

DATE: March 20, 2025

TO: Council Ordinance Committee  
FROM: Steve Puleo, Planning Director  
Cc: Bob Burns, Assistant Town Manager  
Barry Tibbetts, Town Manager  
Amanda Lessard, Senior Planner/Project Manager

RE: #25-XX To Discuss Potential Land Use Ordinance Amendments to Article 4 Zoning and 5 Performance Standards to Prepare the Construction to New Eastern Connector.

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The purpose of this memo is to explain the necessity of amending the Land Use Ordinance, specifically [Article 4](#) (Zoning Districts) and [Article 5](#) (Performance Standards), to support the construction of the new Eastern Connector, also known as Veteran's Memorial Drive. Additionally, this memo addresses the need to rezone the land from Tandberg Trail to Windham Mall property to a possible [Commercial 4 \(C-4\)](#) zoning district.

The amendments to Article 4 and Article 5 are in alignment with Windham's Comprehensive Plan, which emphasizes the need for improved transportation infrastructure and sustainable development. The new zoning and performance standards will ensure that the development of the Veteran's Memorial Drive is consistent with the [21<sup>st</sup> Century Downtown Master Plan](#).

Rezoning from C-1 to C-4 will attract new businesses, commercial developments, support the North Windham business district by providing increase community development and recreational spaces opportunities that are in scale with the available land. We will review a number potential provisions between the two zoning district for compatibility with the existing use in this area of North Windham to determent if the rezone is necessary. The C-4 district allows for a variety of commercial uses that are essential for supporting the increased traffic and providing services to residents and travelers by restricting access every 300' along the new connector road, [§120-521](#). These standards will include measures for managing stormwater runoff, reducing noise pollution, and ensuring safe pedestrian and vehicular access.

### **Summary of the Proposed Chapter 120 Land Use Ordinance Amendment**

#### [Article 4 Zoning Districts](#)

- [§ 120-411.1](#): To review permitted uses, dimensional standards such as front yard setbacks, and building height, and possible district standards such as with the existing [C-1 zoning district](#).

#### [Article 5 Performance Standards](#)

[§ 120-521 Controlled access street](#). Add Veteran's Memorial Drive (the Eastern Connector) to subsection A with the Manchester Drive.

### **Zoning Amendment Process**

As required by [§ 120-107](#) of the Land Use Ordinance, the proposed amendment shall be referred to the Planning Board for review and recommendation.