

Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Draft

Town Council

Tuesday, September 9, 2025

6:00 PM

Council Chambers

I. Roll Call of Members.

Present: 5 - David Nadeau, Brett Jones, Mark Morrison, William Reiner and Jarrod Maxfield

Absent: 2 - Nicholas Kalogerakis and John Henry

II. Pledge of Allegiance.

Council Chair Maxfield led the Pledge of Allegiance.

III. Minutes to be Approved:

[CD 25-161](#) To approve the minutes of the Special Meeting Executive Session on August 12, 2025

Attachments: [Special Meeting-Ex. Session-Council-8-12-2025.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Jones, that the Minutes be approved. The motion carried by the following vote:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Council Chair Maxfield

Absent: 2 - Councilor Kalogerakis and Councilor Henry

[CD 25-160](#) To approve the minutes of the August 12, 2025 Council meeting.

Attachments: [Minutes-Council-8-12-2025.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Jones, that the Minutes be approved. The motion carried by the following vote:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Council Chair Maxfield

Absent: 2 - Councilor Kalogerakis and Councilor Henry

IV. Adjustments to the Agenda.

VI. Public Participation.

None.

VII. Councilors' Comments.

None.

VIII. PUBLIC HEARINGS.

25-132 To receive public comment and act on Adult Use Marijuana Stores and Medical Marijuana Caregiver Retail Stores renewal license applications for a term of one-year in accordance with Chapter 128 of the code of the Town of Windham.

Attachments: [25-132 Cover Sheet.pdf](#)
[M.J.Stores-Memo & Addendums.pdf](#)

No public comment.

A motion was made by Councilor Nadeau, seconded by Councilor Morrison, that the Order be approved. The motion carried by the following vote:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Council Chair Maxfield

Absent: 2 - Councilor Kalogerakis and Councilor Henry

IX. UNFINISHED BUSINESS & GENERAL ORDERS.

25-111 To accept Revolution Drive as a public way.

Attachments: [25-111 Cover Sheet.pdf](#)
[17-11 TC MEMO Revolution Drive Street Acceptance 090425.pdf](#)
[REC DEED Revolution Drive 090425 .pdf](#)
[SIGNED Maintenance Guarantee 090325.pdf](#)
[CK Revolution Drive MaintenanceGuarantee 090425.pdf](#)
[Majestic Woods Phase III Subdivision LocationMap.pdf](#)
[Majestic Woods 10-18.PDF](#)
[17-11 Majestic Woods Phase 3 Approval Letter 10-31-18.pdf](#)
[17002-Plan and Profile-ASBUILT compiled 2025_6_20.pdf](#)
[Majestic Woods Declaration.pdf](#)
[Engineer Inspection.pdf](#)
[SiteLawPermit Shoreland Development LLC L27866AN.pdf](#)
[Recorded Deeds of RevolutionDrive ROW.pdf](#)
[Public Access Easement.pdf](#)

Manager Burns said everything is in order and ready for acceptance.

A motion was made by Councilor Nadeau, seconded by Councilor Reiner, that the Order be approved. The motion carried by the following vote:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Council Chair Maxfield

Absent: 2 - Councilor Kalogerakis and Councilor Henry

25-124 To appoint Democratic Regular Member Krystal Ash-Cuthbert, Democratic Alternate Member Doris Poland, Republican Regular Member Phyllis Koenig Hall, Republican Alternate Member Sandra Tyler to the Voter Registration Appeals Board for a 3-year term to expire on August 15, 2028.

Attachments: [25-124 Cover Sheet.pdf](#)
[Voter-Reg-Board-Noms.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Jones, that the Order be approved. The motion carried by the following vote:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Council Chair Maxfield

Absent: 2 - Councilor Kalogerakis and Councilor Henry

25-131 To approve and endorse letters to the Governor and our Maine delegation regarding L.D. 1829.

Attachments: [25-131 Cover Sheet.pdf](#)

Councilor Reiner explained that this is the letter the Town and the Council are presenting to our State Reps and Governor with this change in the statute in the state, that will hamper our hands with growth zones and taking the control of development in Windham out of our hands, and let them know our displeasure with their choice. He mentioned that maybe they could have a discussion about presenting this to the Windham Eagle.

Councilor Nadeau said it might be good to reach out to the Editor and let him read the bill and say something about it.

A motion was made by Councilor Nadeau, seconded by Councilor Reiner, that the Order be approved. The motion carried by the following vote:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Council Chair Maxfield

Absent: 2 - Councilor Kalogerakis and Councilor Henry

25-127 To approve a three-year collective bargaining agreement for the period July 1, 2025 through June 30, 2028 between the Town of Windham and the Windham Police Association, and to authorize the Town Manager to sign the agreement on behalf of the Town.

Attachments: [25-127 Cover Sheet.pdf](#)
[2025-2028 Police Contract FINAL.docx](#)
[Police Wage Scales July 2025-June 2028.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Jones, that the Order be approved. The motion carried by the following vote:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Council Chair Maxfield

Absent: 2 - Councilor Kalogerakis and Councilor Henry

X. Council Correspondence.

[CD 25-162](#) Funded Social Service Agency Thank You.

Attachments: [American Red Cross.pdf](#)
[MaineHealth Behavioral Health.pdf](#)

[CD 25-163](#) Effective Risk Management and Loss Prevention Pays Off.

Attachments: [MMA Risk Management Dividend Payments.pdf](#)

[CD 25-169](#) Junkyard Inspection Reports

The Council will review the inspection report from the CEO for the Town's currently licensed junkyards. A public hearing on the license renewals is scheduled for the meeting for September 23, 2025.

Junkyards and automobile graveyards are not permitted uses under Windham's Land Use Ordinance. The junkyards licensed by the town are grandfathered (i.e. existed before the town adopted zoning in the 1970s) and operating under permits granted by the Council under the provisions of Maine statute,

See the attached report.

Attachments: [JunkyardInspectionMemo2025.pdf](#)

[CD 25-170](#) Message from Cumberland County.

Attachments: [County Updates Email.pdf](#)
[County Updates Tax Scam Letter.pdf](#)

[CD 25-172](#) Portland Water District Project and Public Meeting Notification.

Attachments: [PWD - Major Meter Replacement Project Launch.pdf](#)

XI. Town Manager's Report.

Manager Burns reported on the following:

The cisterns are now being installed at Cross Ridge Drive subdivision and then pavement will follow.

The Fire Department was able to host a department BBQ at Dundee park this past

Saturday.

Brian Morin our Public Works Director has worked out a contract with EnviroServe and the town will be hosting hazardous waste collection days starting next year, more details to follow.

They have been working to repair the Mountain Division Trail, a lot of activity out there.

Property owners have received their tax bills, please call the Manager's Office or the Assessor for questions.

Dundee Park is now closed; they closed on September 1st.

Our available positions are:

We have 4 positions open in the Police Department

At least 1 CDL class driver open in the Public Works Department

The Town Clerk posting has come to a close and we have started to review all applications

The Assistant Town Manager's position has been posted.

Councilor Jones asked what the status was on the shoulders on Falmouth Road? The Manager said Public Works is shouldering it now, two days per week, the other contractor did not have the time.

XII. Committee Reports.

A. Council Subcommittees.

1. Appointments Committee.

Councilor Morrison said they met tonight and they had three interviews for two different committees. The Committee is in agreement to move Melissa Young forward as an alternate for the Planning Board. Her name will be on the next agenda.

Councilor Reiner said the other two interviews are part of a group of interviews, they were not declined, they have more people to interview for the Adhoc Park at Forbes Lane.

2. Finance Committee.

No report.

3. Ordinance Committee.

Councilor Nadeau said they have dates scheduled.

B. Other Committees.

1. Parks & Recreation Advisory Committee.

No report.

2. Windham Economic Development Corporation.

No report.

3. Natural Resources Advisory Committee.

No report.

4. Greater Portland Council of Governments (GPCOG).

Councilor Maxfield said they will meet Tuesday, September 16, 2025.

5. ecomaine.

No report.

6. Windham Middle School Repurpose Advisory Committee.

Councilor Reiner said the September meeting has been postponed until October.

XIII. Discussion Items.

***Note: Minutes are not taken for Discussion Items.**

***Note: Councilor Reiner had to leave at 6:17 p.m. for work.**

[CD 25-165](#) Comprehensive Plan Amendments - Scope, Schedule and Budget.

Attachments: [PLANNING MEMO FINAL CompPlanUpdateRewrite 081925.pdf](#)

[CD 25-168](#) North Windham Public Safety Building Update.

XIV. Agendas & Scheduling.

XV. EXECUTIVE SESSION.

[25-133](#) To enter into executive session in accordance with 1 MRS §405(6)(C) to discuss "the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency and in accordance with 1 M.R.S.A. §405(6)(A), which provides for the "Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency," for the purpose of discussing a personnel matter.

Attachments: [25-133 Cover Sheet.pdf](#)

Councilor Morrison moved to enter into executive session, seconded by

Councilor Nadeau.

In Favor: 4-0

Absent: (WR, JH, NK)

Councilor Morrison moved to return from executive session, seconded by Councilor Nadeau. No votes were taken.

In Favor: 4-0

Absent: (WR, JH, NK)

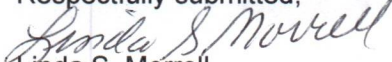
XVI. ADJOURN.

A motion was made by Councilor Jones, seconded by Councilor Morrison, that they be adjourned. The motion carried by the following vote:

In Favor: 4 - Councilor Nadeau, Councilor Jones, Councilor Morrison and Council Chair Maxfield

Absent: 3 - Councilor Kalogerakis, Councilor Reiner and Councilor Henry

Respectfully submitted,


Linda S. Morrell

Town Clerk, CCM