



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

### Planning Board

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Monday, January 12, 2026

6:00 PM

Council Chambers

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

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

3. [PB 25-078](#) Approval of Minutes - The meeting of November 24, 2025

Attachments: [Minutes 11-24-2025 - draft.pdf](#)

4. [PB 26-001](#) Approval of Minutes - The meeting of December 8, 2025

Attachments: [Minutes 12-8-2025 - 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)*

5. [PB 26-002](#) #25-28 Land Use Ordinance Amendments to Article 3 Definitions, Article 4 District Districts, and Article 5 Performance Standards - Kennels in Commercial Districts

The Town is proposing an amendment to Chapter 120 Land Use to redefine Major Kennels to include dog daycares and overnight boarding for more than four dogs or cat as a conditional use in the C-1, C-1N, and C-2 districts, and add additional performance standards in §120-531.

**Attachments:**

[25-28\\_PB\\_MEMO\\_LUO\\_AMD\\_Art3,4,&5\\_ModernizeKennels\\_010826.pdf](#)  
[25-28\\_LUO\\_AMD\\_Art345\\_ModernizationKennels\\_\(OriginalRedlineClean\)\\_0108](#)  
[One-page\\_Summary\\_LUO\\_Amendments.pdf](#)  
[Modernize\\_Kennels\\_AttorneyComment\\_121725.pdf](#)  
[SaltyDogs\\_Comments\\_123125.pdf](#)  
[StateAnimalWelfareRules-001c701.pdf](#)  
[25-28\\_PublicComment\\_Chard\\_01-07-26.pdf](#)  
[25-28\\_PublicComment\\_Delargy\\_01-07-26.pdf](#)  
[25-28\\_PublicComment\\_Toothaker\\_01-07-26.pdf](#)  
[25-28\\_PublicComment\\_Crimmin\\_01-07-26.pdf](#)  
[25-28\\_PublicComment\\_Carey\\_01-07-26.pdf](#)  
[25-28\\_PublicComment\\_HarmonB\\_01-08-26.pdf](#)  
[25-28\\_PublicComment\\_HarmonJ\\_01-08-26.pdf](#)  
[25-28\\_PublicComment\\_Dragos\\_01-08-26.pdf](#)

6. [PB 26-003](#) #25-29 Zone Change Application - Rezone Portion of 35 Dylan Way from F to RL - William Hartley  
The application is a request to rezone a portion of 35 Dylan Way within the CMP utility corridor easement from Farm District (F) to Light-Density Residential District (RL). The property is further identified as Tax Map 23 Lot 4A-1.

**Attachments:**

[25-29\\_PB\\_MEMO\\_ZoneChange\\_DylanWay\\_F\\_to\\_RL\\_123025.pdf](#)  
[25-29\\_DylanWay\\_Zoning\\_Change\\_Application\\_12-04-25.pdf](#)

**Other Business**

**7. 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.*