



Town of Windham, Maine

Code Enforcement Department
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Zoning- Building Inspections- Code Enforcement

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Quarterly Report
10-01-2025 to 12-31-2025

Highlights and Accomplishments

- Online Accessibility: Permitting and inspection data is now fully digitized and accessible online, enhancing public transparency and ease of use.
- Permit and Inspection Volume: Issued 513 permits and completed 1,969 field inspections.
- Revenue and Development: Assessed \$378,647 in permit fees based on an estimated construction value of \$14,909,371.
- Operational Efficiency: Maintained a turnaround time of under one week for permit application review and issuance.
- Regional Leadership: Hosted the Sebago Lake Area CEO Roundtable (sponsored by the Portland Water District). The session featured expert discussions on shoreland zoning, DEP enforcement, Accessory Dwelling Units (ADUs), and subsurface wastewater.
- Professional Development: Staff completed continuing education in Shoreland Zoning, electrical codes, construction safety, ADUs, legal procedures, firestopping, NFPA ventilation standards, energy codes, and soil/erosion control.

Ongoing Projects

- Interdepartmental Support: Providing ongoing technical support to Town staff and committees regarding safety and wellness, future public facilities, growth management, development review, and sewer ordinance implementation.
- Software Optimization: Restructuring MyGov permit types to streamline interdepartmental reviews for large-scale development projects.
- Sewer Project: Conducting pre-inspections for Fats, Oil, and Grease (FOG) interceptors at local restaurants and businesses to ensure infrastructure protection.

Board of Appeals

- Specialized Training: Board members attended Maine Municipal Association (MMA) training focused on land-use regulations and the legal procedures governing municipal planning and appeals boards.

Enforcement Actions

- Cannabis Operations: Successfully resolved multiple licensing issues regarding unauthorized cannabis grow operations at 999 Roosevelt Trail and 24 Gambo Rd.
- Code Compliance: Achieved voluntary compliance on a variety of building code, business licensing, and subsurface wastewater matters.
- Environmental Oversight: Managed enforcement actions regarding junk vehicles, and excessive storage of debris.

Goals

- Compliance through Cooperation: Continue to prioritize collaborative efforts with residents and developers to achieve regulatory compliance.
- Efficient Operations: Timelines for permit issuance will be met, and a fair and consistent approach to timely inspections will be maintained.