pdf](#)

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner



[24-163](#) To appoint Christina Fay to a three-year term on the Human Services Advisory Committee, to expire May 15, 2027.

**Attachments:** [24-163 Cover Sheet.pdf](#)

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

[24-164](#) To appoint Kayla Desmond to a three-year term on the Parks & Recreation Advisory Committee, to expire August 15, 2027.

**Attachments:** [24-164 Cover Sheet.pdf](#)

**A motion was made by Councilor Nadeau, seconded by Councilor Henry, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

[24-168](#) To authorize the transfer of \$3,375 from general contingency account 19910-43100 to the property tax assistance program account 18300-46930 and allow the Town Manager to make additional transfers within the next sixty (60) days, if need be, for seniors who may qualify for this assistance.

**Attachments:** [24-168 Cover Sheet.pdf](#)

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

[24-169](#) To authorize the Town Manager to approve qualifying applications for additional for senior property tax assistance for the next 60-days and process from property tax assistance program account 18300-46930 as needed.

**Attachments:** [24-169 Cover Sheet.pdf](#)

**A motion was made by Councilor Nadeau, seconded by Councilor Henry, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

24-172

To appoint a voting delegate and an alternate voting delegate to the Maine Municipal Association annual business meeting.

**Attachments:** [24-172 Cover Sheet.pdf](#)

[MMA Annual Business Meeting and Voting Credentials.pdf](#)

*Councilor Maxfield nominated David Nadeau and alternate Assistant Manager Bob Burns.*

**A motion was made by Councilor Nadeau, seconded by Councilor Maxfield, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison, Councilor Henry and Councilor Maxfield

**Absent:** 1 - Councilor Reiner

## **XI. Council Correspondence.**

CD 24-172

FOAA Status Report.

**Attachments:** [D StPeter property with liens 8.19.2024.pdf](#)

[Reply to H Rumbach by Phone and Mail 8.20.2024.pdf](#)

[Construction Summary Bid Results 8.22.24.pdf](#)

[OhmEnergyResearch Contractor Info Response 8.22.2024.pdf](#)

[Napolitano Town Clerk FOAA Response 8.29.2024.pdf](#)

[Day Sept 3 Spec Mtg FOAA Response 8.29.2024.pdf](#)

[Napolitano Emails to Windham Eagle 9.3.2024.pdf](#)

[Code Response to same FOAA request.pdf](#)

[LCS Inc Fire-Rescue Records 9.5.2024.pdf](#)

[LCS Inc Code Records 8.15.2024.pdf](#)

CD 24-175

Junkyard Reports.

**Attachments:** [Junkyard Renewal Inspection Memo.pdf](#)

## **XII. Town Manager's Report.**

*Manager Tibbetts report:*

*The Windham Middle School's ground breaking is on September 21st at 10 a.m. and all are welcome.*

*The work on the new trail at the East Windham Conservation park has begun.*

*The Food Truck Night has been successful and will continue through September.*

*They had a donation to the Fire Department to do a practice demo on a home at 626 Roosevelt Trail, that was from Peter Gillman.*

*They will be applying for a grant to put some electrical vehicle charging stations in at the Lippman Park. The parking lot is being made larger.*

*Assistant Manager Bob Burns reported on the Covered Bridge. A truck went through the bridge, and the driver was lucky to escape with his life, it caused serious damage to the*

*Covered Bridge. Some of the structural members on the bridge are made with Douglass Fir. This is a western U.S. species. To replace that they will have to go out to bid to custom order them. The decking is spruce and the running planks are local wood. DOT will do the repairs with their own forces, and they will be working on it this winter and hopefully be open for the spring. He heard from the Chief Bridge Engineer who said they are going after the owner/operator, and it will be an insurance claim.*

*Trash Program got underway, and for the last two weeks the Contactor has rolled out and delivered approximately 16,000 carts. This week Casella implemented the trash collection. There have been some issues, some trash has been missed. They are picking up carts for those people who decided they did not want them, and they are distributing new carts to folks that were missed in the deliver process. Please call the Town Hall, Public Works or Casella if you have questions or issues.*

### **XIII. Committee Reports.**

#### **A. Council Subcommittees.**

##### **1. Appointments Committee.**

*Councilor Morrison said they met tonight, and they had to reschedule some people who had conflicts.*

##### **2. Finance Committee.**

*No report.*

##### **3. Ordinance Committee.**

*No report.*

#### **B. Other Committees.**

##### **1. Long Range Planning Committee.**

*No report.*

##### **2. Parks & Recreation Advisory Committee**

*No report.*

##### **3. Windham Economic Development Corporation.**

*No report.*

##### **4. Highland Lake Leadership Team.**

*Councilor Nadeau said they only meet twice a year, and they will meet in this fall.*

##### **5. Natural Resources Advisory Committee.**

*No report.*

6. Greater Portland Council of Governments (GPCOG).

*No report.*

7. ecomaine.

*No report.*

#### **XIV. Discussion Items.**

**Minutes are not taken for Discussion Items.**

**Councilor Reiner arrived during Discussion Items.**

[CD 24-143](#) Proposed Short-Term Property Rental Ordinance - GPCOG Model Ordinance.

**Attachments:** [Windham STR Memo.pdf](#)  
[Windham STR Presentation.pdf](#)

[CD 24-161](#) Growth Permit Ordinance - Growth Permit Ratios.

**Attachments:** [24.08.08 OUTLINE Proposed Amendments to GMO.pdf](#)  
[Memo Growth Ordinance.pdf](#)  
[Housing Permit History.pdf](#)  
[Windham Growth 1 3 2024 bat.pdf](#)

[CD 24-110](#) Department Videos Produced by Communications Director.

*Finance Office - Dir. Susan Rossignol*

[CD 24-115](#) Axis GIS Presentation.

[CD 24-167](#) Community Survey.

**Attachments:** [Town of Windham Survey.pdf](#)

[CD 24-144](#) Ordinance Committee Process.

**Attachments:** [Ordinance Committee Process.pdf](#)  
[Land Use Ordinance Amendment Process.pdf](#)

#### **XV. Agendas & Scheduling.**

#### **XVI. ADJOURN.**

**A motion was made by Councilor Henry, seconded by Councilor Reiner, that they be adjourned. The motion carried by the following vote:**

**In Favor:** 7 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Council Chair Morrison,  
Councilor Reiner, Councilor Henry and Councilor Maxfield

Respectfully submitted,

Linda S. Morrell  
Town Clerk, CCM