



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Town Council

Tuesday, January 24, 2023

6:00 PM

Council Chambers

I. Roll Call of Members.

II. Pledge of Allegiance.

III. Minutes to be Approved:

[CD 23-013](#) To approve the Minutes of the January 10, 2023 Special Council Meeting.

Attachments: [Minutes-Town Council Special-1-10-2023.pdf](#)

[CD 23-014](#) To approve the Minutes of the January 10, 2023 Council Meeting.

Attachments: [Minutes-Town Council-1-10-2023.pdf](#)

[CD 23-018](#) To approve the Minutes of the January 17, 2023 Special Council Meeting.

Attachments: [Minutes-Town Council Special-1-17-2023.pdf](#)

[CD 23-017](#) To approve the Minutes of the January 17, 2023 Council Meeting.

Attachments: [Minutes-Town Council-1-17-2023.pdf](#)

IV. Adjustments to the Agenda.

V. Public Participation.

The public is invited to address the Council on any item of business not on the agenda for tonight's meeting.

NOTE TO CITIZENS: Citizens have the right and are encouraged to speak during public participation regarding items not on the agenda, or regarding an item when it comes up on the agenda.

All comments and questions during public participation or on an agenda item must be directed to the Chair and be limited to not more than three (3) minutes per speaker; except that the Chair may grant another three (3) minutes at his/her discretion.

Anyone who has already addressed the Council during public participation, on an agenda item, or during a public hearing will be asked to wait until all others have spoken before being recognized a second time.

VI. Councilors' Comments.**VII. PUBLIC HEARINGS.**[23-007](#)

To receive public comment and act on the proposed Boody's Corner B Omnibus TIF District (the "District") and the adoption of the Development Program for the said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended; and authorize the Town Manager to make technical revisions to the District application and Development Program, at the Town Manager's discretion and without further approval by the Council, in order to facilitate the process for review and approval by the DECD, so long as such revisions are not inconsistent with the basic structure and intent of the Development Program.

Attachments:

[23-007 Cover Sheet.pdf](#)

[Boodys Corner B DECD MTIF Application w Exhibits.pdf](#)

[Windham TIFs Public Notices.pdf](#)

[23-019](#)

To receive public comment and act on the proposed South Windham Industrial Zone Omnibus TIF District (the "District") and the adoption of the Development Program for the said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended; and authorize the Town Manager to make technical revisions to the District application and Development Program, at the Town Manager's discretion and without further approval by the Council, in order to facilitate the process for review and approval by the DECD, so long as such revisions are not inconsistent with the basic structure and intent of the Development Program.

Attachments:

[23-019 Cover Sheet.pdf](#)

[So. Windham Industrial DECD MTIF Application w Exhibits.pdf](#)

[Windham TIFs Public Notices.pdf](#)

VIII. CONSENT AGENDA.

None.

IX. UNFINISHED BUSINESS & GENERAL ORDERS.[23-017](#)

To appoint a Town Attorney and authorize the Town Manager to take necessary action to execute that contract.

Attachments:

[23-017 Cover Sheet.pdf](#)

[Legal team endorsement for legal services 1.pdf](#)

[23-018](#) To refer the proposed amendment to the Land Use Ordinance and Map with regard to child-care facilities on the Route 202 Corridor to the Planning Board for review and recommendation.

Attachments: [23-018 Cover Sheet.pdf](#)
[Child-care Overlay Zone.pdf](#)
[ChildcareOverlayMap.pdf](#)
[SACC Letter to council and planning board.pdf](#)

[23-020](#) To approve a contract agreement amendment between the Town and Barry Tibbetts who serves as Town Manager.

Attachments: [23-020 Cover Sheet.pdf](#)
[Memo P Moss HR Director.pdf](#)
[Employment Agreement BAT 2023 0124.pdf](#)
[2021-22 Accomplishments.pdf](#)

[23-022](#) To refer the proposed Land Use Ordinance amendments with regard to Affordable Housing Standards to the Planning Board for review and recommendation.

Attachments: [23-022 Cover Sheet.pdf](#)
[LRPC TC Presentation 08-16-2022.pdf](#)
[TC memo LRPC Amendments 08-11-2022 \(2\).pdf](#)
[Affordable Housing REVISED.pdf](#)
[TC packet PB recommend AffordableHousing 09-22-21.pdf](#)
[Maine 130 - HP 1489 item 9.pdf](#)

[23-023](#) To refer the proposed Land Use Ordinance amendments with regard to Multifamily Development Standards to the Planning Board for review and recommendation.

Attachments: [23-023 Cover Sheet.pdf](#)
[LRPC TC Presentation 08-16-2022.pdf](#)
[TC memo LRPC Amendments 08-11-2022 \(2\).pdf](#)
[Multifamily Development standards Aug 2022.pdf](#)

X. Council Correspondence.

[CD 23-015](#) Taking Back Maine's Future - Project Progress Report.

Attachments: [Outline Taking Back Our Future - Opioid Epidemic.pdf](#)

[CD 23-016](#) Welcome to New Faces!

Attachments: [Welcome to New Hires at the Library.pdf](#)

XI. Town Manager's Report.**XII. Committee Reports.****A. Council Subcommittees.**

1. Appointments Committee.
2. Finance Committee.
3. Ordinance Committee.

B. Other Committees.

1. Long Range Planning Committee.
2. Parks & Recreation Advisory Committee
3. Windham Economic Development Corporation.
4. Highland Lake Leadership Team.
5. Natural Resources Advisory Committee.
6. Public Easement Advisory Committee.

XIII. Discussion Items.

None.

CD 23-019

Land Use Ordinance amendments with regard to the Windham Center Growth Area.

Attachments:

[LRPC TC Presentation 08-16-2022.pdf](#)

[TC memo LRPC Amendments 08-11-2022 \(2\).pdf](#)

[WC VR draft REVISED \(3\).pdf](#)

[WindhamCenter_ProposedMap_04-2021.pdf](#)

[WindhamCenter_ProposedZoningChangesMap_04-2021.pdf](#)

[TC packet PB recommend Windham Center 09-10-21.pdf](#)

[Zoning Standards WC VR 2022.pdf](#)

[Zoning District Uses Table WC 1-5-21.pdf](#)

[FR F compare WC VR revised.pdf](#)

XIV. Agendas & Scheduling.

XV. ADJOURN.