

Town of Windham

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MEMO

DATE: May 15, 2014

TO: Tony Plante, Town Manager

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

Cc: Ben Smith, Director of Planning
Planning Board

RE: Planning Board Recommendation – Zoning Amendment Request – portion of Brey property, Tax Map 22; Lot 7, Resource Protection (RP) to Limited Residential (LR)

At the Planning Board's meeting on May 12, 2014, a public hearing was held on Shane Brey's request to rezone a 1.7 acre portion of his 27 acre property at 151 Brown Cove Road on Little Sebago Lake, identified on Tax Map 22; Lot 7. The request was to change the zoning from Resource Protection (RP) to Limited Residential (LR).

Five members of the public spoke 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 a portion of the property identified as Tax Map 22; Lot 7, from RP to LR., with the condition that the council add a restriction to be deeded as appropriate and possible for the rezoned land to be only used as a single family dwelling.

Motion: David Douglass
2nd: James Hanscom

Vote: 4-1 (John Eddy opposed)

Based on discussion at the meeting, the Board was concerned about other commercial uses that are allowed in Limited Residential and the potential impact on the Lake. The vote in opposition to the motion was likely as a result of public comment that development could adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values (as described in the introductory paragraph of the RP district as areas to zone in addition to the 5 enumerated criteria).