

CHAPTER 120 LAND USE

Article 9 Subdivision Review

§ 120-901 Purpose.

[Amended 5-23-2023 by Order No. 23-092]

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people; to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Windham, Maine, the Planning Board shall evaluate the proposed subdivision, using the following criteria. The subdivision provisions set forth in these regulations are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that residential and nonresidential construction is designed and developed in a manner that assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

§ 120-915 Violations and penalties.

C. Occupancy of dwellings. [Amended 6-16-2022 by Order No. 22-108]

- (1) ~~Occupancy of multifamily dwellings. No unit in a multifamily development shall be occupied before the street upon which the unit is accessed is completed in accordance with these regulations.~~ Paved Streets. No dwelling unit accessed on streets and access drives designed with a paved surface shall be occupied until the street upon which the unit is accessed is completed at least with the base course of pavement. (Table 4 in Appendix B – Street Design and Construction Standards.)
- (2) ~~Occupancy of single or two family dwellings. No single or two family dwellings shall be occupied before the street upon which the unit is accessed is completed at least with the base course of crushed aggregate.~~ Gravel Streets. No dwelling unit accessed on streets and access drives designed with a gravel surface shall be occupied until the street upon which the unit is accessed is completed at least with the base course of crushed aggregate. (Table 4 in Appendix B – Street Design and Construction Standards.)