



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, March 10, 2025

6:30 PM

Council Chambers

FINAL AGENDA

1. Call to Order – Chair’s Opening Remarks
2. Roll Call and Declaration of Quorum
3. [PB 25-006](#) Approval of Minutes - The Meeting of February 24, 2025

Attachments: [Minutes 2-24-2025 - draft](#)

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 on or before Thursday of the scheduled meeting date.

4. [PB 25-007](#) #23-21 - Amended Site Plan - New Middle School - Modification to Condition of Approval #5
At the March 25, 2024, Planning Board meeting, RSU 14 received approval to construct a four-story, 125,000 SF Windham Raymond Middle School. The applicant is requesting a modification to Conditions of Approval #5 to require a Maine Department of Transportation (MDOT) Traffic Movement Permit (TMP) prior to the issuance of an occupancy certificate rather than a building permit. The properties are identified as Tax Map 11, Lots 48, 49A, and A-1, located in the Village Residential District (VR) within the Presumpscot River watershed.

Attachments: [23-21 PB MEMO AMD SP RSU14-NewMiddleSchool 030425.pdf](#)
[23-21 AMSP FP APPL WindhamRaymondMiddleSchool.pdf](#)
[23-21 AMSP FP SP WindhamRaymondMiddleSchool 021825.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 on or before Thursday of the scheduled meeting date.

5. [PB 25-004](#) 25-05 Major Site Plan - Smith Cemetery Expansion - 513 Gray Road - Sketch Plan Review - Town of Windham
The Town is proposing to expand the existing 3.1-acre Smith Cemetery on to the abutting 23.95 acre parcel on Route 202. The proposed expansion will develop 2.75 acres to provide space for 335 new family plots and 1750 single burials, the latter in a Veterans Niche Wall and a Columbarium Niche Wall and be accessed by two new driveways on Gray Road. Subject property is identified as Tax Map: 12, Lots: 49-1, 49-2 & Tax Map: 46, Lot: 13A in the Windham Center (WC) and Farm (F) zoning districts and the Black Brook watershed.

Attachments: [25-05 MJR SP SKP PB MEMO SmithCemeteryExpand 030625](#)
[25-05 MJR SP SKP APPL SmithCemeteryExpansion 022225.pdf](#)
[25-05 MJR SP SKP PLN SmithCemeteryExpansion 022225.pdf](#)

6. [PB 25-005](#) 25-06 - Major Subdivision & Site Plan - 421 Falmouth Road Condos - 421 Falmouth Road - Sketch Plan Review - Robie Holdings, LLC
The application is for an 11-unit single-family residential condominium development of a 22.75 acre property. The development will have an 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 MJR SUB SP SKP PB MEMO 421FalmouthRdCondos 030625](#)
[25-06 MJR SUB SP SKP PLANS 421 Falmouth Rd Condos 2025 2 17](#)
[25-06 MJR SUB SP SKP APPL 421 Falmouth Rd Condos 2025 2 17](#)

7. [PB 25-008](#) #25-07: LUO Amendments to Article 1, 3, 8, and 9 - Stormwater Consistencies with Maine DEP Ch. 500 for Municipal Delegated and Capacity Review Authority.
The town is proposing amendments to Chapter 120 Land Use Ordinance (LUO) in Article 1 General, Article 3 Definitions, Article 8 Site Plan, and Article 9 Subdivision to align the town's stormwater and site development provisions with the Department of Environmental Protection (DEP) stormwater rules and other state regulations to qualify for delegated authority status.

Attachments: [25-07 PB MEMO LUOAmendmentsForDelegated Review 022025.pdf](#)
[25-07 COC REDLINE LUOAmendmentsForDelegated Review 022025.pdf](#)

Other Business

- *Annual review of Planning Board Rules: see the following link for more information, <https://www.windhammaine.us/DocumentCenter/View/9530/Rules-of-the-Planning-Board-07-24-23>*
- *Election of the Chair and Vice-Chair*

8. Adjournment

The Planning Board will review the remaining agenda items at 10:00 pm and may decide not to consider any other items after 10:30 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.