



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

## Planning Board

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Monday, February 24, 2025

6:30 PM

Council Chambers

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### FINAL AGENDA

1. Call To Order - Chair's Opening Remarks
2. Roll Call and Declaration of Quorum
3. [PB 25-002](#) Approval of Minutes - The Meeting of February 10, 2025

**Attachments:** [Minutes 2-10-2025 - draft](#)

### Continuing Business

*In accordance with the Rules of the Planning Board, no public comment shall be allowed during the Continuing 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) on or before Thursday of the scheduled meeting date.*

4. [PB 24-121](#) #24-26 - Minor Subdivision - After-the-Fact Subdivision - Monique Drive - Final Plan Review - Robert Cloutier  
The application is an after-the-fact subdivision to approve 3 lots. Upgrades the private streets, Lisa Drive and Jules Drive, to establish the required road frontage for lot 49-D5. The applicant is seeking a final plan approval and is requesting the Board to review and approve a draft road maintenance agreement for the Lisa Drive and Jules Drive. Subject properties are identified as Tax Map: 11; Lot: 49D, 49D-3, 49D-5 and found in the Village Residential (VR) zoning district and in the Presumpscot River via Otter Brook watershed.

**Attachments:** [24-26 MNR SUB FP PB MEMO MoniqueDrive 022025](#)  
[24-26 APPL MoniqueDrive 2025-02-18](#)  
[Draft Boundary Line & Maintenance Agreement 2025-02-18](#)  
[24-26 REV PLANS MoniqueDrive 2025-02-18](#)  
[APPL AHunter ROWwAbutter 011625.pdf](#)  
[Existing Road Maintenance Agreement bk21296 pg175.pdf](#)  
[PUBLIC COMMENTS Langerman.013125](#)  
[Public Comments Langerman 021825](#)  
[Public Comments Langerman 021925](#)

## **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) on or before Thursday of the scheduled meeting date.*

5. [PB 25-001](#)

25-04 - Major Subdivision - Highland Cliff Conservation Subdivision - Highland Cliff Road - Sketch Plan Review - Kurt Christensen Custom Homes, Inc

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. Subject property is identified as Tax Map: 7; Lot: 44; Zone: Farm (F) and Stream Protection (SP) in the Colley Wright Brook watershed.

**Attachments:**

[25-04\\_MJR\\_SUB\\_SKP\\_PB\\_MEMO\\_HighlandCliffConserveSub\\_022025](#)

[25-04\\_MJR\\_SUB\\_SKP\\_APP\\_HighlandCliffConserveSub\\_013025\\_opt](#)

[25-04\\_MJR\\_SUB\\_SKP\\_PLAN\\_HighlandCliffConserveSub\\_013025](#)

## **6. Adjournment**

*The Planning Board will review the remaining agenda items at 10:00 pm and may decide not to consider any other items after 10:30 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.*