

# Town of Windham

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## MEMO

DATE: October 10, 2014

TO: Windham Town Council  
THROUGH: Tony Plante, Town Manager  
FROM: Ben Smith, Director of Planning *BWS*  
Cc: Amanda Lessard, Planner  
Windham Planning Board

RE: Planning Staff Recommendations – Ordinance Amendment – Automobile  
Auction Facilities

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There seem to be two items that require more clarification from the staff memo dated September 12, 2014, included in your packet, related to the Planning Board recommendations and vote on the proposed Automobile Auction Facility standards.

### **Storage of Fluids**

The Board voted on a motion that noted a discrepancy between the draft standard “leaking fluids will be collected and contained,” and the draft “storage of fluids will be allowed on site.”

During discussion of this point, there seemed to be agreement that allowing for the storage of a small amount of fluids would avoid the possible situation that an operator of such a facility would constantly be dealing with small amounts of fluids. There seemed to be some consensus around a storage limit of fifty (50) gallons.

### **Burned vehicles and covered storage**

Board discussion on this item revolved around possible definitions of “covered” and “burned.” For example, does “covered” mean using blue tarps, constructing a roof-only structure or a full warehouse type building? Does “burned” mean there is nothing left of a vehicle but a charred wreck of metal, or would that mean a car that had a small fire under the hood you wouldn’t notice unless you popped it open?

The origination of this proposed requirement seems to be out of a concern keeping these types of vehicles from the elements so that pollutants are not washed into the stormwater or end up in the groundwater. The existing Groundwater and Surface Water Protection standards in the ED Zoning District seem to address that concern already, so that standard could be removed.