

Town of Windham

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MEMO

DATE: June 25, 2014

TO: Tony Plante, Town Manager

FROM: Amanda Lessard, Planner, on behalf of the Planning Board *AL*

Cc: Ben Smith, Director of Planning
Planning Board

Tony Vance, R & T Enterprises, LLC

RE: Planning Board Recommendation – Zoning Map Amendment Request – R & T Enterprises, LLC, Tax Map 18; Lot 31C
Commercial 1 (C-1) to Medium-Density Residential (RM)

At the Planning Board's meeting on June 23, 2014, a public hearing was held on R & T Enterprises, LLC's request to rezone the 4.85 acre property on Sandbar Road, identified on Tax Map 18; Lot 31C. The request was to change the zoning from Commercial 1 (C-1) to Medium Density-Residential (RM).

No members of the public spoke for or against the proposed zoning map amendment.

Following discussion of the proposed changes, the Board made the following motion:

To recommend to the Town Council approval of the proposed zoning map amendment to rezone the property on Sandbar Road identified as Tax Map 18; Lot 31C, from C-1 to RM.

Motion: Scott McDonald
2nd: James Hanscom

Vote: 4-2 (David Douglass and Margaret Pinchbeck opposed)

Based on discussion at the meeting, the Board supported residential development at this location considering the surrounding uses were also residential. The dissenting votes were due to concerns that rather than the rezoning of one parcel, consideration should be given to the bigger picture and Town Council should direct the Land Use Ordinance Committee to address the issue sooner rather than later.