



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, March 11, 2025

6:00 PM

Council Chambers

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 25-077](#) To approve the Minutes of the February 25, 2025 Council Meeting.

Attachments: [Minutes-Council-2-25-2025.pdf](#)

IV. Adjustments to the Agenda.

VI. Public Participation.

The public is invited to address the Council on any item of business not on the agenda for tonight's meeting.

NOTE TO CITIZENS: Citizens have the right and are encouraged to speak during public participation regarding items not on the agenda, or regarding an item when it comes up on the agenda.

All comments and questions during public participation or on an agenda item must be directed to the Chair and be limited to not more than three (3) minutes per speaker; except that the Chair may grant another three (3) minutes at his/her discretion.

Anyone who has already addressed the Council during public participation, on an agenda item, or during a public hearing will be asked to wait until all others have spoken before being recognized a second time.

VII. Councilors' Comments.

VIII. PUBLIC HEARINGS.

None.

IX. CONSENT AGENDA.

None

X. UNFINISHED BUSINESS & GENERAL ORDERS.

[25-036](#) To approve a Development Agreement between the Town and New Gen Estates, LLC outlining agreed obligations of both the Town and New Gen Estates pertaining to easements, property transfers, fees, permits and sewer connections to complete 300 market-rate dwelling unit (one- and two-bedroom units) apartment project at Franklin Drive and authorize the Town Manager to take the necessary steps to execute said agreements.

Attachments: [25-036 Cover Sheet.pdf](#)
[DevelopmentAgreementWindham_NewGenEstates_Draft_030325BAT.pdf](#)
[Exhibit D_TRAIL_EASEMENTS_FranklinDriveSub_030325.pdf](#)

[25-037](#) 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.

Attachments: [25-037 Cover Sheet.pdf](#)
[Development Agreement Windham_Gateway Draft_030325BAT.pdf](#)

[25-042](#) To appoint Marge Govoni to the Planning Board for a three-year term to end February 15, 2028.

Attachments: [25-042 Cover Sheet.pdf](#)

XI. Council Correspondence.

[CD 25-073](#) FOAA Status Report.

Attachments: [Little Meeting House_D Manchester 2.20.25.pdf](#)
[3.5.2025 justin_at_ustarjump Response.pdf](#)

[CD 25-074](#) Animal Refuge League Report.

Attachments: [Animal Refuge League 2024 Statistics.pdf](#)

[CD 25-079](#) Department Quarterly Reports.

Attachments: [Public Works Quarterly Report Oct-Dec 2024.pdf](#)

[CD 25-080](#) Maine Real Estate & Development Association (MEREDA) Forecast Conference.

Attachments: [Memo Tom Bartell, Economic Development Director.pdf](#)

XII. Town Manager's Report.

XIII. Committee Reports.

A. Council Subcommittees.

1. Appointments Committee.
2. Finance Committee.
3. Ordinance Committee.

B. Other Committees.

1. Parks & Recreation Advisory Committee.

Last meeting March 10th at 6 PM. Next meeting will be held April 14th, 6 PM in Conference Room 1.

**Meetings occur the second Monday of each month.*

2. Windham Economic Development Corporation.
3. Natural Resources Advisory Committee.

Next meeting is Wednesday, March 19th at 5:30 PM in Conference Room 1.

**Meetings occur the third Wednesday of each month.*

4. Greater Portland Council of Governments (GPCOG).

GPCOG Executive Committee, March 18, 2025 12:00 - 1:30 PM

5. ecomaine.

The board meets the 3rd Thursday of each month.

6. Windham Middle School Repurpose Advisory Committee.

Next Meeting is March 18, 2025 - Council Chambers - 5 PM

Future committee agendas will be posted here:

<https://windhamweb.legistar.com/Calendar.aspx>.

XIV. Discussion Items.

[CD 25-075](#)

Land Use Ordinance Amendments Pertaining to Stormwater Consistencies with Maine D.E.P. Ch. 500 for Municipal Delegated or Capacity Authority.

Attachments:

[25-07_TC_MEMO_LUOAmendmentsForDelegated_Review_030625.pdf](#)

[25-07_TC_REDLINE_LUOAmendmentsForDelegated_Review_030625.pdf](#)

[25-07_TC_WKFLW_LUOAmendmentsForDelegated_Review_030625.pdf](#)

[CD 25-076](#) North Windham Public Safety Facility Update.

Attachments: [Updated Base with Concept_240431-01 Markup Final.pdf](#)

XV. Agendas & Scheduling.

XVI. Executive Session.

[25-044](#) To enter into executive session under 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.

XVII. ADJOURN.