

# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Minutes - Draft

### Town Council

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Tuesday, February 25, 2025

6:00 PM

Council Chambers

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#### I. Roll Call of Members.

**Present:** 7 - David Nadeau, Brett Jones, Nicholas Kalogerakis, Mark Morrison, William Reiner, John Henry and Jarrod Maxfield

#### II. Pledge of Allegiance.

Councilor Chair Maxfield led the Pledge of Allegiance.

#### III. Minutes to be Approved:

[CD 25-057](#) To approve the Minutes of the February 11, 2025 Council meeting.

**Attachments:** [Minutes-Council-2-11-2025.pdf](#)

A motion was made by Councilor Nadeau, seconded by Councilor Jones, that the Minutes be approved. The motion carried by the following vote: Note: Councilor Kalogerakis arrived right after this vote.

**In Favor:** 6 - Councilor Nadeau, Councilor Jones, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

**Absent:** 1 - Councilor Kalogerakis

#### IV. Adjustments to the Agenda.

#### VI. Public Participation.

*No public participation.*

#### VII. Councilors' Comments.

*Councilor Jones gave a shout out to the Windham Drifter's Snowmobile Club for their successful first annual Poker Run they had last Sunday. It was a huge event and very well attended. There is a small group of volunteers that spend year-round working on the trail system and it is a full-time job. He wanted to recognize them for all their hard work.*

*Councilor Maxfield thanked Linda Brooks and her team. He took his daughter to the Winter Formal Dance, and they turned the middle school into quite the event, and it was a lot of fun.*

#### VIII. PUBLIC HEARINGS.

[25-033](#) To receive public comment and act on proposed amendments to Chapter

120 Land Use Ordinance of the Code of the Town of Windham, Article 4, Zoning, to remove "No new private streets" from Commercial I and II, Windham Center, and Village Residential district standards to match 120-555 Streets and add Outdoor Recreational Facilities to Industrial (I) district as a permitted use.

**Attachments:** [25-033 Cover Sheet.pdf](#)  
[25-02 TC MEMO LUO AmendingArticle4-02115.pdf](#)  
[2.25.25 LOU Amendments.pdf](#)

No public comment.

Steve Puleo Planning Director said they are trying to align and match our ordinance so that it meets some work that they did back in 2002 where they removed the requirement to offer streets to the town for a public way if it connected to a public street. They did that in concert with adding Multi-Family District Standards, which allow for the use of access drives and keeps things private if it is a commercial type of development. Also, they have added outdoor recreational facilities as a permitted use in the Industrial District to be consistent with the use of the athletic fields by the Windham Soccer Youth League off Gambo Road. The town is getting prepared to redevelop those fields and create some new fields with better connection off of the existing road, Cherry Lane.

So, those brief amendments of the C1, C2, Windham Center and Village Commercial is to strike a sentence at the end of the District Standards, which makes it a requirement that there is no new private streets within those districts just to be consistent with our road standards in Article 5 Streets, as well as just adding the additional outdoor recreational uses permitted in the Industrial District.

**A motion was made by Councilor Nadeau, seconded by Councilor Kalogerakis, that the Order be approved. The motion carried by the following vote:**

In Favor: 7 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

## IX. CONSENT AGENDA.

## X. UNFINISHED BUSINESS & GENERAL ORDERS.

**25-038** To approve the donation of the Town's 2006 E-One Fire Engine to the Foster Career & Technical Education Center in Farmington, Maine.

**Attachments:** [25-038 Cover Sheet.pdf](#)  
[Memo for Disposition of 2006 E-One Engine.pdf](#)

Chief Brent Libby explained that they replaced an engine in November, and the new truck is about ready to be put into service. Their mechanic has looked at both, the 1999 and the 2006 trucks, and the 2006 had originally run as a frontline truck with 180,000+ miles. The 1999 has been in East Windham its entire time and saw less exposure to roads and call volumes, so the 1999 is in much better shape. They are requesting to keep the 1999 truck as the reserve truck and to dispose of the 2006 truck.

**A motion was made by Councilor Nadeau, seconded by Councilor Henry, that the Order be approved. The motion carried by the following vote:**



**In Favor:** 7 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

25-039

**WHEREAS**, sex trafficking can happen to anyone, anywhere, and poses a grave threat to the safety and dignity of individuals across our community; and

**WHEREAS**, the State of Maine has taken a historic step by enacting laws 1435 and 1436, which provide survivors with a means to seal records resulting from their exploitation and target the root issue of the sex trade - sex buying; and

**WHEREAS**, Maine stands as the first state in our nation to pass such groundbreaking legislation, positioning us at the forefront of the fight against human trafficking; and

**WHEREAS**, a past study identified 300 to 400 trafficking cases in Maine, yet the true numbers are presumed to be far greater; and

**WHEREAS**, early intervention in the form of education and awareness for our youth and our community is imperative in preventing sex trafficking; and

**WHEREAS**, 92% of sex trafficked survivors report being physically assaulted, 42% say they have attempted suicide, and 90% want to escape the sex trade, but feel they can't; and

**WHEREAS**, trafficking can occur in-person and online, and people from all demographics are at risk; and

**WHEREAS**, community involvement is necessary to combat and ultimately end human trafficking, and the Town of Windham is committed to ensuring that no survivor or family affected by trafficking is left without the services they need to heal and progress,

**NOW THEREFORE BE IT PROCLAIMED**, that the Town Council of the Town of Windham its support for the efforts to combat sex trafficking and to raise awareness and engagement on this critical issue. The Town of Windham recognizes the importance of supportive legislation, community involvement, and survivor advocacy in working towards a future free from exploitation and trafficking.

**Attachments:** [25-039 Cover Sheet.pdf](#)

[Proclamation 25-039.pdf](#)

*Trisha Grant said this Proclamation started in Auburn, and they passed a law two years go that, as a community, they are trying to help our communities understand this better. She runs a non-profit that supports survivors of trafficking and also provides education and training for our communities around trafficking. They also work on policies to better protect survivors of sex trafficking, exploitation and prostitution. They also work with men who get caught buying sex for the first time. They have had 52 men go through their program so far. The real issue is not with the women who are being exploited and victimized but it is with the people buying sex. If they can end the demand, then can end trafficking.*

*Tanya George who is a recent survivor of sex trafficking spoke. She said she is new to their fight about passing this proclamation throughout the entire state. She thought*

Windham would be the next good place to start along with a few others places. She is glad that people are realizing how prominent this is and appreciate's the Councils acknowledgement of the issue.

Trisha Grant explained LD 1435 and LD 1436 and what they do. It protects survivors from the ones being convicted of these crimes. These criminal charges prevents them from getting housing and jobs. Often times they have criminal convictions that were not of their choosing. They did not choose to steal things, they did not choose to carry or sell drugs, they were forced to do that by their traffickers and by their pimps. They are the ones who get arrested and holds their charges and are prevented from living a life they want to live.

The second part of the law helps them seal their records so they are no longer being victimized by the charges that they have.

Councilor Morrison asked what else can they do, and she said there is education she can provide to the law enforcement, Council members, medical professionals and schools. They are working with Chamber of Commerce groups as well.

**A motion was made by Councilor Nadeau, seconded by Councilor Reiner, that the Proclamation be approved. The motion carried by the following vote:**

**In Favor:** 7 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

#### 25-040

To approve one(1) application for the Kenison-Hooper Post 128, for a license to conduct Beano/Bingo at the Windham Veteran's Center located at 795 Roosevelt Trail from May 6, 2025, through October 28, 2025.

**Attachments:** [25-040 Cover Sheet.pdf](#)  
[Beano-Bingo-Kennison-Hooper Post 128.pdf](#)

**A motion was made by Councilor Nadeau, seconded by Councilor Henry, that the Order be approved. The motion carried by the following vote:**

**In Favor:** 7 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

## **XI. Council Correspondence.**

CD 25-046 Maine Municipal Association.

**Attachments:** [MMA 2025 Strategic Business Plan and Dues.pdf](#)

CD 25-045 New Statewide Building Code.

**Attachments:** [State Building and Energy Code Amendment Reminder Council Correspondence 2-19-25.pdf](#)

CD 25-070 FOAA Status Report.

**Attachments:** [Solar and EV Permit Request Response MYGOV 2.18.2025.pdf](#)  
[Response with May 26 2020 Meeting Details 02.18.2025.pdf](#)



**XII. Town Manager's Report.**

*Manager Tibbetts noted that the roads will be posted on Monday, March 3rd.*

**XIII. Committee Reports.****A. Council Subcommittees.**

## 1. Appointments Committee.

*No report.*

## 2. Finance Committee.

*Councilor Nadeau said they have met once and there is another meeting scheduled this Thursday at 3:00 p.m.*

## 3. Ordinance Committee.

*Councilor Nadeau said there was a meeting tonight and something will be before the Council at the next meeting.*

**B. Other Committees.**

## 1. Parks &amp; Recreation Advisory Committee.

*No report.*

## 2. Windham Economic Development Corporation.

*No report.*

## 3. Natural Resources Advisory Committee.

*No report.*

## 4. Greater Portland Council of Governments (GPCOG).

*Councilor Maxfield said they met today. GPCOG collects a decent amount of money from the FEDs, so the question is, how is that going to go? So far, one grant has been cancelled, nothing major. They are being detailed on how they go through what they are working on and what they are being asked from the federal government. They went through their website and started scrubbing words i.e. DEI, diversity, climate change, etc. as those words are not necessarily consistent with the federal funding that they will be looking for. They are adapting to what is going on and hopefully they can keep doing the good work they are doing.*

## 5. ecomaine.

*No report.*

6. Windham Middle School Repurpose Advisory Committee.

*Manager Tibbetts said at the meeting they discussed basic uses within the Middle School. They talked about space allocation and homework assignments were given to all the members, and then the Great Falls Construction Group is taking some of the actual square footage of current buildings, i.e. G.A. and Library and will draw those back into the Middle School to see actual use of space.*

**XIV. Discussion Items.**

**\*NOTE\* Minutes are not taken for Discussion Items.**

CD 25-020      Survey Results Discussion - A General Look at Services.

Attachments:   [Q1Graph.pdf](#)  
                         [Data\\_Q1\\_250220-3.pdf](#)  
                         [Q2Chart.pdf](#)  
                         [Data\\_Q2\\_250220.pdf](#)  
                         [Q7Chart.pdf](#)  
                         [Data\\_Q7\\_250220.pdf](#)  
                         [Q13Chart.pdf](#)  
                         [Data\\_Q13\\_250220.pdf](#)

CD 25-056      Cumberland County EMA Threat and Hazard Identification and Risk Assessment.

Attachments:   [Cumberland County EMA THIRA Discussion.pdf](#)

CD 25-071      Town EV Charging Stations.

Attachments:   [Memo Electric Charging Stations.pdf](#)

**XV. Agendas & Scheduling.**

**XVI. Executive Session.**

25-035            To enter into executive session under 1 M.R.S.A. §405(6)(A), which provides for the "Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency," for the purpose of discussing a personnel matter, and pursuant to 1 M.R.S.A. §405(6)(C) to discuss "the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency.

Attachments: [25-035 Cover Sheet.pdf](#)

Councilor Jones moved to enter into executive session, seconded by Councilor Henry.

In Favor: 7

Councilor Nadeau moved to return from executive session, seconded by Councilor Morrison. No votes were taken.


In Favor: 7

## XVI. ADJOURN.

A motion was made by Councilor Jones, seconded by Councilor Nadeau, that they be adjourned. The motion carried by the following vote:

In Favor: 7 - Councilor Nadeau, Councilor Jones, Councilor Kalogerakis, Councilor Morrison, Councilor Reiner, Councilor Henry and Council Chair Maxfield

Respectfully submitted,

  
Linda S. Morrell

Town Clerk, CCM