



**Town of Windham
Planning Department**

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MEMO

DATE: June 24, 2021

TO: Windham Planning Board
FROM: Amanda Lessard, Planning Director
Cc: Steve Puleo, Planner
Gretchen Anderson, Environmental & Sustainability Coordinator
Natural Resources Advisory Committee

RE: Land Use Map Amendment, Pleasant River RP District
Planning Board Meeting & Public Hearing – June 28, 2021

Enclosed, you will find a copy of the proposed amendment to the Land Use Map recommended by the Natural Resources Advisory Committee (NRAC). The purpose of the proposed change is to provide greater protection of the Town's impaired waterbodies by expanding the shoreland zone on the Pleasant River north of Route 302, from Ditch Brook to the Gray town line, to a 250 foot Resource Protection (RP) district from 100 foot RP or 100 foot Stream Protection (SP) districts. This change will make the shoreland zoning consistent with the shoreland zoning on the Pleasant River downstream from Route 302 to the Presumpscot River. The proposed zoning is more restrictive than the Department of Environmental Protection's minimum shoreland zoning requirements.

Following discussion of the proposed amendment at the June 14, 2021 Planning Board meeting, the Board requested additional information related to water quality of the Pleasant River. The following are provided to assist in understanding the water quality issues in Windham:

- Presumpscot Regional Land Trust Water Quality Monitoring Data. Current and historical data can be viewed on the PRLT website at <https://www.prlt.org/water>.
- Windham Watershed Basemap and 2018 draft Watershed Inventory Table draft prepared by Cumberland County Soil and Water Conservation District. (The table classifies the watersheds, identifies those that are impaired and reason for impairment, and identifies the watersheds that are listed by the Maine Department of Environmental Protection (DEP) as Lakes Most at Risk from New Development & Urban Impaired Streams (DEP Chapter 502) or Maine DEP Nonpoint Source (NPS) Priority Watersheds.)
- Pleasant River Watershed Management Plan (2011) (CCSWCD was awarded 2020 319 Grant Funds to implement recommendations of this plan)
- 2021 Recommendations to protect and improve Windham's Watershed

Zoning Amendment Process

The Planning Board must hold a public hearing prior to making a recommendation on this item to the Town Council. The Town Council will need to hold a public hearing and vote on the proposed changes to the Land Use Map for the changes to be officially approved. The approved changes then will not be effective until approved by the DEP Commissioner.

A public hearing is scheduled for the June 28, 2021 Planning Board meeting. After the public hearing and discussion by the Board, the Planning Board may vote on a recommendation to the Town Council similar to the following:

MOTION: To (**recommend/recommend with comments/not recommend**) approval of the proposed amendments to Land Use Map, Pleasant River RP District.