



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, July 27, 2026

6:00 PM

Council Chambers

1. Call To Order

Chair's Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 26-046](#)

Approval of Minutes - The meeting of July 13, 2026

Attachments: [Minutes 7-13-2026 - draft](#)

Public Hearings

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 26-045](#)

#26-04 Riding to the Top - Major Site Plan - Final Plan Review - 14 Lilac Drive - Riding to the Top Therapeutic Riding Center

The application is for expansion of the facility to include a new barn, an outdoor riding area, and a tractor shed, and improvements to the existing indoor arena/office building, a new residence, reconfigured paddocks and parking areas and updated utilities and stormwater facilities. Subject properties are identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) in the Upper Presumpscot River and Inkhorn Brook watersheds.

Attachments: [26-04 PB MEMO MJR SP FNL RTT 072026](#)
[26-04 AC&SR MJR FP RTT 070826](#)
[26-04 MJR SP FP RTC RidingToTheTop 07-10-2026](#)
[26-04 MJR SP FP APPL RidingToTheTop 07-10-2026](#)
[26-04 MJR SP FP PLANS RidingToTheTop 07-10-2026](#)
[26-04 MJR SP RTT StormwaterReport 4-2-2026](#)
[26-04 MJR SWDelegatedReviewComments RidingToTheTop 063026](#)

5. [PB 26-047](#)**#26-05 North Windham Public Safety Building - Major Site Plan - Final Plan Review - Franklin Drive - Town of Windham**

The application is for a new two-story public safety building with a ±14,330 sq ft footprint and ±27,950 sq ft of gross floor area, containing offices, bunks, and five apparatus bays for the Windham Fire and Police Departments, together with an access drive, 40 parking spaces, utilities, sidewalks, landscaping, and stormwater management improvements. The subject property is a portion of Tax Map: 70; Lot: 14; Zone: Commercial I (C-1), in the Little Sebago Lake watershed. The lot for the project (proposed Lot 1, 220,749 sq ft / 5.07 acres) is to be created by the Third Amended Subdivision Plan of the Windham Mall

Attachments:[26-05 MJR SP FP PB MEMO NWPS 072026](#)[26-05 MJR SP FP AC&SR NWPS 070226](#)[26-05 MJR SP FP PWDEngineering NWPS 20260713](#)[MJR SP FP ResponseAPPL NWPS 20260715](#)[26-05 MJR SP FP APPL NWPS 20260610](#)[26-05 MJR SP FP PLANS NWPS 20260716](#)**6. [PB 26-051](#)****#26-15 - Conditional Use & Amended Major Site Plan - Salty Dog Adventures - 770 Roosevelt Trail, Suite 6 - Salty Dog Adventures, LLC**

The application is for a dog daycare and overnight boarding facility (Kennel, Major, per §120-531) within an existing 7,138 sq ft tenant suite in Shaw's Plaza, including interior tenant improvements with soundproofing and a 1,023 sq ft± fenced outdoor play area with landscaping to be located within an existing paved area at the rear of the building. No changes to the building exterior, site access, parking, or utilities are proposed. Subject property is identified as Tax Map: 70; Lot: 1A; Zone: Commercial I (C-1) zoning district, in the Presumpscot River watershed.

Attachments:[26-15 ASP CU PB MEMO SaltyDog 072026](#)[26-15 ASP CU APPL SaltyDog 071526](#)

7. [PB 26-048](#)

#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:

[26-16 PB MEMO OC LUO AMD BlastingOrdinance-SolidWaste_070926](#)

[26-16 ORG-RDLN-CLN LUO AMD BlastingOrdinance-SolidWaste_072226](#)

Continuing 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

8. [PB 26-049](#)

#26-11 - Amended Subdivision - Twin Meadows Subdivision - Lilac Drive / Land of Nod Road - Riding to the Top

The proposed amendment to the Twin Meadows Subdivision adds a 50-foot right-of-way ("Lilac Drive," 27,251 SF±) with a hammerhead turnaround to provide conforming street frontage for the Riding to the Top parcel at 14 Lilac Drive. The amendment creates no new lots or dwelling units and changes no lot boundary lines. Subject property is identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) zoning district, in the Upper Presumpscot River and Inkhorn Brook watersheds.

Attachments:

[26-11 AMSUB PB FP MEMO TwinMeadows_072026](#)

[26-11 AMSUB APPL TwinMeadows_06-16-2026](#)

[26-11 AMSUB PLAN TwinMeadows_07-10-2026](#)

9. [PB 26-050](#)

#24-19 - Major Site Plan - Extension Request - Private Warehouse - 120 Tandberg Trail - Ultimate Property Management, LLC

The applicant is requesting a one-year extension of the Major Site Plan approval granted by the Planning Board on August 12, 2024, pursuant to §120-815(A)(2) of the Land Use Ordinance, prior to the lapse of the two-year approval window. No revisions to the approved plan are proposed. The approved project is a 5,050 sq ft Private Warehouse Building on a 2.1-acre property with three existing buildings and paved parking lots. Tax Map: 18; Lot: 39; Zone: Commercial I (C-1) zoning district, in the Mill Pond watershed.

Attachments: [24-19 MJR SP EXT PB MEMO PrivateWarehouse 072026](#)
[24-19 MJR SP ExtensionRequest](#)
[24-19 MJR SP FP APPL LTR PrivateWarehouse 082324](#)
[24-19 MJR SP ExtensionRequest Site Plan 120 Tandberg For Signature](#)

10. [PB 26-052](#)

#26-10 - Major Subdivision - Revised Sketch Plan Review - Highland Cliff Estates Subdivision - 180 Highland Cliff Road - Highland Cliff Estates, LLC

The application is proposing a 27-lot conservation subdivision. The existing farmhouse and barn will be retained on a separate 4-acre parcel, while the remaining 46 acres will be developed with 27 single-family house lots and 23.93 acres of proposed open space. The applicant has submitted revised plans dated July 7, 2026 for a follow-up Sketch Plan review. Tax Map: 3; Lot: 49A; Zone: Farm (F) zoning district, in the Presumpscot River watershed.

Attachments: [26-10 MJR SUB SKP PLAN Highland CliffsEstates 07-07-2026](#)
[26-10 MJR SUB SKP PHASE 1 PLAN Highland CliffsEstates 7-7-2026](#)
[26-10 MJR SUB SKP APP Highland CliffsEstates 07-21-2026](#)
[26-10 MJR SUB SKP2 MEMO HighlandCliffsEstates 07-22-2026](#)
[26-10 MJR SUB SKP2 PublicCommentWisecup HighlandCliffsEstates](#)

New Business

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11. [PB 26-053](#) #26-16 LUO Amendment to Article 8 and 9 Creating a Blasting Ordinance and Clarifying Solid Waste Management and Disposal to Align with MeDEP Site Law

The proposed amendments to Chapter 120 of the Land Use Ordinance (LUO) support the Town's Site Law Delegated Review Authority application and address DEP's request for clearer local review standards. The revised amendment package adds blasting review requirements to Article 8, Site Plan Review, and Article 9, Subdivision Review; adds solid waste compliance references to Chapter 192, Solid Waste.

Attachments: [26-16 PB MEMO OC LUO AMD BlastingOrdinance-SolidWaste_070926.pdf](#)
[26-16 ORG-RDLN-CLN LUO AMD BlastingOrdinance-SolidWaste_072226](#)

12. [PB 26-054](#) #26-17 Amendment to Chapter 185 Shoreland Zoning
The Town is proposing an amendment to Chapter 185 Shoreland Zoning §185-12 Nonconformance, §185-14 Table of Land Uses, and §185-15Q Land Use Standards for Hazard trees, storm-damaged trees, and dead tree removal.

Attachments: [26-17 PB MEMO ShorelandZoningAmend_072126.pdf](#)
[Shoreland Zoning rev 071626.pdf](#)
[SLZPermittingTown.pdf](#)

Other Business

13. Adjournment