



PLANNING BOARD MEMO

DATE: April 7, 2025

TO: Windham Planning Board
FROM: Steve Puleo, Planning Director
Cc: Amanda Lessard, Senior Planner/Project Manager
RE: #25-10 Land Use Ordinance Amendments to Article 3 Definitions and Article 5 Performance Standards – Controlled Access Streets

Planning Board Meeting – April 14, 2025

Overview

At the meeting held on [March 25, 2025](#), the Town Council Ordinance Committee unanimously voted to request that the attached amendments to the Land Use Ordinance, pertaining to Controlled Access Streets, be forwarded to the Board for review and recommendation in accordance with [§ 120-107](#) of the Land Use Ordinance. The attached draft ordinance amendments propose the addition of Veterans Memorial Drive (the Eastern Connector) to the Street Classification for Controlled Access Streets.

Background

On June 12, 2018, the Town Council adopted ordinance revisions for development in North Windham to support the vision established in the [21st Century Downtown Master Plan](#) for North Windham and the [Comprehensive Plan](#). The Downtown Master Plan recommends (page 52) that street blocks should be approximately 300 to 600 linear feet, creating three- or four-way intersections to maximize connectivity and foster walkable, pedestrian-friendly neighborhoods. In 2013, the town adopted Articles [3](#) and [5](#), which include a performance standard for controlled access streets on Manchester Drive, limiting all curb cuts to be spaced at least 300 linear feet from the nearest curb cut.

In June 2023, the U.S. Department of Transportation announced that the Town of Windham would receive a \$25 million RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grant to support the "North Windham Moves" project. As part of the Maine Department of Transportation (MDOT) collaboration with the Town, they recommended that Veterans Memorial Drive (the Eastern Connector) be included as Controlled access street ordinance. In preparation of the up-and-coming construction of Veterans Memorial Drive.

Summary of the Proposed Chapter 120 Land Use Ordinance Amendment

[Article 3 Definition](#)

[STREET CLASSIFICATION](#)

[C. CONTROLLED ACCESS STREET](#) to add Veterans Memorial Drive to list of roadways as controlled access street.

[Article 5 Performance Standards](#)

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

Zoning Amendment Process

There are no specific standards in the Town ordinance by which to judge the proposed LUO amendments. However, State statute requires all proposed zoning to be consistent with the goals and objectives of the Comprehensive Plan.

The Planning Board must hold a public hearing prior to making a recommendation on this item to the Town Council. The Town Council will need to vote on the proposed changes to the Land Use Ordinance for them to be officially approved. A public hearing is scheduled for the April 28, 2025 Planning Board meeting. After the public hearing and discussion by the Board, the Planning Board may vote on a recommendation to the Town Council similar to the following:

MOTION: To ~~(recommend/recommend with comments/not recommend)~~ approval of the proposed amendments to the Land Use Ordinance Chapter 120 Article 3 Definitions and Article 5 Performance Standards to add Veterans Memorial Drive to the Controlled Access Street definition and performance standards.