



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Final

Town Council

Tuesday, April 8, 2025

6:00 PM

Council Chambers

I. Roll Call of Members.

Present: 6 - David Nadeau, Brett Jones, Mark Morrison, William Reiner, John Henry and Jarrod Maxfield

Absent: 1 - Nicholas Kalogerakis

II. Pledge of Allegiance.

Council Chair Maxfield led the Pledge of Allegiance.

III. Minutes to be Approved:

CD 25-082 To approve the Minutes of the March 11, 2025 Council meeting.

Attachments: [Minutes-Council-3-11-2025.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Henry, that the Minutes be approved. The motion carried by the following vote:

In Favor: 6 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

Absent: 1 - Councilor Kalogerakis

IV. Adjustments to the Agenda.

VI. Public Participation.

No public participation.

VII. Councilors' Comments.

Councilor Reiner wanted to wish his mom a Happy 80th Birthday today.

VIII. PUBLIC HEARINGS.

25-054 To receive public comment and act on an application submitted by Danny Drouin d/b/a the Stockhouse Restaurant & Sandbar Pub located at 4 Turning Leaf Drive for a new Special Amusement permit.

Attachments: [25-054 Cover Sheet.pdf](#)

[Sp. Amusement-Stockhouse Rest..pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Morrison, that the Order be approved. The motion carried by the following vote:

In Favor: 6 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

Absent: 1 - Councilor Kalogerakis

IX. CONSENT AGENDA.

X. UNFINISHED BUSINESS & GENERAL ORDERS.

[25-046](#) To appoint a second delegate to the Greater Portland Council of Governments General Assembly. (The General Assembly meeting is tentatively May 29, 2025.)

Attachments: [25-046 Cover Sheet.pdf](#)

Councilor Morrison nominated David Nadeau, seconded by Councilor Jones.

A motion was made by Councilor Nadeau, seconded by Councilor Morrison, that the Order be approved. The motion carried by the following vote:

In Favor: 6 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

Absent: 1 - Councilor Kalogerakis

[25-052](#) To change the Council's meeting schedule to move the meeting that would typically fall on the fourth Tuesday of April, April 22, 2025 to the fifth Tuesday, April 29, 2025.

Attachments: [25-052 Cover Sheet.pdf](#)

[Council Rules Amended 2024 1126.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Morrison, that the Order be approved. The motion carried by the following vote:

In Favor: 6 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

Absent: 1 - Councilor Kalogerakis

[25-053](#) To appoint Richard Yost to the Planning Board for a three-year term to end February 15, 2028.

Attachments: [25-053 Cover Sheet.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Morrison, that the Order be approved. The motion carried by the following vote:

In Favor: 6 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

Absent: 1 - Councilor Kalogerakis

XI. Council Correspondence.

CD 25-081 FOAA Status Report.

Attachments: [BuildZoom Permits 2017 to Current 3.12.2025.pdf](#)
[Maine Monitor Media Request-Response Opioid Settlement Fund 3.17.25.pdf](#)
[Dirigo Mgmt. Cornerbrook Inquiry and Response 3.18.25.pdf](#)
[Fastapp Appraisal Management 3.19.2025.pdf](#)
[Response with Invoice Proof Reports 3.26.2025.pdf](#)

CD 25-083 Substance Prevention Grant - Recipient Report.

Attachments: [24-25 Mid-year Grant Update - Altitude_Rippleffect.pdf](#)

CD 25-088 Resident Comments Regarding Forbes Ln/Misty Drive Park.

Attachments: [D Joy Misty Drive Resident.pdf](#)
[B Wasson Misty Drive Resident.pdf](#)
[M Cote Forbes Lane Resident.pdf](#)

CD 25-089 Letter of Appreciation for Agency Funding.

Attachments: [Camp Susan Curtis Thank You.pdf](#)

CD 25-090 The LifeFlight Foundation Publication.

Attachments: [LifeFlight Publication_Dispatches April 2025.pdf](#)

XII. Town Manager's Report.

There was nothing to report.

XIII. Committee Reports.**A. Council Subcommittees.**

1. Appointments Committee.

Councilor Morrison said they had two applicants that they were moving forward.

2. Finance Committee.

Councilor Nadeau said they have had several meetings and they will be bringing a budget that was voted unanimously through the Finance Committee to the Council tonight. He thanked staff and management for the efforts they put into the budget. He also thanked the Finance Committee for their time they put in.

3. Ordinance Committee.

Councilor Nadeau said they are working on four things in the Ordinance Committee. The Growth Ordinance, which is taking a lot of time, and he hopes the Council will see it soon.

B. Other Committees.

1. Parks & Recreation Advisory Committee.

No report.

2. Windham Economic Development Corporation.

Tom Bartell let everyone know that the Farmer's Market begins May 24 - September 27 and will be open from 8:30 - 12:30 each Saturday.

The Food Truck Park will be open again on Monday nights starting June 2 to September 29 and they will be closed on Labor Day. There are five or six applications that Linda is working on.

They are working on Windham Outdoors, which is a marketing initiative for the town to get people to come and enjoy our outdoor amenities. Tom passed out winter hats to the Council that have Windham Outdoors on them. A more formal rollout of this will be coming in a couple of months.

3. Natural Resources Advisory Committee.

No report.

4. Greater Portland Council of Governments (GPCOG).

No report.

5. ecomaine.

Assistant Manager Bob Burns said they have had two meetings since the last Council meeting. One was a general board meeting where they mostly discussed a current lawsuit and the outline of a budget.

The next meeting was a budget committee meeting where they drilled into the details of the proposed budget, FY26 ecomaine budget. There are some big projects in the works at ecomaine, and one of them is a new recycling facility and is very costly. They looked ahead at the future in terms of affordability of that. The recycling market is still relatively poor, costs are still significant in terms of tip fees. There is a lot of discussion on that with no good solutions. The director of ecomaine has done a really good job of bringing in outside market trash, also he has done a good job of lining up York County communities who will join ecomaine and that will help spread the burden.

6. Windham Middle School Repurpose Advisory Committee.

Manager Tibbets said there is another meeting coming up next Tuesday night.

XIV. Discussion Items.

***Note: Minutes are not taken for Discussion Items.**

CD 25-087 FY 24 Audit Presentation.

Attachments: [Windham AU-C-260 Letter 2024 4-7-2025 Final.pdf](#)
[Windham YB Report 2024 4-7-2025 Final.pdf](#)
[Windham FS Audit 2024 4-7-2025 Final.pdf](#)

CD 25-024 Finance Committee's 2025-2026 Proposed Budget.

Attachments: [FY26 Budget Information_opt.pdf \(29MB\)](#)
[2023-2026 Proposed Budget presentation v3 post finance committee.pdf](#)

Councilor Maxfield left the meeting at 6:40. Vice Chair Reiner took over the meeting.

XV. Agendas & Scheduling.

XVI. ADJOURN.

A motion was made by Councilor Morrison, seconded by Councilor Henry, that they be adjourned. The motion carried by the following vote at 7:23 p.m.:

In Favor: 5 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner and Councilor Henry

Absent: 2 - Councilor Kalogerakis and Council Chair Maxfield

Respectfully submitted,

Linda S. Morrell
Town Clerk, CCM