



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, January 27, 2026

6:00 PM

Council Chambers

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 26-012](#) To approve the Minutes of the January 13, 2026 Council meeting.

Attachments: [TC-MINUTES-1-13-2026-Draft](#)

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.

26-008

To receive public comment and act on a proposed zone change request from William Hartley to amend the official Town of Windham land use map to rezone the portion of the parcel at 35 Dylan Way, identified on Tax Map 23, Lot 4A-1, currently zoned Farm (F) to Light-density Residential (RL), so the entire parcel would then have the same zoning requirements.

Attachments:

[26-008 Cover Sheet.pdf](#)

[TC MEMO ZoneChange DylanWay F to RL 012126.pdf](#)

[25-29_DylanWay_Zoning_Change_Application_12-04-25.pdf](#)

26-009

To receive public comment and act on proposed amendments to Chapter 120 Land Use Ordinance of the Code of the Town of Windham, Article 4 Zoning Districts and Article 5 Performance Standards pertaining to Kennels in Commercial Districts, whereby Major Kennels would be redefined to include dog daycares and overnight boarding for more than four dogs or cats as a conditional use in the C-1, C-1N and C-2 districts, and add additional performance standards in §120-531.

Attachments:

[26-009Cover Sheet.pdf](#)

[25-28 TC SUMMARY LUO AMD Art3,4,&5 ModernizeKennels 012126.pdf](#)

[25-28 TC MEMO LUO AMD Art3,4,&5 ModernizeKennels 012126.pdf](#)

[25-28 LUO AMD Art345 ModernizationKennels \(OriginalRedlineClean\) 01-2](#)

[StateAnimalWelfareRules-001c701.pdf](#)

IX. CONSENT AGENDA.

None.

X. UNFINISHED BUSINESS & GENERAL ORDERS.**26-010**

To authorize the disbursement of \$825 from the Substance Prevention Grant Program Fund (1000-24047) to the R.S.U. 14 Odyssey of the Mind program, that helps students improve their creative problem-solving skills, provides healthy ways to process emotions, reduce stress, build self-esteem and ultimately reduces the appeal of substance use, as recommended by the Substance Prevention Grant Committee.

Attachments:

[26-010 Cover Sheet.pdf](#)

[Windham Odyssey of the Mind Application.pdf](#)

[1.6.2026 Substance Prevention Grant Meeting Minutes.pdf](#)

26-011

The Town Council has the following recommendations for Maine LD 1829 implementation and legislative refinement.

WHEREAS, The Town of Windham recognizes that Maine faces a significant housing shortage that affects residents, workers, families, and the overall economic vitality of our communities; and

WHEREAS, the Maine Legislature enacted LD 1829 in June of 2025 with the stated intent of building housing for Maine families and attracting workers to Maine businesses by expanding allowable housing density statewide; and

WHEREAS, the Town of Windham has already demonstrated being part of the solution to Maine's housing shortage with progressive zoning practices and acknowledges efforts to remove barriers that increase housing supply and affordability in other Towns and Cities within Maine with restrictive zoning practices; and

WHEREAS, while the Town of Windham acknowledges the State's goals of increasing housing supply, the implementation requirements of LD 1829 present critical challenges that threaten our ability to manage growth responsibly and maintain the quality of life our residents expect; and

WHEREAS, the Town of Windham has been a regional leader in housing production, with a rate of growth averaging 130 housing units per year over the last 10 years and with well over 800 housing units (including 66 affordable units) in the pipeline with estimated completion dates ranging in the next one to three years, yet LD 1829 treats all municipalities the same regardless of their demonstrated commitment to housing production; and

WHEREAS, the mandated density increase under LD 1829 exceeds the capacity of exiting municipal infrastructure to support new growth, including water systems, sewer systems, stormwater management, transportation networks, and schools, requiring capital investments that exceed local budget capacity and will require state financial support; and

WHEREAS, LD 1829 encourages growth outside of growth areas if served by water and sewer, but planning best practices have established that new growth should be encouraged for growth areas, and areas of natural and rural value should be preserved; and

WHEREAS, the prohibition on growth caps in designated growth areas eliminates a critical tool that municipalities have use to align development with infrastructure capacity and comprehensive planning; and

WHEREAS, experience with previous housing density legislation (LD

2003) demonstrates that increased density alone does not guarantee affordable housing outcomes, with multiple communities reporting that new development has produced expensive market-rate housing rather than workforce or affordable units; and

WHEREAS, LD 1829 requires repeated ordinance revisions and mandatory planning board training, imposing significant administrative and financial burdens on municipalities, particularly smaller and rural communities that rely on volunteer planning boards and lack dedicated professional planning staff; and

WHEREAS, restrictions on impact fees under LD 1498 prevent municipalities from funding the broader infrastructure upgrades necessary to support growth mandated by LD 1829, making it even more challenging for local taxpayers to support needed infrastructure; and

WHEREAS, the Town of Windham has since 1965 developed its comprehensive plan through extensive community engagement to reflect local priorities, environmental constraints, and a vision for the community's future and LD 1829's one-size-fits-all approach undermines this locally driven planning process and the principles of home rule; and

WHEREAS, the Town of Windham completed a Town-wide survey in early 2025 where 67.3% of residents felt multi-family housing development was too fast and 45.3% felt single-family housing development was too fast, resulting in an overall 56.5% of respondents feeling dissatisfied with how well the Town is managing residential growth.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Town of Windham, Maine hereby:

1. Expresses significant concern regarding the challenges LD 1829 presents to responsible growth management, infrastructure planning, and comprehensive planning.
2. Calls upon the Maine Legislature to repeal LD 1829 or delay its implementation until corrective legislation is in place that;
 - Creates a dedicated, multi-year state infrastructure funding program to support municipalities experiencing mandated growth;
 - Allows municipalities that meet growth requirements under the Growth Management Act to continue employing reasonable growth management tools;
 - Clarifies the interaction between LD 1829's growth cap prohibition and the Rate of Growth law to prevent unintended sprawl in rural areas;
 - Remove the lot size and density mandates for areas outside designated growth areas that are serviced by water and sewer and water;
 - Strengthens affordability requirements that result in increasing deed restricted affordable and workforce housing;

- Revises impact fee restrictions to allow municipalities to fund necessary infrastructure improvements;
 - Provides adequate funding for technical assistance and capacity building for municipalities and regional planning organizations;
 - Provides Maine State Housing Authority with proper authority and funding to support affordable and workforce housing projects without local financial support; and
 - Ensures protection of our rural farmlands and conserves our environment.
3. Requests that the Legislature work in partnership with municipalities, regional planning organizations, and municipal associations to refine the law, enhance state-municipal communications, and ensure that housing policy achieves affordability goals while respecting local planning authority and infrastructure constraints;
4. Directs the Town Manager to forward copies of this resolution to the Governor, Speaker of the House and State Legislators and Representatives.
5. Implores other municipalities to express similar sentiments to protect home rule authority.

Attachments: [26-011 Cover Sheet.pdf](#)
[Survey Results Residential Growth.pdf](#)

[26-012](#) To authorize the Town Manager to endorse an application for Community Development Block Grant (CDBG) funds for the proposed “Project Home”, formerly known as the Quality Housing Coalition, which is a multi-community block grant co-sponsored with the Town of Scarborough and City of Westbrook.

Attachments: [26-012 Cover Sheet.pdf](#)
[CDBG MultiJurisdictional Project Home Application.pdf](#)
[ProjectHome OverviewBrochure Trifold v12 pages \(002\).pdf](#)

[26-013](#) To appoint Melissa Young, currently serving as an alternate on the Planning Board, to the vacated regular seat for the remainder of the existing term ending February 15, 2027.

Attachments: [26-013 Cover Sheet.pdf](#)

[26-016](#) To approve a charge for an East Windham Steering Committee.

Attachments: [26-016 Cover Sheet.pdf](#)
[Steering Committee Description and Potential Members2027.pdf](#)

XI. Council Correspondence.

[CD 26-013](#) Charter Communications - Upcoming Changes to Spectrum Channels.

Attachments: [2026.01.22 Charter Programming Notice \(Latino Ch drops\)me.nh.pdf](#)

[CD 26-014](#) Letter of Thanks - Sweetser.

Attachments: [Sweetser Agency Funding.pdf](#)

XII. Town Manager's Report.

XIII. 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. The next meeting is February 9, 2026 at 6PM in Conference Room 1.

2. Windham Economic Development Corporation.
3. Natural Resources Advisory Committee.

Meetings occur the third Wednesday of each month. The last most recent meeting was on January 21st at 5:30 PM in Conference Room 1.

4. Greater Portland Council of Governments (GPCOG).
5. ecomaine.

The board meets the 3rd Thursday of each month. The last most recent meeting occurred on January 16th.

6. Windham Middle School Repurpose Advisory Committee.

Meetings typically are held on the third Tuesday of each month. The last most recent meeting was on January 20th. The agenda and meeting materials can be found here: <https://windhamweb.legistar.com/Calendar.aspx>.

XIV. Discussion Items.[CD 26-003](#)

NIMS/ICS Training.

Fire-Rescue Chief Libby will conduct this training.[CD 26-007](#)

Fire-Rescue Department Update.

[CD 26-011](#)

2026 Council and Subcommittee Meetings.

Attachments:[2026 Council and Subcommittee Meeting Dates.pdf](#)[CD 26-010](#)

FY 2025 Audit Presentation.

Attachments:[Windham Powerpoint 2025.pdf](#)[Windham AU-C-260 Letter 2025 Draft 1-26-2026.pdf](#)[Windham Compliance Reports 2025 Draft 1-26-2026.pdf](#)[Windham FS Audit 2025 Draft 1-26-2026.pdf](#)*In-person audit report provided by Peter Hall.***XV. Agendas & Scheduling.****XVI. ADJOURN.**