



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

DATE: November 20, 2024

TO: Windham Town Council  
FROM: Steve Puleo, Planning Director  
Cc: Barry Tibbitts, Town Manager,  
Bob Burns, Assistant Town Manager

RE: #24-32 - Amendments to the Code of the Town of Windham, Chapter 120, Article 3 Definitions and Article 5 Performance Standards for RV sales.

Town Council Meeting – November 26, 2024

### Overview

The amendment to the Code of the Town of Windham Chapter 120 Land Use Ordinance modifies Article 3 Definitions of retail sales, automotive sales, and retail sales, outdoor. The proposal also amends Article 5 Performance Standards, Retail sales, outdoor to address recreational vehicles outdoor display and sales areas. The Board for review for a recommendation as required by [§ 120-107](#) of the Land Use Ordinance.

### Summary of the Proposed Chapter 120 Land Use Ordinance Changes:

- The amendment to allow for recreational vehicle sales to be a principal use as retail sales, outdoor.
  - To remove the recreational vehicles for Retail sales, automobile sales and add trailers and recreational vehicles to Retail sales, outdoor in Article 3 Definitions
  - To add the Planning Board and review authority of outdoor retail sales and make the provision a principal use as part of major site plan application review.

### 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 November 25, 2024.~~

~~The Board discussed the ordinance changes and supported the modifications LUO, which would improve the staff interpretation of the ordinances and eliminate confusion. Following discussion of the proposed changes, the Board made the following motion:~~

~~To recommend approval of the proposed amendments to the Code of the Town of Windham Chapter 120 Land Use Ordinance modifies Article 3 Definitions of retail sales, automotive sales, and retail sales,~~

~~outdoor. The proposal amends Article 5 Performance Standards, Retail sales, outdoor to address recreational vehicles outdoor display and sales areas~~

Motion:

2nd:

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Vote: x x