

TOWN OF WINDHAM AND TOWN OF GORHAM
JOINT COUNCIL ORDINANCE COMMITTEE
MEETING MINUTES OF THE
SOUTH WINDHAM AND LITTLE FALL REZONING
Wednesday, October 23, 2024

1. Call To Order.

Councilor Maxfield called the meeting to order at 4:00 pm.

2. Roll Call and Declaration of Quorum.

Committee members present were Councilor John Henry, and Jarrod Maxfield. David Nadeau (Chair) was absent.

Also present from the Town of Windham Town Manager Barry Tibbetts, Assistant Town Manager Bob Burns, Steve Puleo, Planning Director, and Tom Bartell, Director of Economic Development.

From the Town of Gorham, Committee members present were Councilor Seven Siegel (Chair), Councilor Charles Simms, and Councilor Phillip Gagon was absent.

Also present were Councilor Suzanne Phillips (Council Chair), Town Manager Ephrem Paraschak, Community Development Director, Tom Poirier, and member of the public Tim Profenno.

3. No Approval Minutes.

4. SWLF Zoning Implementation - NorthStar Planning.

NorthStar Planning, the consultants for the development of the rezoning recommendation, made a presentation and discussed the following issues:

- The dimensional and district standards were created from the visioning work developed through the Master Planning process.
- The zoning approach proposed by the consultants is to strike a balance between flexibility and creativity in development design and use. This includes promoting a higher level of quality urban design and attractive appeal.
- The proposed standards are targeted at private development that will be attractive, consistent, and pedestrian friendly with less reliance to the automobile.
- The dimension standard (see below) being proposed will specify building heights, setbacks, and requirements that support the cohesive village characteristics between the two municipalities.
- The design specification will allow for variations and alternatives, and zoning and performance standards will minimize undue burden on developers.

The group discussed the Gorham and Windham staff meeting to determine the area where the rezoning should occur, the size of the rezoning areas, and whether to review each Town's zoning performance standards for consistency.

The next steps would be for the Town Managers and Planning Staff to meet and review the recommendations presented and how each Town can move forward to achieve the goals of the South Windham and Little Falls Master Plan and Zoning Implementation recommendations.

7. Adjournment.

The meeting adjourned at 6:00 pm.