



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

### Town Council

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Tuesday, September 9, 2025

6:00 PM

Council Chambers

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#### I. Roll Call of Members.

#### II. Pledge of Allegiance.

#### III. Minutes to be Approved:

[CD 25-161](#) To approve the minutes of the Special Meeting Executive Session on August 12, 2025

Attachments: [Special Meeting-Ex. Session-Council-8-12-2025.pdf](#)

[CD 25-160](#) To approve the minutes of the August 12, 2025 Council meeting.

Attachments: [Minutes-Council-8-12-2025.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.*

#### VII. Councilors' Comments.

#### VIII. PUBLIC HEARINGS.

[25-132](#)

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:**[25-132 Cover Sheet.pdf](#)[M.J.Stores-Memo & Addendums.pdf](#)**IX. UNFINISHED BUSINESS & GENERAL ORDERS.**[25-111](#)

To accept Revolution Drive as a public way.

**Attachments:**[25-111 Cover Sheet.pdf](#)[17-11 TC MEMO Revolution Drive Street Acceptence 090425.pdf](#)[REC DEED Revolution Drive 090425 .pdf](#)[SIGNED Maintenance Guarantee 090325.pdf](#)[CK Revolution Drive MaintenanceGuarantee 090425.pdf](#)[Majestic Woods Phase III Subdivision LocationMap.pdf](#)[Majestic Woods 10-18.PDF](#)[17-11 Majestic Woods Phase 3 Approval Letter 10-31-18.pdf](#)[17002-Plan and Profile-ASBUILT compiled 2025 6 20.pdf](#)[Majestic Woods Declaration.pdf](#)[Engineer Inspection.pdf](#)[SiteLawPermit Shoreland Development LLC L27866AN.pdf](#)[Recorded Deeds of RevolutionDrive ROW.pdf](#)[Public Access Easement.pdf](#)**Legislative History**

8/12/25            Town Council                            postponed

[25-124](#)

To appoint Democratic Regular Member Krystal Ash-Cuthbert, Democratic Alternate Member Doris Poland, Republican Regular Member Phyllis Koenig Hall, Republican Alternate Member Sandra Tyler to the Voter Registration Appeals Board for a 3-year term to expire on August 15, 2028.

**Attachments:**[25-124 Cover Sheet.pdf](#)[Voter-Reg-Board-Noms.pdf](#)[25-131](#)

To approve and endorse letters to the Governor and our Maine delegation regarding L.D. 1829.

**Attachments:**[25-131 Cover Sheet.pdf](#)

[25-127](#) To approve a three-year collective bargaining agreement for the period July 1, 2025 through June 30, 2028 between the Town of Windham and the Windham Police Association, and to authorize the Town Manager to sign the agreement on behalf of the Town.

**Attachments:** [25-127 Cover Sheet.pdf](#)  
[2025-2028 Police Contract FINAL.docx](#)  
[Police Wage Scales July 2025-June 2028.pdf](#)

## **X. Council Correspondence.**

[CD 25-162](#) Funded Social Service Agency Thank You.

**Attachments:** [American Red Cross.pdf](#)  
[MaineHealth Behavioral Health.pdf](#)

[CD 25-163](#) Effective Risk Management and Loss Prevention Pays Off.

**Attachments:** [MMA Risk Management Dividend Payments.pdf](#)

[CD 25-169](#) Junkyard Inspection Reports

The Council will review the inspection report from the CEO for the Town's currently licensed junkyards. A public hearing on the license renewals is scheduled for the meeting for September 23, 2025.

Junkyards and automobile graveyards are not permitted uses under Windham's Land Use Ordinance. The junkyards licensed by the town are grandfathered (i.e. existed before the town adopted zoning in the 1970s) and operating under permits granted by the Council under the provisions of Maine statute,

See the attached report.

**Attachments:** [JunkyardInspectionMemo2025.pdf](#)

[CD 25-170](#) Message from Cumberland County.

**Attachments:** [County Updates Email.pdf](#)  
[County Updates Tax Scam Letter.pdf](#)

[CD 25-172](#) Portland Water District Project and Public Meeting Notification.

**Attachments:** [PWD - Major Meter Replacement Project Launch.pdf](#)

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

**XII. 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.

**XIII. Discussion Items.**

[CD 25-165](#) Comprehensive Plan Amendments – Scope, Schedule and Budget.

Attachments: [PLANNING MEMO\\_FINAL\\_CompPlanUpdateRewrite\\_081925.pdf](#)

[CD 25-168](#) North Windham Public Safety Building Update.

**XIV. Agendas & Scheduling.****XV. EXECUTIVE SESSION.**

[25-133](#)

To enter into executive session in accordance with 1 MRS §405(6)(C) to discuss “the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency and in accordance with 1 M.R.S.A. §405(6)(A), which provides for the “Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency,” for the purpose of discussing a personnel matter.

**Attachments:**[25-133 Cover Sheet.pdf](#)**XVI. ADJOURN.**