



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, August 11, 2025

6:00 PM

Council Chambers

Draft Agenda

1. Call to Order – Chair’s Opening Remarks

2. Roll Call and Declaration of Quorum

3. PB 25-047 Approval of Minutes - The meeting of July 28, 2025

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

4. [PB 25-049](#) #25-01 Dolley Farm Subdivision - Major Site Plan & Subdivision - Final Plan Review - River Road - 25 River Road, LLC
This application is for a 42-unit residential condominium development on a 30.82-acre property. The development will have an access drive to the 21 duplex buildings. All units will be served by private on-site septic systems, and public water will be extended 400-feet in River Road to service the dwellings. The subject property is identified as Tax Map: 5; Lot: 25; Zone: Medium-density Residential (RM) zoning district in the Presumpscot River watershed.

Attachments: [25-01 MEMO AC&SR MJR SUB-SP FP Dolley Farm 073125.pdf](#)
[25-01 MJR SUB SP FP APPL Dolley Farm 2025 7 21.pdf](#)
[25-01 MJR SUB SP FP PLANS Dolley Farm 2025 7 21.pdf](#)
[25-01 PUBLIC COMMENTS Coons 061125.pdf](#)
[25-01 PUBLIC COMMENTS Coons 070725.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

5. [PB 25-048](#) #25-21 Land Use Ordinance Amendments to Article 1 General, Article 8 Site Plan Review and Article 9 Subdivision Review - Planning Board Application Review Timeline and Submission Requirements
The Town is proposing an amendment to Chapter 120, Land Use Ordinance (LUO), to remove the fixed 21-calendar-day submission deadline prior to a desired Planning Board meeting and instead establish a flexible, staff-driven 30-calendar-day review period.

Attachments: [25-21 PB MEMO LUO AMD Articles 1 8 9 SubmissionDeadline_073125.p](#)
[25-21 REDLINE LUO AMD Articles 1 8 & 9 SubmissionDeadline_071725.](#)

Other Business

6. 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.