

# Town of Windham

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**Long Range Planning Committee  
Conference Room 1, Town Office  
7:30 – 9:00 AM, April 4, 2018**

## **AGENDA**

**LRPC Attendance: Clayton Haskell, Sparky Hurgin, Nick Kalogerakis, Allan Phinney  
Staff Attendance: Amanda Lessard**

**1. News/updates**

**Ben couldn't make this meeting. His last day as Planning Director is April 6.**

**2. Open Space Plan**

**a. Status of the RFP**

**Ben will not complete drafting the RFP as it could be conflict of interest if he intends to respond to the RFP as a private consultant. Amanda will finalize the draft as time allows.**

**3. Ordinances**

**a. Zoning Map updates relative to Future Land Use Map**

- i. Determine the boundaries between Growth Areas and Rural Areas**
- ii. Rural Areas – identify critical areas that should have different standards**

**Discussion of ordinance standards:**

- Allow uses that make Windham a destination – agricultural accessory uses, recreation, businesses.**
- No more private roads in growth areas.**
- Cluster subdivisions should be required in rural areas with standards for lot layouts and preservation of existing fields for agriculture or recreation and prioritizing contiguous open space. The Open Space Plan will provide input on prioritizing land that should be in open space.**

**The Committee reviewed the Zoning Map and the map dated April 3, 2018 where building footprints and public water and sewer were shown with the Future Land Use areas. Discussion of the South Windham growth area boundary and that heavy industrial uses were not appropriate along the Presumpscot River and should be moved to North Windham/ED District.**

**Consensus that rural areas should be divided into several zoning districts with different standards. Will focus discussion of this concept at the next meeting.**