



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, July 13, 2026

6:00 PM

Council Chambers

DRAFT AGENDA - SUBJECT TO CHANGE

1 Call to Order

Chair's Opening Remarks

2 Roll Call and Declaration of Quorum

3 Approval of Minutes – The meeting of June 22, 2026

Public Hearing

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.

- 4 [PB 26-041](#) #25-08 A-Plus Auto Sales & Service - Major Site Plan - Final Plan Review - 1027 Roosevelt Trail - A-Plus Sale & Service, Inc.
The application is for a 24,000 square foot building with associated parking for automobile sales and repair services on an 11-acre property. Subject property is identified as Tax Map: 21; Lot: 12; Zone: Commercial I North (C1-N) and Stream Protection (SP) in the Hyde Brook/Sebago Lake watershed.

Attachments: [25-08 MJR SP FP PLANSET APlusAuto 2026-06-29.pdf](#)
[25-08 MJR SP FP RESPONSE APlusAuto 2026-06-29.pdf](#)
[25-08 MEMO AC&SR MJR SP FP APlusAuto 05-14-26.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.

- 5 [PB 26-042](#) #26-09 North Windham Car Wash - Major Site Plan - Sketch Plan Review - 750 Roosevelt Trail - GR Development, LLC
The application is for a ±5,968 square foot car wash building with internal vehicle queuing and 22 parking spaces with vacuum stations on an approximately 4.2-acre site. The existing restaurant and retail building on the site are proposed for demolition. Subject property is identified as Tax Map: 67; Lots: 37, 38, 40, 42, and 43A; Zone: Commercial 1 (C-1) in the Presumpscot River watershed

Attachments: [26_09_MJR_SUB_PRLM_AC&SR_MEMO_Windham_Carwash_061726.pdf](#)
[26-09_MJR_SP_SKP_APP_Windham_Carwash_5-11-26.pdf](#)
[26-09_MJR_SP_SKP_PLANS_Windham_Carwash_5-11-26.pdf](#)
[WASHVILLE CAR WASH WINDHAM SEWER ABS.pdf](#)

- 6 [PB 26-043](#) 25-12 Legacy Village Retirement Community - Major Subdivision & Site Plan - Sketch Plan Review - Webb Road - Robie Holdings, LLC
The application is to divide a 21.43-acre vacant parcel into two lots. Lot 1 (15.31 acres) is proposed to be developed as Legacy Village Retirement Community, a 30-unit detached dwelling retirement condominium served by a new private access drive (Legacy Drive, approximately 1,100 feet), a public 8-inch water main extension along Webb Road, and a shared on-site engineered wastewater disposal system. Subject property is identified as Tax Map: 6; Lot: 33-F; Zone: Farm (F) and Retirement Community Care Facility Overlay (RCCFO) in the Black Brook/Presumpscot River watershed.

Attachments: [25-12_MJR_SUB_SP_SKP_APPL_WebbRdRetirement_2025_5_19.pdf](#)
[25-12_MJR_SUB_SP_SKP_PLAN_WebbRdRetirement_2025-5-19.pdf](#)

- 7 [PB 26-040](#) #26-13 Chapter 120 Land Use Ordinance Amendments Articles 4 and 9 to update Conservation Subdivision and Zoning Standards
The LUO amendment updates Conservation Subdivision standards in §120-911K by removing single-family-only limitations, clarifying conservation area integration and buffer requirements, revising open space calculations, and allowing limited resource alteration where conservation intent is maintained. Related Article 4 changes correct prior density omissions in the Farm (F) and Farm Residential (FR) districts and require conservation subdivisions for parcels greater than 8 acres and 5 acres, respectively.

Attachments: [26-13_PB_Memo_AMD_Art4&9ConservationSubdivision_\(sjp063026\).pdf](#)
[26-13_ORG-RDLN-C_LUO_AMD_Art4&9ConservationSubdivision_\(sjp063026\)](#)

Other Business**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.