

COUNCIL ORDINANCE COMMITTEE
MEETING MINUTES
May 20, 2026

1. CALL TO ORDER.

Meeting called to order 4:09 PM

2. ROLL CALL AND DECLARATION OF QUORUM.

Present: Councilors Nadeau and Reiner

Absent: Councilor Jones

Staff: A. Lessard

Other: Councilor Doug Fortier

3. OTHER BUSINESS

a. Chapter 120 Land Use Ordinance Amendments – Prioritization Discussion.

Reviewed list of proposed ordinance changes and provided comments on the items identified by Staff Priority #:

1 Access Drives & 4 Street Connections: The Committee agreed with the approach for multifamily access to public streets so long as other ordinances require connectivity to adjacent lots.

Amendment will go to the Planning Board after legal review.

2 Conservation Subdivisions: Send to Planning Board.

3 Blasting Standards: The amendments should only regulate blasting for the projects that will require delegated review and not all residential development. The ordinance could potentially be further amended in the future to expand the blasting applicability or notification requirements.

5 & 13 Buffer Yards: This is a lower priority as there are many options within the existing ordinance to comply with the requirement.

6 North Windham Connector Zones: This should be prioritized for amendments to be in place before property owners can apply for permits on the new connector roads. North Windham Moves is expected to start construction in fall 2027.

7 Heavy Construction Service: The Committee reaffirmed that the purpose of the existing heavy construction service standards was not to see vehicles and equipment stored along Route 302. The amendments should also consider increased setbacks and conditional uses.

8 LD 1829/2173: These amendments are required by State law and should be finalized as soon as staff time allows; the Council can adopt with an effective date of July 1, 2027.

9 MS4 LID: When the deadline is clearer it will be a high priority.

10 Shoreland Zoning: For transparency in the decision making, nonconforming expansion is the priority.

11 Public Building Signs: This amendment should be prioritized before the Middle School building is completed. Illumination should be prohibited if the public building sign in a residential district exceeds what is currently allowed. Keep Ordinance Committee informed of proposed language but it can be sent directly to Planning Board.

12 Short Term Rentals: Discussion of how many may be in Windham. January 2025 Housing Study estimates 130. The ordinance should be a registration only, not a cap.

4. Adjourned at 5:31 PM