

Town of Windham

Town Offices 8 School Road Windham, Maine

Meeting Agenda

Planning Board

Monday, October 27, 2025 6:00 PM Council Chambers

Draft Agenda - Subject to Change Final Agenda will be posted on October 23, 2025

- 1. Call to Order Chair's Opening Remarks
- 2. Roll Call and Declaration of Quorum

3. PB 25-066 Approval of Minutes - The meeting of September 22, 2025

Attachments: Minutes 9-22-2025 - draft.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

4. PB 25-067

#25-18 Marigold Lane Subdivision (formerly 250 Windham Center Road Condos) - Major Subdivision & Site Plan - Preliminary & Final Plan Review - 250 Windham Center Road - Casco Bay Holdings, LLC The application is for a 6-unit residential 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: Windham Center (WC) in the Black Brook watershed.

Attachments:

 25-18
 MJR
 SUB-SP
 FP
 AC&SR
 MEMO
 MarigoldLnSub
 101625.pdf

 25-18
 MJR
 SUB-SP
 PP
 FP
 APPL
 Marigold Lane
 2025
 10
 3.pdf

 25-18
 MJR
 SUB-SP
 PP
 FP
 PLANS
 Marigold Lane
 2025
 10
 6.pdf

5. PB 25-068

#25-16 - Meredith Woods Subdivision - Major Subdivision - Preliminary & Final 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 19.62 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 MJR SUB PP&FP APPL Meredith Woods 10062025.pdf
25-116 MJR SUB PP&FP PLANS MeredithWoods 10062025.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

6. PB 25-069

#24-29 Camping World Expansion Amendment - Amended Site Plan and Conditional Use - 480 Roosevelt Trail - Camping World RV Sales, LLC This application is an amendment to a site plan last approved by the Planning Board on April 14, 2025 to add a dump station near the building for the discharge of camper and RV wastewater tanks to the existing subsurface wastewater disposal system. Subject property is identified as Tax Map: 15: Lot: 1A; Zone: Commercial III (C-3) in the Ditch Brook watershed.

Attachments:

24-28 AMD MJR SP CU AC&SR MEMO CampingWorld 101425.pdf
24-29 AMD SP APPL CampingWorld DumpStation 090325.pdf
24-29 AMD SP PLANS CampingWorld DumpStation 082925.pdf

7. PB 25-070

Review - Cooper Ridge - Scott & Lea Hennigar
The applicant is proposing to amend the approval to develop a 6-lot
conservation subdivision initially approved by the Planning Board on June
13, 2022 to amend the lot lines of Lot 23-G and relocate the wells and
septic systems on Lots 23-B through 23-F. The property is identified as
Tax Map: 10 Lots: 23, 23-B, 23-C, 23-D, 23-E, 23-F, 23-G; Zone: Farm (F)
in the Colley Wright Brook watershed.

#21-17 Heights at Colley Wright Brook - Amended Subdivision- Final Plan

Attachments:

21-17 AMD MJR SUB AC&SR MEMO HeightsColleyWrightBk 101425.pdf
21-17 AMD MJR SUB APPL HeightsColleyWrightBk 2025-10-03.pdf
21-17 AMD MJR SUB PLANS HeightsColleyWrightBk 2025-10-06.pdf

8. PB 25-071

#23-18 Windham Village Apartments - Third Amended Subdivision & Site Plan - Final Plan Review - Stillwater Drive - Windham Village Apartments, LLC.

The applicant is proposing to amend the approval to develop a 14 building, 172 dwelling unit apartment complex initially approved by the Planning Board on July 1, 2024 and last amended on September 8, 2025, to add a condition of approval that in lieu of the furnishing of a performance guarantee no building permit for units will be issued until all project improvements are complete or a performance guarantee is accepted. The property is identified as Tax Map: 70; Lot: 1-A01: Zone: Commercial I (C-1) in the Presumpscot River watershed.

Attachments:

23-18 AMD3 SUB-SP APPL WindhamVillageApts 10.6.25.pdf 23-18 AMD3 SUB-SP PLAN WindhamVillageApts 10-6-25.pdf

Other Business

9. 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.