

ORDINANCE COMMITTEE MEMO

DATE: April 7, 2026

TO: Council Ordinance Committee

THROUGH: Bob Burns, Town Manager

FROM: Steve Puleo, Director of Planning

Cc: Amanda Lessard, Assistant Town Manager

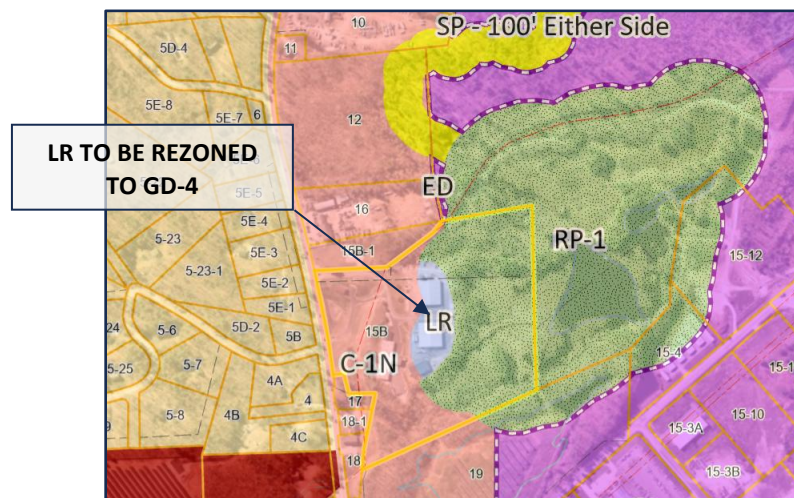
RE: #26-03 Shoreland Zoning Map Amendment – Rezone Portion of 999 Roosevelt Trail from LR to GD – Town of Windham

Ordinance Council Meeting – April 15, 2026

OVERVIEW

The Town is proposing an amendment to the Official Windham [Land Use Map](#) of Chapter 185 [Shoreland Zoning](#), to rezone a portion of 999 Roosevelt Trail from [Limited Residential \(LR\)](#) to [General Development \(GD\)](#) to align with the criteria for the establishment of the districts in [§185-13](#).

Tax Map 21, Lot 15B is located within the Commercial I North (C-1N) District and includes the Shoreland Zone designated as Limited Residential (LR) and Resource Protection I (RP-1) within the Sebago Lake watershed.



PURPOSE

The Town states that the rezoning request is necessary to ensure that the historic commercial use of the two existing structures is consistent with the Shoreland Zoning provisions, and notes that the parcel lies within a designated growth area identified in the [Town's Comprehensive Plan adopted June 13, 2017](#).

Background

999 Roosevelt Trail (Tax Map 21, Lot 15B) is a 22.03-acre parcel with frontage along Route 302 and an access drive serving several detached structures. The property, known as Windham Business

Park, contains buildings dating back to the 1990s that have historically supported both industrial and commercial uses.

NEXT STEPS

Following the public hearing held on April 13th, the Planning Board will forward a formal Land Use Recommendation on the proposed amendment to the Shoreland Zoning Map. This recommendation will be transmitted to the Town Council and scheduled for consideration at a Town Council public hearing, where the Council will review the Planning Board’s findings, take additional public comments, and take final action on the proposed map change.