



**Town of Windham**  
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## PLANNING BOARD MEMO

DATE: January 23, 2024

TO: Windham Planning Board  
FROM: Steve Puleo, Planning Director  
Cc: Amanda Lessard, Planner

RE: #25-03: Workshop on Potential Amendments to Chapter 120 of the Land Use Ordinance by the Planning Board.

Planning Board Meeting – January 27, 2025

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### Overview:

The quarterly workshops will be scheduled through the year to provide the Board an opportunity to identify potential amendments to Chapter 120 of the Land Use Ordinance the Town Council should consider. The purpose of this workshop is to review proposed changes and ensure alignment with the Town's strategic objectives and community needs.

Please follow up with an email to Amanda Lessard ([allessard@windhammaine.us](mailto:allessard@windhammaine.us)) and myself ([sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)) providing details of the written list with specific sections of Chapter 120 reference, including your rationale for each change.

**Objectives** As part of these workshops, we conduct once a quarter, we can explore several examples of potential amendments that could enhance the ordinance and benefit the community, including but not limited to:

1. **Zoning Adjustments:** Introducing new zoning categories or refining existing ones to accommodate evolving community needs, such as mixed-use developments or affordable housing zones.
2. **Environmental Protections:** Enhancing regulations to protect wetlands, water resources, or areas prone to erosion, including stricter stormwater management requirements.
3. **Setback Modifications:** Revising building setback requirements to allow for greater flexibility in site planning while maintaining neighborhood character.
4. **Parking Standards:** Updating parking minimums or introducing shared parking provisions to encourage sustainable transportation options.
5. **Design Standards:** Implementing more detailed design guidelines to ensure that new developments align with the town's aesthetic and architectural vision.
6. **Renewable Energy Systems:** Adding provisions to support solar panels, wind turbines, or other renewable energy systems on residential and commercial properties.
7. **Landscaping Requirements:** Adjusting landscaping and maintenance standards to promote native plant species and reduce water usage.

**Next Steps:**

Please come prepared to discuss and provide feedback on the proposed amendments. Your input is crucial to ensuring these updates reflect the best interests of our community. Following the workshop, the proposed amendments will be presented to the Town Council Ordinance Committee at their February 5th meeting for their review and consideration as part of the quarterly ordinance management process.

Thank you for your dedication and continued efforts to enhance our Town's land use policies.