



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, May 12, 2025

6:00 PM

Council Chambers

FINAL AGENDA

1. Call to Order – Chair’s Opening Remarks

2. Roll Call and Declaration of Quorum

- 3 [PB 25-019](#) Approval of Minutes - The meeting of April 28, 2025

Attachments: [Minutes 4-28-2025 - 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

4. [PB 25-020](#) #25-01 - Major Site Plan & Subdivision - Dolley Farm Subdivision - River Road - Preliminary Plan Review - 25 River Road, LLC
This application is for a 42-unit residential condominium development on a 33.5-acres 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 MJR SUB-SP PP PB MEMO DolleyFarm 050825.pdf](#)
[25-01 MJR SUB-SP PRLM AC&SR MEMO DolleyFarm 050625.pdf](#)
[25-01 25 River Rd LLC 050525.pdf](#)
[25-01 MJR SUB-SP PRLM APPL DolleyFarm 042325.pdf](#)
[25-01 MJR SUB-SP PRLM PLANS DolleyFarm 042325.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 25-021](#) 25-04 - Major Subdivision - Highland Cliff Conservation Subdivision - Highland Cliff Road - Sketch Plan Review - Kurt Christensen Custom Homes, Inc
- The application is to develop a 10-lot conservation subdivision with a minor private road 1,292 feet in length. Lots will range in size from 35,195 SF to 63,925 SF, with the remaining 13.5 acres as open space. Lots will be served by private subsurface wastewater disposal systems, drilled wells and underground utilities. Subject property is identified as Tax Map: 7; Lot: 44; Zone: Farm (F) and Stream Protection (SP) in the Colley Wright Brook watershed.

Attachments: [25-04 MJR SUB SKP PB MEMO HighlandCliffConserveSub_050725.pdf](#)
[25-04 MJR SUB SKP APP LTR HighlandCliff_4-30-25.pdf](#)
[25-04 MJR SUB SKP PLAN REV HighlandCliffConserveSub_043025.pdf](#)
[25-04 MJR SUB SKP PLAN HighlandCliffConserveSub_013025.pdf](#)
[25-04 MJR SUB SKP APP HighlandCliffConserveSub_013025_opt.pdf](#)

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.