



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, October 27, 2025

6:00 PM

Council Chambers

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 MarigoldLnSub_PB MEMO_MJR SUB-SP_PP-FP_102325.pdf](#)
[25-18_MJR_SUB-SP_RESPONSE_Marigold Lane_2025_10_22.pdf](#)
[25-18_MJR_SUB-SP_PP-FP_PLANS REV Margold Lane_2025_10_22.pdf](#)
[25-18_MJR_SUB-SP_PP_FTP_AC&SR MEMO_MarigoldLnSub_101625.pdf](#)
[25-18_MJR_SUB-SP_PP_PP_APPL_Marigold Lane_2025_10_3.pdf](#)
[25-18_MJR_SUB-SP_PP_PP_PLANS_Marigold Lane_2025_10_6.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 25-069](#)

#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 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:

[24-29_AMD_MJR_SP_CU_PB_MEMO_CampingWorld_102325.pdf](#)
[24-29_AMP_SP_RESPONSE_CampingWorld_DumpStation_102025.pdf](#)
[24-29_AMD_SP_PLANS REVISED_CampingWorld_DumpStation_2025-10-20.](#)
[24-29_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](#)

6. [PB 25-070](#)

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

Attachments:

[21-17_HeightsColleyWrightBk_PB_MEMO_AMD_MJR_SUB_102325.pdf](#)
[21-17_AMD_MJR_SUB_RESPONSE_HeightsColleyWright_2025-10-20.pdf](#)
[21-17_AMD_MJR_SUB_PLANS_REV_HeightsColleyWright_2025-10-20.pdf](#)
[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](#)

7. [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_MJR_SUB-SP_PB_MEMO_WindhamVillageApartments_102325](#)

[23-18_AMD3_SUB-SP_APPL_WindhamVillageApts_10.6.25.pdf](#)

[23-18_AMD3_SUB-SP_PLAN_WindhamVillageApts_10-6-25.pdf](#)

Other Business

8. 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.