



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Cover Sheet

File Number: 25-037

**Agenda Date:** 3/11/2025

**Version:** 1

**Status:** Agenda Ready

**In Control:** Town Council

**File Type:** Order

### I. Council Action Requested.

To approve a Development Agreement between the Town and Gateway Development, LLC outlining agreed obligations of both the Town and Gateway Development, LLC pertaining to easements, property transfers, fees, permits and sewer connections to complete a 114 two-bedroom apartment/condominium units and 32 three-bedroom condominium townhouse units within 14 buildings at Turning Leaf Drive and Drive In Lane and authorize the Town Manager to take the necessary steps to execute said agreements.

### II. Basis for Council Action.

Council approval of this item is required because;

- a. Article I, Section 2 of the Charter provides that "The Town may acquire property for any Town purpose, in fee simple or any lesser interest or estate, by purchase, gift, devise, lease, or condemnation and may sell, lease, mortgage, hold, manage and control such property as its interest may require," and
- b. Article II, Section 3(I) of the Charter authorizes the Council to "Exercise all the legislative, financial, borrowing and other powers now or hereafter given by statute to inhabitants of towns acting in Town Meeting except as otherwise provided herein, and also exercise all the powers now or hereafter given by statute to municipal officers of towns."

### III. Issue Summary.

Please view the attached agreement.