



Town of Windham
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PLANNING BOARD MEMO

DATE: November 25, 2024

TO: Windham Planning Board
FROM: Steve Puleo, Planning Director
Cc: Barry Tibbitts, Town Manager,
Bob Burns, Assistant Town Manager

RE: #24-32 - Amendments to the Code of the Town of Windham, Chapter 120, Article 3 Definitions and Article 5 Performance Standards.

Planning Board Meeting – November 25, 2024

Overview

The amendment to the Code of the Town of Windham Chapter 120 Land Use Ordinance modifies Article 3 Definitions of retail sales, automotive sales, and retail sales, outdoor. The proposal also amends Article 5 Performance Standards, Retail sales, outdoor to address recreational vehicles outdoor display and sales areas. The Board for review for a recommendation as required by [§ 120-107](#) of the Land Use Ordinance.

Summary of the Proposed Chapter 120 Land Use Ordinance Changes

- The amendment to allow for recreational vehicle sales to be a principal use as retail sales, outdoor.
 - To remove the recreational vehicles for Retail sales, automobile sales and add trailers and recreational vehicles to Retail sales, outdoor in Article 3 Definitions
 - To add the Planning Board and review authority of outdoor retail sales and make the provision a principal use as part of major site plan application review.

Zoning Amendment Process

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](#).

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 the changes to be officially approved. A public hearing is scheduled for the November 25, 2024 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 Code of the Town of Windham Chapter 120 Land Use Ordinance modifies Article 3 Definitions of retail sales, automotive sales, and retail sales, outdoor. The proposal amends Article 5 Performance Standards, Retail sales, outdoor to address recreational vehicles outdoor display and sales areas.