



Town of Windham
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MEMO

DATE: April 24, 2024

TO: Windham Town Council
THROUGH: Barry Tibbetts, Town Manager
FROM: Steve Puleo, Planning Director
Cc: Windham Planning Board

RE: #24-16 - Amendment to Code of the Town of Windham Chapter 120 Land Use Ordinance, Article 3 Definitions and Article 7 Signs, related to murals.

Overview

At the Planning Board meeting on [April 22, 2024](#), a public hearing was held on the attached proposed amendments to the Land Use Ordinance Article 3 Definitions and Article 7 were drafted by the Town Attorney in order to create a definition for a Mural that is clear and distinct from the definition of a [Sign](#) and further clarify that murals are exempt from the provisions of the Land Use Ordinance [Article 7](#) sign regulations. The Town Council Ordinance Committee reviewed and unanimously recommended the amendments at their meeting on [April 1, 2024](#).

Zoning Amendment Process

As required by [§ 120-107](#) of the Land Use Ordinance, the proposed amendment requires Planning Board review and recommendation. There are no specific standards in the Town ordinance by which to judge the proposed zoning change, but State statute requires all proposed zoning to be consistent with the goals and objectives of the [Comprehensive Plan](#).

Planning Board Review and Recommendation

No members of the public spoke for or against the proposed amendment during the Planning Board's public hearing held on April 22, 2024.

The Board discussed the following concerns :

- What constitutes a “unsafe condition.” Recommended the Town Attorney add a definition or example.
- The exemption section is vague, would like to see performance standards to evaluation a mural.
- Should the murals be limited to certain zones?
- They did not understand why “affixed” mural was included in the definition of a mural.
- How large a mural could be; 100% of wall or a certain percentage of the wall.

Following discussion of the proposed changes, the Board made the following motion:

To recommend approval of the proposed amendments with recommendations to approval of the proposed amendments to the Land Use Ordinance Chapter 120 Article 3 Definitions and Article 7 Signs related to murals.

Motion: Everett Krikken

2nd: Christian Etheridge

Vote:7-0