



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Cover Sheet

File Number: 18-257

**Agenda Date:** 1/8/2019

**Version:** 1

**Status:** Agenda Ready

**In Control:** Town Council

**File Type:** Order

**Agenda Number:**

I. Council Action Requested.

To approve proposed amendments to Town of Windham Land Use Ordinance, Chapter 140, Sections 400, 500, and 900 related to cluster subdivision standards to include changes to ownership of open space, factors for reviewing lot arrangement, requiring a master plan for the property when it is not proposed to be fully subdivided and removing density bonuses for allowing public use of the open space in the Farm (F) and Farm Residential (FR) Districts.

II. Basis for Council Action.

Council approval of this item is required because;

- a. the Town may enact reasonable by-laws, regulations and ordinances for municipal purposes pursuant to Article I, Section 2 of the Charter, and
- b. the Council has the authority to act as the legislative body of the Town pursuant to Article II, Section 3(I) of the Charter.

III. Issue Summary.

Please refer to the attached memorandum from planner Amanda Lessard dated December 6, 2018 regarding the planning board's recommendations.