



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Agenda

### Planning Board

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Monday, July 14, 2025

6:00 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 25-032 Approval of Minutes - The meeting of June 9, 2025**  
**Attachments:** [Minutes 6-9-2025 - draft.pdf](#)

#### **Public Hearings & Continuing Business**

*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](mailto:PlanningBoard@windhammaine.us)*

4. [PB 25-033](#) 25-13 Franklin Drive Multifamily & Solar Development - Major Subdivision & Site Plan - Preliminary Plan Review - Franklin Drive - New Gen Estates, LLC

The application is for 306 apartments in two buildings on a 7.88 acre property and a 425kW large-scale ground-mounted solar energy system comprised of 640 modules on a 23.94 acre property to power the residential development. This project also includes associated parking areas, internal vehicular drive aisles, and the construction of a public access trail to the adjacent Donnabeth Lippman Park. The development will be served by public water and sewer. The subject property is identified as Tax Map: 18; Lots: 26-2-A02 and 26-2-A03; Zone: Commercial 1 (C-1) in the Chaffin Pond/Little Sebago Lake watershed.

Attachments:

- [25-13\\_FranklinMultifamilySolar\\_MJR\\_SUB\\_SP\\_PRLM\\_PB\\_Memo\\_071025.pdf](#)
- [25-13\\_Memo\\_AC&SC\\_MJR\\_SUB-SP\\_PRLM\\_FranklinMultifamilySolar\\_070225.pdf](#)
- [25-13\\_MJR\\_SUB\\_SP\\_PLANS\\_FranklinSolarParcel\\_2025-06-23.pdf](#)
- [25-13\\_MJR\\_SUB\\_SP\\_PRLM\\_APPL\\_FranklinMultifamilySolar\\_2025-06-23.pdf](#)
- [25-13\\_MJR\\_SUB\\_SP\\_PRLM\\_PLANS\\_FranklinMulti-FamilyParcel\\_2025-06-23.pdf](#)
- [25-13\\_MJR\\_SUB\\_SP\\_SW\\_Report\\_FranklinMultifamilySoalr\\_2025-06-23.pdf](#)
- [2025-04-01 Franklin Drive TMP Sections 1-6.pdf](#)
- [FRANKLIN DRIVE FIRST AMENDED SUBDIVISION PLAN.pdf](#)

## **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*

5. [PB 25-034](#) #25-06 Shepherd Lane Subdivision - Major Subdivision & Site Plan - Preliminary & Final Plan Review - 421 Falmouth Road - Robie Holdings, LLC  
The application is for a 13-unit single-family residential condominium development of a 22.75 acre property. The development will have a 480 foot access driveway and be served by public water, shared private wastewater disposal systems, and underground utilities. Subject property is identified as Tax Map: 19; Lots: 104 & 90G; Zone: Village Residential (VR) and Farm (F) in the Pleasant River watershed.

**Attachments:**

[25-06\\_ShepherdLnSub\\_PB\\_MEMO\\_MJR\\_SUB\\_SP\\_PRLM\\_FP\\_071125.pdf](#)  
[25-06\\_MJR\\_SUB\\_SP\\_PRLM\\_FP\\_PLANS\\_REV\\_ShepherdLn\\_2025\\_7\\_11.pdf](#)  
[25-06\\_MJR\\_SUB\\_SP\\_PRLM\\_FP\\_RESP\\_ShepherdLn\\_2025\\_7\\_10.pdf](#)  
[25-06\\_MEMO\\_AC&SR\\_MJR\\_SUB-SP\\_PRLM\\_FP\\_ShepherdLnSub\\_070825.pc](#)  
[25-06\\_MJR\\_SUB\\_SP\\_PRLM\\_FP\\_APPL\\_ShepherdLn\\_2025\\_6\\_23.pdf](#)  
[25-06\\_MJR\\_SUB\\_SP\\_PRLM\\_FP\\_PLANS\\_ShepherdLn\\_2025\\_6\\_23.pdf](#)

## **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)*

6. [PB 25-035](#) #25-16 - Meredith Woods Subdivision - Major Subdivision - Sketch Plan Review - Meredith Drive -Meredith Way, LLC  
The application is to develop a 5-lot conservation subdivision with a paved minor private road 810 feet in length. Lots will range in size from 30,047 SF to 32,227 SF, with the remaining 16.86 acres as open space. Lots will be served by private subsurface wastewater disposal systems, public water and underground utilities. Subject property is identified as Tax Map: 6; Lot: 38-E02; Zone: Farm (F) and Stream Protection (SP) in the Black Brook watershed.

**Attachments:**

[25-16\\_MeredithWoods\\_PB\\_MEMO\\_MJR\\_SUB\\_SKP\\_070925.pdf](#)  
[25-16\\_MJR\\_SUB\\_SKP\\_APPL\\_MeredithWoodsSub\\_6.25.25.pdf](#)

7. [PB 25-036](#) #25-17 209-211 Tandberg Trail Multifamily - Major Subdivision & Site Plan - Sketch Plan Review - 209 & 211 Tandberg Trail - Moon Apartments, LLC  
The application is for the development of 10 apartments by the conversion of an existing mixed-use building that has 2 existing dwellings and a former daycare at 211 Tandberg Trail to add 2 apartments to create a 4-unit building; and constructing a new 8-unit multifamily building. An existing 2 unit building at 209 Tanberg Trail will remain in place. Subject property is identified on Tax Map: 19C; Lots: 50-C and 50-D; Zone: Commercial IV (C-4) in the Pleasant River watershed.

Attachments: [25-17\\_209-211TandbergTrl\\_PB\\_MEMO\\_MJR\\_SUB\\_SP\\_SKP\\_071025.pdf](#)  
[25-17\\_MJR\\_SUB\\_SP\\_APPL\\_209-211Tandberg\\_063025.pdf](#)  
[25-17\\_MJR\\_SUB\\_SP\\_PLANS\\_209-211Tandberg\\_063025.pdf](#)

8. [PB 25-037](#) #25-18 250 Windham Center Road Condos - Major Subdivision & Site Plan - Sketch Plan Review - 250 Windham Center Road - Casco Bay Holdings, LLC  
The application is for a 6-unit residential condominium development in 3 duplex buildings on a 3.26 acre property. The development will have a 400-foot private access driveway and be served by public water, private wastewater disposal systems, and underground utilities. Subject property is identified as Tax Map: 12; Lot: 52-A; Zone: Windam Center (WC) in the Black Brook watershed.

Attachments: [25-18\\_250WindhamCtrCondos\\_PB\\_MEMO\\_MJR\\_SUB\\_SP\\_SKP\\_071025.pdf](#)  
[25-18\\_MJR\\_SUB\\_SP\\_APPL\\_250WindhamCtrCondos\\_2025\\_6\\_23.pdf](#)  
[25-18\\_MJR\\_SUB\\_SP\\_PLAN\\_250WindhamCtrCondos\\_2025\\_6\\_23.pdf](#)  
[25-18\\_PUBLIC\\_COMMENTS\\_Connell\\_070525.pdf](#)

9. [PB 25-038](#) #25-14 Land Use Ordinance Amendments to Article 9 Subdivision Review - Occupancy of Dwellings  
The Town is proposing an amendment to Chapter 120, Land Use Ordinance (LUO), Article 9 Subdivision §120-915C, to limit occupancy of dwellings accessed on streets designed with a paved surface until the street upon which the unit is accessed is completed at least with the base course of pavement and dwellings accessed on streets designed with a gravel surface until the street upon which the unit is accessed is completed at least with the base course of crushed aggregate.

Attachments: [25-14\\_PB\\_MEMO\\_LUO\\_AMD\\_Article\\_9\\_Subdivision\\_OccupancyDwelling\\_0708](#)  
[25-14\\_REDLINE\\_LUO\\_AMD\\_Article\\_9\\_Subdivision\\_Multi-family\\_OC\\_070225.pdf](#)

## Other Business

**10. Adjournment**

*The Planning Board will review the remaining agenda items at 9:30 pm and may decide not to consider any other items after 10:00 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.*