



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Thursday, June 12, 2025

6:00 PM

Council Chambers

Tuesday, June 10th is an Election Day. Section 1, D. of the Council Rules states that in this event the regular meeting shall be held on the following Thursday.

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 25-122](#) To approve the Minutes of the May 27, 2025, Council meeting.

Attachments: [Minutes-Council-5-27-2025.pdf](#)

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.

A. Presentation of Veteran Plaque by Calista Cross.

VII. Councilors' Comments.

VIII. PUBLIC HEARINGS.

[25-094](#) To receive public comment and act on an application submitted by Michael Harris d/b/a Smoked Restaurant & Neighborhood Pub located at 106 Main Street for a renewal Special Amusement Permit.

Attachments: [25-094 Cover Sheet.pdf](#)
[Smoked Rest. & Neighborhood Pub Sp.Amuse..pdf](#)

[25-096](#) To receive public comment and act on an application submitted by Travis Mathieu d/b/a Bob's Seafood located at 901 Roosevelt Trail for a renewal Special Amusement Permit.

Attachments: [25-096 Cover Sheet.pdf](#)
[Bob's Seafood Sp. Amusement.pdf](#)

[25-097](#) To receive public comment and act on a renewal application submitted by Heathwood Company, LLC d/b/a Kind & Co. as a licensed Marijuana Registered Dispensary with two locations, 8 Heathwood Drive (Cultivation location), and 15 Heathwood Drive (Dispensary location) for a term of one-year.

Attachments: [25-097 Cover Sheet.pdf](#)

[25-098](#) To receive public comment and act on a majority Change of Ownership submitted by Joel Pepin, Jar Co. Windham LLC d/b/a Jar Cannabis Co. to Jar Co. Holdings LLC located at 11 Storm Drive Unit 4, for the Adult Use Cannabis Store. The Town Clerk May approve any requests for Change in Ownership upon a finding of compliance with §128-8, except that any change in majority ownership of a marijuana business for which the Town Council is the licensing authority shall be forwarded to the Town Council for approval, after a public hearing.

Attachments: [25-098 Cover Sheet.pdf](#)

[25-100](#) To receive public comment and act on a majority Change in Ownership submitted by Joel Pepin, Jar Co. Windham LLC d/b/a Jar Cannabis Co. to Jar Co. Holdings LLC for the Marijuana Registered Dispensary with two locations, 9 Storm Drive (Dispensary location) and 608 Roosevelt Trail (Cultivation location). The Town Clerk may approve any requests for change in ownership upon finding of compliance with § 128-8, except that any change in majority ownership of a marijuana business for which the Town Council is the licensing authority shall be forwarded to the Town Council for approval, after public hearing.

Attachments: [25-100 Cover Sheet.pdf](#)

[25-101](#) To receive public comment and act on a renewal application submitted by Joel Pepin d/b/a JAR Co. Holdings LLC as a licensed Marijuana Registered Dispensary with two locations, 9 Storm Drive (Dispensary location) and 608 Roosevelt Trail (Cultivation location) for a term of 1 year.

Attachments: [25-101 Cover Sheet.pdf](#)

[25-104](#) To receive public comment and act on an application submitted by Robert Coppersmith d/b/a Lake House Tavern located at 907 Roosevelt Trail for a renewal Special Amusement Permit.

Attachments: [25-104 Cover Sheet.pdf](#)
[Lake House Tavern-Spec. Amuse..pdf](#)

[25-105](#) To receive public comment and act on a new application submitted by Patrick Mulligan d/b/a Windham Pie LLC located at 789 Roosevelt Trail for a new Special Amusement permit.

Attachments: [25-105 Cover Sheet.pdf](#)
[Portland Pie-new Special Amusement.pdf](#)

IX. CONSENT AGENDA.

X. UNFINISHED BUSINESS & GENERAL ORDERS.

[25-056](#) To create a Forbes Lane Neighborhood ad hoc Committee and approve its charge.

Attachments: [25-056 Cover Sheet.pdf](#)
[Forbes Lane Neighborhood Park ad hoc Committee Charge.pdf](#)
[Forbes Lane Award Letter.pdf](#)

[25-091](#) To appoint David Foster to the Board of Assessment Review for a three-year term to end February 15, 2028.

Attachments: [25-091 Cover Sheet.pdf](#)

[25-099](#) To approve one (1) application submitted by Omar Gonzales d/b/a Asian Boba & Appetizers for a new Mobile Food Service Unit License.

Attachments: [25-099 Cover Sheet.pdf](#)
[Asian Boba & Appetizers-New Mobile Food.pdf](#)

[25-095](#) To approve the allocation of two (2) growth permits from the reserve pool for twenty dwelling units in one (1) multifamily dwelling structure in an approved development, Roosevelt Apartment Homes, located at 963 Roosevelt Trail in the North Windham Growth Area as designated in the Comprehensive Plan.

Attachments: [25-095 Cover Sheet.pdf](#)
[20-11 963 Roosevelt Apartment Homes Site Plan RECORDED 4-24-25.pdf](#)
[Roosevelt Apartments Reserve Pool \(2\) Application 6.5.2025.pdf](#)
[Growth Permit Summary 6-4-2025.pdf](#)

[25-106](#) To approve the allocation of three (3) growth permits from the reserve pool for twenty-four dwelling units in one (1) multifamily dwelling structures in an approved development, Anglers Road Residential Development, located at 15 Anglers Road in the North Windham Growth Area as designated in the Comprehensive Plan.

Attachments: [25-106 Cover Sheet.pdf](#)
[Town Council Growth Permit Reserve Pool Request.pdf](#)
[23-27 MSP FP \(SIGNED\) AnglersRoadResidDevel 091024.pdf](#)
[Growth Permit Summary 6-4-2025.pdf](#)

XI. Council Correspondence.

[CD 25-119](#) FOAA Status Report.

Attachments: [Notionize Employee Info Acknowledgement and Response 5.28.25.pdf](#)
[FOIA Buildzoom Contractor License Info 5.29.25.pdf](#)
[FOAA Excessive Funds L Simmons 6.2.2025.pdf](#)

[CD 25-120](#) Letter of Thanks - Social Service Agency Funding.

Attachments: [Southern Maine Agency on Aging.pdf](#)
[Kennebec Behavioral Health.pdf](#)

[CD 25-123](#) Neighborhood Motorbike Comments.

Attachments: [Email J Jimino.pdf](#)

XII. Town Manager's Report.

XIII. Committee Reports.

A. Council Subcommittees.

1. Appointments Committee.
2. Finance Committee.
3. Ordinance Committee.

B. Other Committees.

1. Parks & Recreation Advisory Committee.

Meetings occur the second Monday of each month.

2. Windham Economic Development Corporation.

3. Natural Resources Advisory Committee.

Meetings occur the third Wednesday of each month.

4. Greater Portland Council of Governments (GPCOG).

5. ecomaine.

The board meets the 3rd Thursday of each month.

6. Windham Middle School Repurpose Advisory Committee.

Will not meet until after Town Meeting.

XIV. Discussion Items.

[CD 25-016](#) Growth Ordinance Amendments.

Attachments: [Chapter101_Growth_SummaryProposedChanges_052125.pdf](#)
[Graph_Cumulative Permits by Zone 2015-2024.pdf](#)
[Graph_Permits by Year by Structure Type.pdf](#)
[MRS Title 30-A Subsection 4314.pdf](#)
[MRS Title 30-A Subsection 4360.pdf](#)
[PlanningBoard_Pending_069025_BAT.pdf](#)

[CD 25-124](#) Charter Change.

Attachments: [2025.06.05 Ltr TM re charter amendment to town meeting procedure\(11937907](#)
[Attny McCall Email Charter.pdf](#)

XV. Agendas & Scheduling.

XVI. ADJOURN.