



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, April 27, 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 26-017](#) Approval of Minutes - The meeting of April 13, 2026

Attachments: [Minutes 4-13-2026 - draft.pdf](#)

### Public Hearing

*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)*

4. [PB 26-018](#) #26-07 Land Use Ordinance Amendments to Article 12 Impact Fees - North Route 302 Road Improvements Impact Fee  
The Town is proposing an amendment to Chapter 120 Land Use § 120-1204K to extend the time limit of the fee.

Attachments: [LUO\\_AMD\\_NorthRoute302Fee.pdf](#)  
[26-07\\_PB memo\\_NorthRoute302Fee\\_04-16-26.pdf](#)

### New Business

*In accordance with the Rules of the Planning Board, no public comment shall be allowed during the New Business portion of the meeting, except as requested by the Board. Please send written comments by mail or email to [PlanningBoard@windhammaine.us](mailto:PlanningBoard@windhammaine.us)*

5. [PB 26-019](#) #26-04 Riding to the Top - Major Site Plan - Sketch Plan Review - 14 Lilac Drive - Riding to the Top Therapeutic Riding Center  
The application is for expansion of the facility to include a new barn, an outdoor riding area, and a tractor shed, and improvements to the existing indoor arena/office building, reconfigured paddocks and parking areas and updated utilities and stormwater facilities. Subject property is identified as Tax Map: 7; Lot: 27B; Zone: Farm (F) in the Inkhorn Brook watershed.

**Attachments:** [26-04 PB MEMO MJR SP SKP RTT 042326.pdf](#)  
[26-04 MJR SP RTT WaiverRequest 4-2-2026.pdf](#)  
[26-04 MJR SP SKP PLANS RTT 3-24-26.pdf](#)  
[26-04 MJR SP SKP APPL RTT 3-24-26 redacted.pdf](#)

6. [PB 26-020](#) #26-05 North Windham Public Safety Building - Major Site Plan - Sketch Plan Review - Franklin Drive - Town of Windham  
The application is for a new 14,330 sq ft footprint, 27,950 sq ft gross floor area, 2-story public safety building. Subject property is identified as Tax Map: 7; Lots: 14 (portion) and 14A (portion); Zone: Commercial I (C-1) in the Little Sebago Lake watershed.

**Attachments:** [26-05 PB MEMO MJR SP SKP NWPS 042326.pdf](#)  
[26-05 MJR SP SKP APPL NWPS 2026-03-31 redacted.pdf](#)  
[26-05 MJR SP SKP PLANS NWPS 20260331.pdf](#)

7. [PB 26-021](#) #26-06 24 Depot Street Residential Development - Major Site Plan - Sketch Plan Review - 24 Depot Street - 24 Depot Street, LLC  
The application is to construct a 15-unit multi-family residential development on a 1.2 acre property. The development will include a 5,040 SF footprint building with paved parking and stormwater management facilities and be served by underground utilities and public water and sewer. The site is further identified as Tax Map 38; Lot 52; Zone: Village Commercial (VC) in the Presumpscot River watershed.

**Attachments:** [26-06 PB MEMO MJR SP SKP 24 Depot St 042326.pdf](#)  
[26-06 MJR SP SPK PLAN 24 Depot St 2026 4 6.pdf](#)  
[26-06 MJR SP SKP APP 24 Depot St 2026 4 6 redacted.pdf](#)

### **Other Business**

8. [PB 26-022](#) Adopt revision to the Rules of the Planning Board

**Attachments:** [Rules of the Planning Board 04-13-2026draft.pdf](#)

## 9. 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.*