



**Town of Windham**  
**Planning Department**  
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## MEMO

DATE: April 24, 2024

TO: Windham Town Council  
THROUGH: Barry Tibbetts, Town Manager  
FROM: Amanda Lessard, Planning Director  
Cc: Windham Planning Board

RE: #24-17 - Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 4 Zoning Districts related to uses in the Village Residential District (VR).

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At the Planning Board meeting on [April 22, 2024](#), a public hearing was held on the attached proposed Land Use Ordinance amendment related to allowed uses in Village Residential District (VR) be forwarded to the Board for review and recommendation as required by [§ 120-107](#) of the Land Use Ordinance.

Staff drafted the attached proposed changes to the allowed uses in the Village Residential (VR) District to address public concerns surrounding the Comprehensive Plan and Land Use Ordinance amendments to comply with LD 2003. The amendment proposes adding back in some of the Farm District's more intensive rural uses as Conditional Uses, which requires a Board of Appeals review and approval under [Section 120-516](#). All of these additional uses also have their own specific performance standards in [Article 5](#).

Also attached is a table of all the land uses in each zoning district and with proposed changes to VR highlighted green.

### Summary of Proposed Changes

- Article 4 Zoning Districts, Section 120-415.2 Village Residential District (VR)
  - Add to Permitted uses:
    - Campground, Person
    - Farm Enterprise
    - Sawmill, Temporary
  - Add to Conditional uses:
    - Agriculture, Piggery
    - Agriculture, Poultry Facility
    - Campground, Commercial
    - Contractor Services, Landscaping
    - Contractor Storage

### Zoning Amendment Process

There are no specific standards in the Town ordinance by which to judge the proposed zoning change, but State statute requires all proposed zoning to be consistent with the goals and objectives of the [Comprehensive Plan](#).

**Planning Board Review and Recommendation**

No members of the public spoke for or against the proposed amendment during the Planning Board's public hearing held on April 22, 2024.

The Board discussed that the addition of the permitted and conditional uses to the VR zoning district will preserve landowners' rights to continue their existing agricultural uses. Following discussion of the proposed changes, the Board made the following motion:

To recommend approval of the proposed amendment approval of the proposed amendments to the Land Use Ordinance Chapter 120 Article 4 Zoning Districts related to uses in the Village Residential District (VR).

Motion: Everett Krikken

2nd: Anne Daigle

Vote:7-0