

Planning Board Pending Residential Applications

APP #	STATUS	Approval Date	PROJECT NAME	APPLICANT	MAP	LOT	LOCATION	APP TYPE	DESCRIPTION	SENIOR	AFFORDABLE	CONSVN	LOTS/ DWELLING UNITS	Growth Permit Exempt/ Reserve Pool Allocated	TYPE	Bedrooms	ZONE
24-15	No PG	5/20/2024	Pettingill Pines Senior Affordable Housing	Developers Collaborative	80	58	Anglers Rd	Major Site Plan	The application is to construct a 2.5-story, 48-unit building with associated parking, utilities, stormwater management infrastructure, and landscaping improvements. The residents will be over the age of 55 and will meet income requirements for affordability.	Y	Y	N	48	48	1 Multi-family	Studio (2), 1 bed (46)	F, RRCFO
23-18	Under Construction; No permits in-lieu of PG	7/1/2024	Windham Village Apartments	770 Roosevelt Development, LLC	70	1A	Tandberg Trl	Major Subdivision & Site Plan	14-building 172-unit residential development with associated parking and infrastructure on 9.1 acres portion of Shaws property. 4 buildings (48 units) will be condo units to be sold.	N	N	N	172	172	14 Multi-family (13 12-unit, 1 16-unit)	1 bed (29), 2 bed (143)	C-1
24-13	Under Construction; FD approved cistern install	10/7/2024	Cross Ridge Subdivision	PTG Properties Inc.	22	20-5, 23-3, 23-3B, 23-6, 23-7, 23-8, 23-9, 23-10, 23-11, 23-12	Lockland Dr and Flintlock Dr	Major Subdivision	The application is to create eight lots for single-family dwelling use. All lots will utilize existing private roadways for access, frontage and utilities. No new roadways or extensions are being proposed.	N	N	N	8		8 Single family	TBD	FR
24-24	No PG	10/28/2024	Andrew School Redevelopment	Westbrook Development Corp.	37	24	55 High St	Major Subdivision & Site Plan	The application is a mixed-income development consisting of eighteen affordable apartments for senior housing, This project also includes associated parking areas, internal vehicular drive aisles, pedestrian pathways, a centralized open green space, and stormwater treatment area.	Y	Y	N	18	18	4 Multi-family (3 4-unit, 1 6-unit)	1 bed (18)	VC
24-31	Sketch 10/28/24. Prelim submitted 2/12/26	In Review	Turning Leaf Heights	Gateway Development, LLC	14	9-B	Turning Leaf Dr	Major Subdivision & Site Plan	This Application proposes a multifamily development consisting of three (3) buildings with 32 units each, two (2) buildings with 12 units each, and sixteen (16) duplex buildings for a total of 152 dwelling units.	N	N	N	152	120	16 Two-family, 5 Multi-family (3 32-unit, 2 12-unit)	1-bed (33), 2-bed (84), 3-bed (32)	C-1
19-16	Under Construction; No permits in-lieu of PG	6/9/2025	The Cove at Highland Lake	19 Roosevelt Trail, LLC	7	66	First Light Drive	Major Subdivision & Site Plan	The application is to amend the approval of The Cove at Highland Lake, a 60-unit retirement community initially approved by the Planning Board on March 8, 2021 and amended February 12, 2024, to add a condition of approval that in lieu of the furnishing of a performance guarantee no building permit will be issued for units 21-60 until all project improvements are complete.	Y	N	N	40	40	6 Two-family, 7 Multi-family (7 4-unit)	2-bed (60)	C-3, RCCFO
24-25	No PG	9/8/2025	Amended Andrew School Redevelopment - WDCJCS Subdivision	Great Falls Construction, Inc and Westbrook Development Corp	37	24	55 High St	Amended Site Plan & Subdivision	The application is for 17 market-rate apartments in two buildings. The plan amends the October 28, 2024 approval by continuing the mixed-income development consisting of 18 affordable apartments for senior housing, to bring a new total of 35 units on the 2.39 acre property. The development will be served by public water and sewer.	N	N	N	17		2 Multi-family (1 5-unit, 1 12-unit)	2 bed (17)	VC
25-01	Under Construction	9/22/2025	Dolley Farm Subdivision	25 River Road, LLC	5	25	River Rd	Major Site Plan & Subdivision	The application is for a 42-unit residential Condominium development of a 32.8-acres property. The property is vacant land with an existing well serving the abutting property. The development will have an access driveway for the 44-unit condominium complex.	N	N	N	42		21 Two-family	3 bed (44)	RM
25-04	Sketch 5/12/25	In Review	Highland Cliff Conservation Subdivision	Kurt Christensen Custom Homes, Inc	7	44	Highland Cliff Rd	Major Subdivision	The application is to develop a 10-lot conservation subdivision with a minor private road 1,292 feet in length. Lots will range in size from 31,190 SF to 51,080 SF, with the remaining 15.14 acres as open space. Lots will be served by private subsurface wastewater disposal systems, drilled wells and underground utilities.	N	N	Y	10		10 Single family	TBD	F, SP
25-06	Under Construction	7/14/2025	Shepherd Lane Subdivision (former 421 Falmouth Road Condos)	Robie Holdings, LLC	19	104, 90G	421 Falmouth Rd	Major Subdivision & Site Plan	The application is for an 13-unit single-family residential condominium development of a 22.75 acre property. The development will have an access driveway and be served by public water, shared private wastewater disposal systems, and underground utilities.	N	N	N	13		13 Single family	3 bed (13)	VR, F
25-12	Sketch 6/9/25, Site Walk 7/7/25, Sketch 2/23/26	In Review	Webb Road Subdivision	Robie Holdings, LLC	6	33	Webb Rd & Read Rd	Major Subdivision	The application is for the development of a 5-lot conservation subdivision on a 21.43 acre property. Four lots will be served by a minor private road 400 feet in length, private wells, private wastewater disposal systems, and underground utilities and be provided with 4.69 acres of open space. Lot 5 is intended to be retained by the owner for a future phase of development.	N	N	Y	5		4 Single Family	TBD	F, RRCFO
25-13	Prelim Approved 7/14/25	In Review	Franklin Drive Multifamily	New Gen Estates, LLC	18	26-2-A02, 26-2-A03	20 Franklin Dr	Major Subdivision & Site Plan	The application is for 306 apartments in two buildings on a 7.88 acre property. This project also includes associated parking, internal vehicular drive aisles, and the construction of a public access trail to the adjacent Donnabeth Lippman Park. The development will be served by public water and sewer.	N	N	N	306	306	2 Multi-family (2 156-unit)	1-bed (186), 2-bed (120)	C-1
25-16	Prelim Approved 11/24/25. Final scheduled 2/23/26	In Review	Meredith Woods Subdivision	Meredith Way, LLC	6	38-E02	Meredith Dr	Major Subdivision	The application is to develop a 5-lot conservation subdivision with a paved minor private road 810 feet in length. Lots will range in size from 30,047 SF to 32,227 SF, with the remaining 16.86 acres as open space. Lots will be served by private subsurface wastewater disposal systems, public water and underground utilities.	N	N	Y	5		5 Single Family	TBD	F, SP
25-17	Sketch 7/14/25, Site Walk 10/25/25	In Review	209/211 Tandberg Trail Multifamily	Moon Apartments, LLC	19C	50C, 50D	209 & 211 Tandberg Trl	Major Subdivision & Site Plan	The application is for the development of 10 apartments by the conversion of an existing mixed use building that has 2 existing dwellings and a former daycare at 211 Tandberg Trail to a create a 4-unit building, and constructing a new 8-unit multifamily dwelling. An existing 2 unit building at 209 Tanberg Trail will remain in place.	N	N	N	10		2 Multi-family (4-unit, 8-unit)	2-bed (4), 3-bed (4) (4-unit bld TBD)	C-4
25-18	Under Construction; No permits in-lieu of PG	10/27/2025	Marigold Lane Subdivision (former 250 Windham Center Road Condos)	Casco Bay Holdings, LLC	12	52-A	250 Windham Center Rd	Major Subdivision & Site Plan	The application is for a 6-unit residential development in 3 duplex buildings on a 3.26 acre property. The development will have an 400-foot private access driveway and be served by public water, private wastewater disposal systems, and underground utilities.	N	N	N	6		3 Two-Family	3-bed (6)	WC
25-19	Sketch 7/28/25	In Review	High Street Duplex Development	DWN Asset Management Inc	38	1-D	High St	Minor Subdivision & Site Plan	The application is for the development of two (2) two-story duplex buildings.	N	N	N	4		2 Two-Family	TBD	VC
25-27	Sketch 11/24/25, Site Walk 12/13/25	In Review	100 River Road Subdivision	Row Even, LLC	1	8, 8-1, 8-2, 9	100 River Road	Major Subdivision	The application is to develop a 17-lot conservation subdivision on 32 acres with a new road built to public standards. Lots will be 30,000 square feet, with the remaining 18.29 acres as open space. Lots will be served by private subsurface wastewater disposal systems, on-site wells and underground utilities.	N	N	Y	17		17 Single Family	TBD	F

818 **704**
114 Units Requiring Growth Permits

Totals Exclude Permitted Projects