



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, April 28, 2026

6:00 PM

Council Chambers

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 26-080](#) To approve the Minutes of the April 14, 2026 Council meeting.

Attachments: [DRAFT-TC-MINUTES-April 14, 2026](#)

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.

[26-056](#) To receive comment and approve a municipal services budget for fiscal year 2026-2027.

Attachments: [26-056 Cover Sheet.pdf](#)
[Windham Finance Committee Budget FY27 EDIT 4.28.2026.pdf](#)
[FY27 Finance Committee Capital Plan.pdf](#)
[Finance Committee Review of Managers Budget.pdf](#)
[Finance Committee Revenues.pdf](#)
[Finance Committee Expenses.pdf](#)
[RSU Budget Presentation.pdf](#)

[26-071](#) To receive public comment and act on proposed amendments to Chapter 185 Shoreland Zoning Ordinance and Chapter 120 Land Use Ordinance of the Code of the Town of Windham, pertaining to standards to effectively provide municipal review and approval of development proposals for the development of new or expanded non-residential uses in the shoreland zoning districts.

Attachments: [26-071 Cover Sheet.pdf](#)
[26-03 SZMC TC MEMO 999 Roosevelt Trail 04-13-2026.pdf](#)
[DEP Shoreland Zoning Approval 2021-12-16.pdf](#)

IX. CONSENT AGENDA.

X. UNFINISHED BUSINESS & GENERAL ORDERS.

[26-048](#) To countersign the Regional School Unit No.14 Warrant calling a Regional School Unit Budget Referendum to be held on June 9, 2026.

Attachments: [26-048 Cover Sheet.pdf](#)
[RSU Warrant-Notice of Elec. 6-2026.pdf](#)

[26-059](#) To appoint Leo Gerrior to the Planning Board for a three-year term to end February 15, 2029.

Attachments: [26-059 Cover Sheet.pdf](#)

[26-060](#) To appoint Gabe Andrews, a community member with a professional background in conservation, ecology and trail building and personal interest in hunting and trail running to represent residents with those interests, to the East Windham Steering Committee.

Attachments: [26-060 Cover Sheet.pdf](#)
[East Windham Steering Committee Charge adopted 1.27.2026.pdf](#)

- [26-074](#) To appoint James VanNest to the Comprehensive Plan Steering Committee.
- Attachments:** [26-074 Cover Sheet.pdf](#)
[Comprehensive Plan Steering Committee Charge.pdf](#)
- [26-083](#) To amend the charge of the Comprehensive Plan Steering Committee membership from one Councilor to ___ Councilors.
- Attachments:** [FINAL_Comprehensive Plan Committee Charge_032426.pdf](#)
- [26-076](#) To appoint a councilor to the Comprehensive Plan Steering Committee.
- Attachments:** [26-076 Cover Sheet.pdf](#)
[Comprehensive Plan Steering Committee Charge.pdf](#)
- [26-075](#) To nominate a councilor to be considered to serve on the Maine Municipal Association's Legislative Policy Committee.
- Attachments:** [26-075 Cover Sheet.pdf](#)
[MMA 2026-2028 Legislative Policy Committee.pdf](#)
- [26-068](#) To find that public benefit is derived by not offering for sale the property identified as tax account F2435R pursuant to the Policy on Tax Acquired Property and allow the previous assessed owner to regain title to the property by entering into an agreement to pay all 2023, 2024 and 2025 taxes, interest, and costs owed thereon.
- Attachments:** [26-068 Cover Sheet.pdf](#)
[Highland Cliff Rd.pdf](#)
- [26-069](#) To find that public benefit is derived by not offering for sale the property identified as tax account M7277R pursuant to the Policy on Tax Acquired Property and allow the previous assessed owner to regain title to the property by entering into an agreement to pay all 2023, 2024 and 2025 taxes, interest, and costs owed thereon.
- Attachments:** [26-069 Cover Sheet.pdf](#)
[Depot Street.pdf](#)

[26-079](#) To approve a Memorandum of Agreement with Greater Portland Council of Governments, Maine Department of Transportation, and the municipalities of Portland, Westbrook and Raymond to formalize a partnership agreement to conduct the Route 302 Corridor Study from Portland to Raymond and authorize the Town Manager to take the necessary actions to execute said agreement.

Attachments: [26-079 Cover Sheet.pdf](#)
[DRAFT MOA - Route 302 Corridor Study.pdf](#)
[Attachment A Route 302 Corridor Study Scope 4-6-26.pdf](#)

[26-082](#) To adopt amendments to the town's fund balance policy.

Attachments: [26-082 Cover Sheet.pdf](#)

[26-087](#) To approve the expenditure of \$47,023, the cost of a police cruiser to replace a vehicle deemed a complete loss by the Town's insurer, of which the Town will be reimbursed \$30,525 and the remaining balance will be funded from 13100-47410.

XI. Council Correspondence.

[CD 26-078](#) FOAA Status Report.

Attachments: [Attny Request 7 Flagship Lane.pdf](#)
[6 Challenge Drive Deed.pdf](#)
[FOAA 770 Roosevelt Trail Property.pdf](#)
[FOAA Code Violations 770 Roosevelt Trl Response 4.23.2026.pdf](#)
[FOAA Code Violations All Building Permits Contractors 2025 Response 4.23.20](#)

[CD 26-082](#) CMP Rate Decrease and PUC Required Customer Notice.

Attachments: [CMP Letter and Notice Rates.pdf](#)

XII. Town Manager's Report.

XIII. Committee Reports.

A. Council Subcommittees.

1. Appointments Committee.
2. Finance Committee.

Next meeting will be April 30, 2026 at 4:30 PM.

3. Ordinance Committee.

Meets the third Wednesday of each month. Last met April 15, 2026.

B. Other Committees.

1. Parks & Recreation Advisory Committee.

Meetings occur the second Monday of each month.

2. Windham Economic Development Corporation.

The W.E.D.C. has scheduled a remotely accessed board meeting via Microsoft Teams on May 7th at noon.

3. Natural Resources Advisory Committee.

The committee met on April 22nd at 5:30 PM.

4. Greater Portland Council of Governments (GPCOG).

Dates:

PACTS Policy Board Meeting: Thursday, April 30, 2026, 11:00 AM - 1:00 PM

PACTS Policy Board Meeting: Tuesday, May 26, 2026, 11:00 AM - 1:00 PM

GPCOG General Assembly, Annual Summit & Reception: Thursday, May 28, 2026, 2:00 - 7:00 PM.

5. ecomaine.

The board last met on April 16th. The ecomaine Finance Committee is scheduled to meet on Thursday, May 21st at 3:00 PM.

6. Forbes Lane Neighborhood Park ad hoc Committee.

The committee met on April 15th and will have their final meeting on Wednesday, April 29th. The committee will make its recommendation to Council at their meeting of May 12th.

XIV. Discussion Items.

[CD 26-045](#) Update from County Commissioner, Tom Tyler.

[CD 26-083](#) Sewer Capacity and Potential Moratorium on Large-Scale Wastewater Users.

[CD 26-084](#) Buffer Zones in Residential Areas.

XV. Agendas & Scheduling.

XVI. ADJOURN.