



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Planning Board

Monday, April 13, 2026

5:30 PM

Council Chambers

Planning Board Workshop 5:30PM

Board Meeting Begins 6:30PM

Planning Board Workshop 5:30 PM

[PB 26-010](#)

Planning Board Annual Training Workshop: The Town Attorney will lead a workshop covering application review practices, a refresher on the Planning Board Rules, and an interactive Q&A discussion.

Food and beverages will be provided for the Board.

Planning Board Meeting 6:30 PM

1. Call To Order – Chair’s Opening Remarks

2. Roll Call and Declaration of Quorum

3. [PB 26-013](#) Approval of Minutes - The meeting of March 23, 2026

Attachments: [Minutes 3-23-2026 - draft.pdf](#)

Public Hearings

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 26-011](#)

#26-03 Shoreland Zoning Map Amendment - Rezone Portion of 999 Roosevelt Trail from LR to GD

The Town is proposing an amendment to the Official Windham Land Use Map of Chapter 185 Shoreland Zoning, to rezone a portion of 999 Roosevelt Trail from Limited Residential (LR) to General Development (GD) to align with the criteria for the establishment of the districts in §185-13.

Attachments: [26-03_PB_MEMO_ShorelandZoningMap_999_Roosevelt_Trail_04012026.pdf](#)
[2021-12-16_WindhamOrdMapApproval.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 26-012](#) #24-26 - Amended Monique Drive Subdivision - Amended Subdivision - Lisa, Jules & Monique Drive - Robert Cloutier
The application amends the minor subdivision approved on February 24, 2025 to add the 50-ft Portland Natural Gas Transmission Line (PNGTL) easement to the plan and adjusts the Jules Drive access easement and turnaround easement on Lot 3. Subject properties are identified as Tax Map: 11; Lot: 49D, 49D-3, 49D-5 Zone: Village Residential (VR) in the Presumpscot River via Otter Brook watershed.

Attachments: [24-26_AMD_SUB_PB_MEMO_MoniqueDrive_040126.pdf](#)
[PNGTL_Easement_SupportEmail_032426.pdf](#)
[24-26_AMD_SUB_MoniqueDriveSub_APPL_2025-03-04.pdf](#)
[24-26_AMD_SUB_MoniqueDriveSub_PLANS_2025-03-04.pdf](#)
[MoniqueDriveSub_Bk225Pg249.pdf](#)

6. [PB 26-005](#) #25-16 Meredith Woods Subdivision - Major Subdivision - Final Plan Review - Monty Way - 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_MeredithWoods_PB_MEMO_MJR_SUB_FP_040926.pdf](#)
[25-16_MJR_SUB_FP_PLANS_\(REV\)_MeredithWoods_04022026.pdf](#)
[MontyWay_Photos_030426.pdf](#)
[25-16_MJR_SUB_FP_PLANS_\(REV\)_MeredithWoods_02252026.pdf](#)
[527084 - Monty Way WI - Ability to Serve.pdf](#)
[25-16_MJR_SUB_PP&FP_Response_MeredithWoods_10192025.pdf](#)
[25-16_MJR_SUB_PP&FP_APPL_MeredithWoods_10062025.pdf](#)
[25-16_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

7. [PB 26-015](#) #24-15 Pettingill Pines Senior Affordable Housing - Major Site Plan - 18 Anglers Road - Developers Collaborative
Developers Collaborative is requesting the Planning Board review and approve a 1-year extension for the development of a 2.5-story, 48-unit building with associated parking, utilities, stormwater management infrastructure, and landscaping improvements. The Planning Board approved the major site plan on May 13, 2024. The subject property is Tax Map: 80; Lot: 58A; Zone: Farm (F) and Retirement Community Care Facility Overlay (RCCFO) in the Chaffin Pond watershed.

Attachments: [24-15_PettingillPines_PB_MEMO_MJR_SP_EXT_040926.pdf](#)
[24-15_MJR_SP_EXT_PettingillPines_031326.pdf](#)
[24-15_MJR_SP_PLANS_APPROVED_PettingillPines_031326.pdf](#)
[24-15_MJR_SP_APPR_LTTR_SeniorAffordableHousing_052024.pdf](#)
[24-15_MNR_CHNG_SP_APPR_PKG_PettingillPines_030625.pdf](#)

8. [PB 26-014](#) #26-02 Frost Lane Subdivision - Major Subdivision - Sketch Plan Review - Frost Lane - Frost Lane, LLC
The application is to develop a 5-lot conservation subdivision on 46.29 acres accessed via a 1,300 foot reconstructed and extended Frost Lane. Lots will be 0.46 to 0.86 acres, with the remaining 42.31 acres as open space. Lots will be served by public water, private subsurface wastewater disposal systems, and underground utilities. Subject property is identified as Tax Map: 13; Lot: 51; Zone: Farm Residential (FR) and Limited Residential (LR) in the Highland Lake watershed.

Attachments: [26-02_FrostLaneSub_PB_MEMO_MJR_SUB_SKP_040926.pdf](#)
[26-02_FrostLaneSub_RevisedWaiverRequest_04072026.pdf](#)
[26-02_MJR_SUB_SKP_APPL_FrostLaneSub_03162026.pdf](#)
[26-02_MJR_SUB_SKP_PLANS_FrostLaneSub_03162026.pdf](#)
[PUBLIC_COMMENT_Strumph_040626.pdf](#)

Other Business

9. [PB 26-016](#) Election of Chair and Vice Chair.

Review of the Planning Board Rules.

Attachments: [Rules of the Planning Board 03-10-2025.docx](#)

10. 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.