



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, August 24, 2026

6:00 PM

Council Chambers

Draft Agenda - Subject to Change

Call To Order

Roll Call and Declaration of Quorum

Approval of Minutes

[PB 26-061](#)

Approval of Minutes - The meeting of August 10, 2026

Public Hearings

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.

[PB 26-062](#)

#25-12 Legacy Village Retirement Community - Major Subdivision & Site Plan - Preliminary Plan Review - Webb Road - Robie Holdings, LLC

The application is to divide a 21.43-acre vacant parcel into two lots. Lot 1 (15.31 acres) is proposed to be developed as Legacy Village Retirement Community, a 30-unit detached dwelling retirement condominium served by a new private access drive (Legacy Drive, approximately 1,100 feet), a public 8-inch water main extension along Webb Road, and a shared on-site engineered wastewater disposal system. Lot 2 (6.12 acres) is proposed as a Country Subdivision lot for future single-family residential use served by a private well and septic system. Subject property is identified as Tax Map: 6; Lot: 33-F; Zone: Farm (F) and Retirement Community Care Facility Overlay (RCCFO) in the Black Brook/Presumpscot River watershed.

Attachments:

[25-09 MJR SUB PRLM AC&SR MEMO WebbRd 062526](#)

[25-12 MJR SUB SP PRLM RTC WebbRdRetirement LegacyVill 08-03-202](#)

[25-12 MJR SUB SP PRLM APP WebbRdRetirement LegacyVill 05-19-202](#)

[25-12 MJR SUB SP PRLM PLANS WebbRdRetirement LegacyVill 08-03-2](#)

[25-12 MJR SUB SP PRLM AbilityToServe WebbRdRetirement LegacyVill](#)

[PB 26-063](#)

#25-27 100 River Road Eventide Subdivision- Major Subdivision & Site Plan - Preliminary Plan Review - 100 River Road- Row Even LLC

The application is to develop a 17-lot conservation subdivision on 27.92 acres with a new road built to public standards. Lots will be 30,000 square feet, with the remaining 13.87 acres as open space. Lots will be served by private subsurface wastewater disposal systems, on-site wells and underground utilities. Subject property is identified as Tax Map: 1; Lots: 8 (portion), 8-1, 8-2; Zone: Farm (F) in the Presumpscot River watershed

Attachments:

[25-27 MJR SUB PP APPL SW 100RiverRoad 04-06-26](#)

[25-27 MJR SUB PP PLANS 100RiverRoad](#)

[25-27 MJR SUB PRLM AC&SR MEMO EventideSub 060226](#)

[Town Engineer Comments 060526](#)

[25-27 EventideSub Traffic MJR SUB PRLM 08-05-2026](#)

New Business

[PB 26-064](#)

#26-19-Sandbar Apartments- Major Subdivision & Site Plan-Sketch Plan Review- Sandbar Road-Mayberry Associates LLC

The application is to construct 24 residential apartment units in two 3-story, 12-unit buildings on a 1.62-acre property. Each building contains eight 2-bedroom units and four 1-bedroom units. Site improvements include 20 parking spaces, sidewalks, a dumpster pad with fenced enclosure, snow storage area, and stormwater management facilities. The development will be served by public water from the existing 8-inch main in Sandbar Road, underground electrical service, and two private on-site subsurface wastewater disposal fields designed for 1,920 gpd each. Access is proposed via a new driveway onto Sandbar Road, an existing private road. Subject property is identified as Tax Map: 18; Lot: 32 A-3; Zone: Commercial 1 (C1) in the Tarkill Pond/Little Sebago Lake watershed.

Attachments:

[26-18 MJR SUB-SP SKP SR&C SandbarApt 080426](#)

[26-19 MJR SUB-SP SKP SandbarApt APP 2026 7 27](#)

[26-19 MJR SUB-SP SKP SandbarApt PLANS 2026 7 27](#)

Other Business

[PB 26-065](#)

Minor Changes Approved by Staff - Informational; No Board Action Required

Pursuant to §120-815F, the following minor changes to approved plans have been approved administratively. Approval letters attached.

- a. #23-18 - Windham Village Apartments - 10 Stillwater Drive - Windham Village Phase 1 Condominium LLC
- b. #24-25 - Andrew School Redevelopment / WDCJCS Subdivision - 55 High Street - Tyler Norod

Attachments:

[23-18 24-25 MNR CHNG Summary Memo](#)

[23-18 2nd Approval Letter MNR CH SP WindhamVillageApts 073026](#)

[24-25 MNR CHNG APPR LTTR AndrewSchoolRedev WDCJCS 071526](#)