



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, June 9, 2025

6:00 PM

Council Chambers

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### FINAL AGENDA

#### 1. Call to Order – Chair’s Opening Remarks

#### 2. Roll Call and Declaration of Quorum

#### 3. [PB 25-023](#) Approval of Minutes - The meeting of May 12, 2025

Attachments: [Minutes 5-12-2025 - 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 25-024](#) #25-06 Shepherd Lane Subdivision (formerly 421 Falmouth Road Condos) - Major Subdivision & Site Plan - Preliminary Plan Review - 421 Falmouth Road - Robie Holdings, LLC

The application is for a 13-unit single-family residential condominium development of a 22.75 acre property. The development will have a 480 foot access driveway and be served by public water, shared private wastewater disposal systems, and underground utilities. Subject property is identified as Tax Map: 19; Lots: 104 & 90G; Zone: Village Residential (VR) and Farm (F) in the Pleasant River watershed.

Attachments: [25-06 ShepherdLnSub\\_PB\\_MEMO\\_MJR\\_SUB\\_SP\\_PRLM\\_060525.pdf](#)  
[25-06\\_MJR\\_SUB-SP\\_PRLM\\_AC&SR\\_MEMO\\_ShepherdLnSub\\_052925.pdf](#)  
[25-06\\_MJR\\_SUB\\_SP\\_RESP\\_ShepherdLnSub\\_2025\\_5\\_28.pdf](#)  
[25-06\\_MJR\\_SUB\\_SP\\_PRLM\\_REV\\_PLAN\\_ShepherdLnSub\\_2025\\_5\\_28.pdf](#)  
[25-06\\_MJR\\_SUB\\_SP\\_PRLM\\_APPL\\_ShepherdLnSub\\_2025\\_5\\_19.pdf](#)  
[25-06\\_MJR\\_SUB\\_SP\\_PRLM\\_PLANS\\_ShepherdLnSub\\_2025\\_5\\_19.pdf](#)

### Continuing Business

*In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing 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)*

5. [PB 25-029](#) #25-01 Dolley Farm Subdivision -Major Site Plan & Subdivision - Preliminary Plan Review- River Road - 25 River Road, LLC  
This application is for a 42-unit residential condominium development on a 33.5-acres property. The development will have an access drive to the 21 duplex buildings. All units will be served by private on-site septic systems, and public water will be extended 400-feet in River Road to service the dwellings. The subject property is identified as Tax Map: 5; Lot: 25; Zone: Medium-density Residential (RM) zoning district in the Presumpscot River watershed.

**Attachments:** [25-01 MJR SUB-SP PP PB MEMO DolleyFarm 060525.pdf](#)  
[25-01 Dolley Farm Response to Comments 2025 5 30 R.pdf](#)  
[25-01 Dolley Farm Plan Set 2025 5 30 R.pdf](#)  
[25-01 PUBLIC COMMENTS Coons 051325.pdf](#)

## **New Business**

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6. [PB 25-025](#) #19-16 The Cove at Highland Lake - Second Amended Major Subdivision & Site Plan - Final Plan Review – First Light Drive – 19 Roosevelt Trail, LLC  
The application is to amend the approval of The Cove at Highland Lake, a 60-unit retirement community initially approved by the Planning Board on March 8, 2021 and amended February 12, 2024, to add a condition of approval that in lieu of the furnishing of a performance guarantee no building permit will be issued for units 21-60 until all project improvements are complete. The subject property is identified as Map 7; Lot 66 in the Commercial III District (C-3) and the Retirement Community and Care Facility Overlay District (RCCFO) in the Highland Lake watershed.

**Attachments:** [19-16 PB Memo AMEND2 SUB SP TheCoveAtHighlandLake 060525.pdf](#)  
[19-16 TheCoveatHighlandLake AMEND SUB SP APPL 5.29.25.pdf](#)  
[The Cove At Highland Lake PLAN 02-2024 Recorded.pdf](#)  
[19-16 AMEND SUB SP AC&SR MEMO CoveAtHighlandLake 053025.pdf](#)

7. [PB 25-026](#) #25-12 Webb Road Retirement Community - Major Subdivision & Site Plan - Sketch Plan Review - Webb Road & Read Road - Robie Holdings, LLC
- The application is for the development of a 53-unit residential retirement community condominium development in 49 single-family buildings and 4 two-family buildings on a 21 acre property. The retirement community will have an access driveway with two connections to Webb Road and be served by public water, shared private wastewater disposal systems, and underground utilities. Subject property is identified as Tax Map: 6; Lot: 33 (portion); Zone: Farm (F) and Retirement Community and Care Facility Overlay District (RCCFO) in the Black Brook watershed.

**Attachments:** [25-12 WebbRdRetirement PB MEMO MJR SUB SP SKP 060425.pdf](#)  
[25-12 MJR SUB SP SKP APPL WebbRdRetirement 2025 5 19.pdf](#)  
[25-12 MJR SUB SP SKP PLAN WebbRdRetirement 2025-5-19.pdf](#)

8. [PB 25-027](#) #24-28 Franklin Drive Subdivision - Amended Minor Subdivision - Final Plan Review - 20 Franklin Drive - New Gen Estates, LLC
- The applicant is proposing to revise the design of the extension of Franklin Drive approved by the Planning Board on January 13, 2025, to reduce the roadway width and replace the cul-de-sac with a "T" turnaround. The stormwater management plan is also proposed to be modified to match the road changes. The subject property is identified as Tax Map: 18; Lot: 26-2-A; Zone: Commercial 1 (C-1) zoning district and located in the Chaffin Pond/Little Sebago Lake watershed.

**Attachments:** [24-28 AMEND MNR SUB PB MEMO FranklinDriveSub 060525.pdf](#)  
[24-28 AMEND MNR SUB RESPONSE FranklinDriveSub 2025-06-05.pdf](#)  
[24-28 AMEND MNR SUB REV PLANS FranklinDrive 2025-06-04.pdf](#)  
[24-28 AMEND MNR SUB APPL FranklinDriveSub 2025-05-16.pdf](#)  
[24-28 AMEND MNR SUB PLANS FranklinDriveSub 2025-05-16.pdf](#)  
[24-28 AMEND MNR SUB SW Report FranklinDriveSub 2025-05-16.pdf](#)  
[FranklinDriveSubdivision signed 01-2025.pdf](#)  
[24-28 AMEND MNR SUB AC&SR MEMO FranklinDriveSub 052325.pdf](#)

9. [PB 25-028](#) #25-13 Franklin Drive Multifamily & Solar Development - Major Subdivision & Site Plan- Sketch Plan Review - Franklin Drive - New Gen Estates, LLC

The application is for 306 apartments in two buildings on a 7.88 acre property and a 425kW large-scale ground-mounted solar energy system comprised of 640 modules on a 23.94 acre property to power the residential development. This project also includes associated parking areas, internal vehicular drive aisles, and the construction of a public access trail to the adjacent Donnabeth Lippman Park. The development will be served by public water and sewer. The subject property is identified as Tax Map: 18; Lots: 26-2-A02 and 26-2-A03; Zone: Commercial 1 (C-1) zoning district and located in the Chaffin Pond/Little Sebago Lake watershed.

**Attachments:**

[25-13 FranklinMultifamilySolar MJR SUB SP SKP PB MEMO 060425.pdf](#)

[25-13 MJR SUB SP SKP APPL FranklinMultifamily 2025-05-16 .pdf](#)

[25-13 MJR SUB SP SKP APPL FranklinSolar 2025-05-16.pdf](#)

[25-13 MJR SUB SP SKP PLAN FranklinMultifamily&Solar 2025-05-19.pdf](#)

## **Other Business**

### **10. 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.*