

Town of Windham

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**Long Range Planning Committee
Conference Room 1, Town Office
7:30 – 9:00 AM, April 18, 2018**

AGENDA

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

1. News/updates
2. 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

The Committee reviewed the map dated April 3, 2018 where building footprints and public water and sewer were shown with the Future Land Use areas. Excluding the Windham Center and South Windham Growth Areas, the rural area is mostly southeast of the Pleasant River. The group identified a few areas that need additional standards to direct growth away from and preserve as much as possible and others that likely do not need any zoning changes as the type and amount of recent growth could be continued. Amanda will revise the map to reflect the discussion and present at the next meeting.

Discussion of the Windham Center growth area boundary and uses and standards that may be similar to the Village Commercial District that allows mixed use.

Other ordinance standards to consider in rural areas: increasing lot size, lot coverage requirements, net density, limiting housing built along existing roads, maximum setbacks. What have other towns done to direct growth away from rural areas?