

# Town of Windham

Planning Department  
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Windham, ME 04062

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**Long Range Planning Committee  
Conference Room 1, Town Office  
Wednesday August 7, 2019  
7:30 – 9:00 AM**

## AGENDA

1. News/updates
2. Public Comment
3. Correspondence
4. F/FR zoning district changes
  - a. Revisions based on July 10 public meeting comments (See attached Section 400 draft changes)
    - i. Net Residential Density
    - ii. Lot Sizes
    - iii. Front Setback
    - iv. Landscaping
  - b. Permitted Uses
  - c. Zoning Map
5. Other Business
6. Next Meeting:
  - a. Regular Meeting - Wednesday August 21, 2019

406 Zoning Districts

A. ~~Farm-Rural District-(R)(F)~~

1. Intent

The ~~Farm-Rural~~ district is intended primarily for rural land uses and very low density residential land uses. Development is restricted in order to protect farmlands, woodlandsworking lands, open space, wildlife habitat and scenic areas.

2. Permitted Uses

The following uses, as they are defined in Section 300, shall be permitted in the ~~Farm-Rural~~ District as a matter of right. Refer to Section 500, Performance Standards or Subsection 6. District Standards for additional use information:

- Agriculture
- Agriculture, Piggery
- Agriculture, Poultry Facility
- Agriculture Entrepreneurial
- Bed and Breakfast Inn
- Building, Accessory
- Campground, Commercial
- Campground, Personal
- Cemetery
- Child Care, Family Home
- Contractor Services, Landscaping
- Contractor Storage Yard
- Dwelling, Single-Family Detached
- Dwelling, Two-Family
- Dwelling, Multifamily
- Forestry
- Golf Course
- Home Occupation 1
- Home Occupation 2
- Kennel, Major
- Kennel, Minor
- Mineral Extraction
- Place of Worship
- Public Building
- Public Utility Facility
- Research Laboratory
- Retail Sales, Nursery
- Riding Stable
- Sawmill, Permanent
- Sawmill, Temporary
- Shipping Container
- Use, Accessory
- Wireless Telecommunications Tower and Facility

3. Conditional Uses

The following uses, as defined in Section 300, shall be allowed as a Conditional Use in accordance with Section 516. Refer to Section 500, Performance Standards or Subsection 6. District Standards for additional use information:

- ~~Assisted Living Facility~~
- ~~Bed and Breakfast Inn~~

- ~~• Boarding Home for Sheltered Care~~
- ~~• Kennel, Major~~
- ~~• Medical Office~~
- ~~• Nursing Home~~
- ~~• Public Utility Facility~~
- ~~• Recreation Facility, Indoor~~
- Recreation Facility, Outdoor
- ~~• Retail Sales, Convenience~~
- ~~• Rooming House~~

4. Prohibited Uses

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

5. Dimensional Standards

The following dimensional standards shall apply in the ~~Farm-Rural~~ District:

- (a) Minimum Lot Size:
  - (1) Standard ~~(Non-Cluster)~~ 8040,000 s.f.
  - (2) ~~Cluster Conservation~~ Subdivision:
    - (a) All Subdivision lots connected to public water 320,000 s.f.
    - (b) Subdivision served by wells or a private system 320,000 s.f.
  - ~~(3) Rooming House 4 acres~~
- (b) Maximum Lot Size: 80,000
  - (1) ~~Maximum Lot Size shall apply to all new lots created after [EFFECTIVE DATE OF ORDINANCE] Cluster Subdivision 50,000 s.f.~~
  - ~~(2) Cluster Subdivision: one (1) lot within subdivision 60,000 s.f.~~
  - ~~(2) Lots of 10 acres or more are exempt from Maximum Lot Size standards.~~
- (c) Net Residential Density: 60,000 s.f./1 dwelling unit/3 acres:
  - (1) ~~This density standard shall be calculated from existing lots of record as of [EFFECTIVE DATE OF ORDINANCE]~~
  - (2) ~~Accessory Apartments will not be counted in the calculation of overall Net Residential Density~~
- (d) Minimum Frontage:
  - (1) Standard ~~(Non-cluster)~~ 200 ft.
  - (2) ~~Cluster Conservation~~ Subdivision 100 ft.
  - (3) ~~Cluster Conservation~~ Subdivision, where frontage is entirely on cul-de-sac 50 ft.
- (e) Minimum Front Setback:
  - (1) ~~From existing Public Streets 100 ft.~~

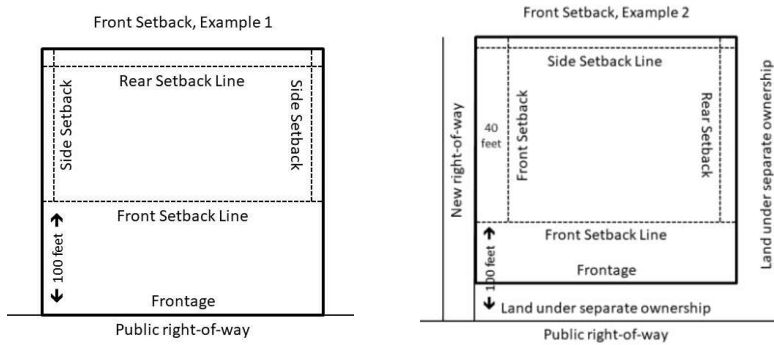
Commented [BWS1]: Changed from 10,000 to match state minimum size

Commented [BWS2]: Rural Zone 1 DU/3 acres proposed

Commented [BWS3]: Large buffer for new homes on existing Public Streets

(2) From existing Private Roads or Ways, or any new Street or road~~Standard (Non cluster)~~ 40 ft.

- (i) The minimum front Setback of a lot may be reduced to the average setback distance of the existing buildings located on the lots to either side of said lot.
- (ii) The setback line required in (e)(1) for existing Public Streets shall be measured across any land in a separate deed that would otherwise result in a Side Setback being applicable.



(2) Cluster Conservation subdivision 25 ft.  
 (3) Non-Residential Use: Minimum Landscaped Buffer Strip 15 ft.

(f) Minimum Side Setback: 10 ft.  
 (1) ~~Standard (Non cluster)~~ 10 ft.  
 (2) ~~Cluster Subdivision:~~ 10 ft.

(g) Minimum Rear Setback: 10 ft.  
 (1) ~~Standard (Non cluster)~~ 10 ft.  
 (2) ~~Cluster Subdivision:~~ 10 ft.

(h) Maximum Building Height: 35 ft.  
 (1) Agriculture, Public Buildings, Church Steeples No Limit

(i) Maximum Building Coverage: 25%

6. **District Standards**

In addition to Section 500, Performance Standards, these standards shall apply to the following uses in the Farm-Rural District:

- (a) Automobile Repair Services in existence prior to August 7, 2014.
  - (1) All repair operations shall be conducted inside an enclosed building.
  - (2) No more than three vehicles shall be serviced or stored on the property at any one time.

- (3) Hours of operation shall be Monday through Saturday from 8:00 A.M. to 5:00 P.M.
- (b) ~~Cluster Conservation~~ Subdivision. (See Sec. 900 Subdivision Review)
- ~~(1) Cluster subdivisions shall only be permitted on lots with a minimum of 5 acres of gross land area.~~
- (c) Curb Cuts. See “Curb Cuts and Driveway Openings” in Section 500 Performance Standards for standards applicable to the ~~Farm-Rural~~ District
- (d) Dwelling, Two-Family and Dwelling, Multifamily. These uses shall only be allowed for the conversion of an existing dwelling or accessory building that was in existence prior to May 13, 1986. The following standards shall apply:
- (1) No more than three (3) dwelling units may be created per lot.
  - (2) All dwelling units shall have a minimum area of 500 s.f.
- ~~(e) Medical Office. See “Medical Office” in Section 500 Performance Standards for size limitations.~~
- (f) Research Laboratory. This use in the ~~Farm-Rural~~ District must conduct investigative research that is primarily related to the items defined in the definition of, “Agriculture.” Refer to Section 300 Definitions.
- (g) Contractor Services, Landscaping. This use is shall be an accessory use to a Retail Sales, Nursery use under the following conditions:
- (1) The Contractor Service, Landscaping and Contractor Storage Yard use shall not exceed fifty (50) percent of the gross area (both interior and exterior areas) occupied by the principle Retail Sales, Nursery use.
- ~~(h) Any new lot created in the Rural Zone after [EFFECTIVE DATE OF ORDINANCE] must plant one street tree for every 50ft of Frontage along any Public or Private Way, inclusive of any driveways or other curb cuts.~~
- ~~(1) These trees must be evenly spaced and placed within the right-of-way as close to the property as possible. In the event the lot owner does not have the right to plant within the right-of-way, the street trees will be placed on the new lot as close to the right-of-way as possible.~~
- ~~(h) Buffer Requirements for Specific Non-residential Uses. The following uses shall provide a buffer strip, as defined, from all abutting properties that are solely occupied by a residential dwelling(s):~~
- ~~(1) Boarding Home for Sheltered Care~~
  - ~~(2) Medical Office~~
  - ~~(3) Nursing Home~~

**Commented [BWS4]:** Removed minimum lot size requirement

**Commented [BWS5]:** This might be worded to apply only along Front or Side setbacks. Current wording is for trees anywhere the lot has frontage on a public or private road.

- ~~(4) Retail Sales, Convenience~~
- ~~(5) Retail Sales, Nursery~~
- ~~(5) Service Business, Landscaping~~

**B. FarmRural-Residential District (RFR)**

**1. Intent**

~~The Town, as a rapidly growing community, recognizes that certain areas of the town will experience residential growth while the basic rural agricultural orientation remains. It is the intent of this chapter to allow these uses to coexist and develop harmoniously.~~  
The Rural Residential zone is a rural zoning district that will maintain the rural character Windham's fields and forests interspersed with low density residential development. Limits on the highest impact rural uses are designed to balance rural living with rural businesses.

**2. Permitted Uses**

The following uses, as they are defined in Section 300, shall be permitted in the FarmRural-Residential District as a matter of right. Refer to Section 500, Performance Standards or Subsection 6. District Standards for additional use information:

- Agriculture
- Agriculture Entrepreneurial
- Bed and Breakfast Inn
- Building, Accessory
- Campground, Commercial
- Campground, Personal
- Cemetery
- Child Care, Family Home
- Dwelling, Two-Family
- Dwelling, Multifamily
- Dwelling, Single-Family Detached
- Forestry
- Golf Course
- Home Occupation 1
- Home Occupation 2
- Kennel, Minor
- ~~Mineral Extraction~~
- Place of Worship
- Public Building
- Public Utility Facility
- Retail Sales, Convenience
- Riding Stable
- ~~Sawmill, Temporary~~
- ~~Shipping Container~~
- Use, Accessory
- Wireless Telecommunications Tower and Facility

**3. Conditional Uses**

The following uses, as defined in Section 300, shall be allowed as a Conditional Use in accordance with Section 516. Refer to Section 500, Performance Standards or Subsection 6. District Standards for additional use information:

- ~~Agriculture, Piggery~~
- ~~Agriculture, Poultry Facility~~
- ~~Assisted Living Facility~~
- ~~Bed and Breakfast Inn~~
- ~~Boarding Home for Sheltered Care~~
- ~~Kennel, Major~~
- ~~Medical Office~~

- ~~• Nursing Home~~
- ~~• Public Utility Facility~~
- ~~• Recreation Facility, Indoor~~
- Recreation Facility, Outdoor
- ~~• Retail Sales, Convenience~~
- ~~• Retail Sales, Nursery~~
- ~~• Riding Stable~~
- ~~• Sawmill, Permanent~~

4. Prohibited Uses

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

5. Dimensional Standards

The following dimensional standards shall apply in the ~~Farm~~Rural-Residential District:

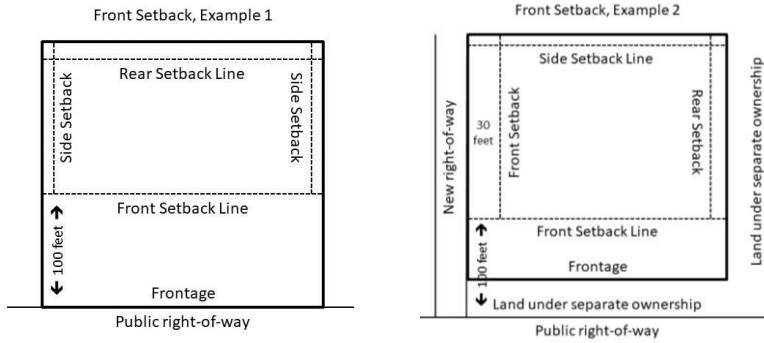
- (a) Minimum Lot Size:
  - (1) Standard ~~(Non-cluster)~~ ~~350,000 s.f.~~
  - (2) ~~Cluster Conservation~~ Subdivision:
    - (i) All subdivision lots connected to public water 20,000 s.f.
    - (ii) Subdivision served by wells or a private system 20,000 s.f.
- (b) Maximum Lot Size: ~~50,000 s.f.~~
  - (1) ~~Maximum Lot Size shall apply to all new lots created after [EFFECTIVE DATE OF ORDINANCE](1)~~ ~~Cluster Subdivision~~ 35,000 s.f.
  - (2) ~~Cluster Subdivision, one (1) lot within subdivision~~ ~~45,000 s.f.~~
- (c) Net Residential Density: ~~40,000 sf/1 dwelling unit/2 acres~~
  - (1) ~~This density standard shall be calculated from existing lots as of [EFFECTIVE DATE OF ORDINANCE]~~
  - (2) ~~Accessory Apartments will not be counted in the calculation of overall Net Residential Density~~
- (d) Minimum Frontage:
  - (1) Standard ~~(Non-cluster)~~ 150 ft.
  - (2) ~~Cluster Conservation~~ Subdivision 75 ft.
  - (3) ~~Cluster Conservation~~ Subdivision, where Frontage is entirely on cul-de-sac 50 ft.
- (e) Minimum Front Setback:
  - (1) ~~From existing Public Streets~~ ~~100 ft.~~
  - (2) ~~From existing Private Roads or Ways, or any new Street or road~~ ~~30 ft.~~
  - ~~(1) Standard (Non-cluster)~~ ~~30 ft.~~
    - (i) The minimum front Setback of a lot may be reduced to the average setback distance of the existing buildings located on the lots on either side of said lot.
    - (ii) The setback line required in (e)(1) for existing Public Streets shall be measured across any land in a separate deed that would otherwise result in a Side Setback being applicable.

**Commented [BWS6]:** Changed from 20K to 30K sf to differentiate from RM and the Conservation Subdivision standards below.

**Commented [BWS7]:** Rural Residential = 1 DU/2 acres

**Commented [BWS8]:** Large buffer for new homes on existing Public Streets





- (2) ~~Cluster Conservation~~ Subdivision 25 ft.
- (3) Non-Residential Use: Minimum Landscaped Buffer Strip 15 ft.
- (f) Minimum Side Setback: 10 ft.
  - ~~(1) Standard (Non-cluster)~~ 10 ft.
  - ~~(2) Cluster Subdivision:~~ 10 ft.
- (g) Minimum Rear Setback: 10 ft.
  - ~~(1) Standard (Non-cluster):~~ 10 ft.
  - ~~(2) Cluster Subdivision:~~ 10 ft.
- (h) Maximum Building Height: 35 ft.
  - (1) Agriculture, Public Buildings, Church Steeples No Limit
- (i) Maximum Building Coverage: 20%

6. District Standards

In addition to Section 500, Performance Standards, these standards shall apply to the following uses in the ~~FarmRural~~-Residential District:

- ~~(a) Agriculture, Poultry Facility~~
  - ~~(1) A facility may raise twenty-five (25) or fewer birds at any one time.~~
- ~~(b) Agriculture, Piggery. Piggeries shall conform with the standards for "Agriculture, Piggery" in Section 503 of the Performance Standards.~~
- (c) ~~Cluster Conservation~~ Subdivision (See Sec. 900 Subdivision Review)
  - (1) ~~Cluster Conservation~~ subdivisions shall only be permitted on lots with a minimum of 5 acres of gross land area:

- (i) Lots completely contained by the FR District: 5 acres
- (ii) Lots with area in both the F and FR Districts: 5 acres

(d) Curb Cuts. See “Curb Cuts and Driveway Openings” in Section 500 Performance Standards for standards applicable to the ~~Farm~~Rural Residential District

**Commented [BWS9]:** This cross reference (and others in any other sections of the ordinance will need to be changed

(e) Dwelling, Two-Family and Dwelling, Multifamily. These uses shall only be allowed for the conversion of an existing dwelling or accessory building that was in existence prior to May 13, 1986. The following standards shall apply:

- (1) No more than three (3) dwelling units may be created per lot.
- (2) All dwelling units shall have a minimum area of 500 s.f.

~~(f) Medical Office. See “Medical Office” in Section 500 Performance Standards for size limitations.~~

(g) Buffer Requirements for Specific Non-residential Uses. The following uses shall provide a buffer strip, as defined, from all abutting properties that are solely occupied by a residential dwelling(s):

- ~~(1) Boarding Home for Sheltered Care~~
- ~~(2) Medical Office~~
- ~~(3) Nursing Home~~
- (4) Retail Sales, Convenience

(h) Any new lot created in the Rural Zone after [EFFECTIVE DATE OF ORDINANCE] must plant one street tree for every 50ft of Frontage along any Public or Private Way inclusive of any driveways or other curb cuts.

- (1) These trees must be evenly spaced and placed within the right-of-way as close to the property as possible. In the event the lot owner does not have the right to plant within the right-of-way, the street trees will be placed on the new lot as close to the right-of-way as possible.

**Commented [BWS10]:** This might be worded to apply only along Front or Side setbacks. Current wording is for trees anywhere the lot has frontage on a public or private road.

## **Agriculture Entrepreneurial Use**

Purpose: To create a new use category accessory to Agriculture uses in the Farm/Rural and Farm Residential/Rural Residential Zoning Districts that would allow working farms to generate additional income from uses such as indoor or outdoor events, recreation facilities, weddings, manufacturing, retail sales, restaurants, bed and breakfast/lodging and other on-farm activities not directly related to Agriculture.

### **Definition**

Agriculture Entrepreneurial Use. A use accessory to Agriculture which is dependent upon the property, buildings or on-site agricultural products or animals. Agriculture Entrepreneurial Uses may include Bed and Breakfast Inns, Indoor and Outdoor Recreation Facilities, Riding Stables, public or private events such as meetings, parties, weddings, receptions, and dances, as well as the processing or food manufacturing of agricultural products produced on-site.

### **District Standards**

- A. An Agriculture Entrepreneurial Use may be established subject to Site Plan Review approval by the Planning Board, as well as an annual license to be issued by the Town Council.
- B. The property serving as the site for an Agriculture Entrepreneurial Use shall be at least five (5) contiguous acres and primary Agriculture use. The property may or may not have a residential use.
- C. Noise. The standards in Section 812.S shall apply.
- D. All Agricultural Entrepreneurial Uses shall be limited to the hours of 8:00 am to 10:00 pm.
- E. All lighting associated with the Agricultural Entrepreneurial Use shall be turned off by 11:00 pm.
- F. Operation Limits for public or private events, sporting and recreation uses, and other types of periodic uses.
  - (1). Individual events shall be limited to 250 people per event
  - (2). No more than twenty-four (24) individual events may be held in a calendar year.
  - (3). Notice. At least two (2) weeks prior to the start of each month, the operator/owner shall mail a notice to abutting properties and the Town of Windham Code Enforcement Office listing events to be held in the upcoming month. The notice shall include the days planned for events, hours of operation and a contact and phone number.
  - (4). Traffic
    - a. The Planning Board may require parking attendant(s) to direct traffic into the facility and towards available parking at the start of the event.
    - b. Temporary directional signage shall be located on any entrance and within the parking area to ensure orderly flow of traffic. Temporary signs shall be placed prior to all events and removed at the conclusion of the event.

Thursday, July 25, 2019

Feedback on July 10<sup>th</sup>, LRPC Public Meeting – PROPOSED REZONING MAP

Please DO NOT change the names of the zones from FARM and FARM RESIDENTIAL to Rural. As a community we need to keep the emphasis on Working Land. Rural, as a name, tends to emphasis the character of the land rather than it's working capacity .

*First*, landowners must be involved in the process which will affect their holdings. The July 10<sup>th</sup> meeting was a good start. Windham made a significant effort to get people to the meeting. As presented at the meeting, the proposed rezoning map is just that , a proposal. But that proposal hits some Landowners hard, because they see their land in a different zone, and of course, zone determines how you can use your land. If your livelihood is affected by a zone change, it's monumental.

From the comments heard at the Planning Board's July 22 meeting, it is clear Citizens do not like their properties being seemingly arbitrarily reassigned to a different Zone. Those who spoke "use" their land and potentially moving from Farm Zone to Farm Residential Zone effects them on a daily basis. Literally, this kind of thing can create GREAT anxiety for a Landowner and if that person is older, could help to precipitate a health crises. Your actions do have major effects on people's lives.

At the same July 22<sup>nd</sup> meeting, Citizens expressed their concerns regarding what is seen as a piecemeal approach to an intricate puzzle that needs to fit together well to be workable and not create untold hardship. Personally, I understand you need to break the process down into workable pieces. I think Conservation Subdivisions are coming together with some tweaks needed. But the Zoning piece of the puzzle requires more community input, and sometimes individual adjustments to fit together and work for the Citizen Landowners.

The 2<sup>nd</sup> revision of the "Proposed" rezoning map should protect the Property Rights of those with land they use or expect to use in a particular way in the future. In several cases, those properties are likely to be returned to the Farm Zone. As a community, let's create a WIN-WIN situation for Windham.

My feedback to “What’s Allowed” in a particular zone, comes into play here. The uses in the Proposed Farm Residential Zone have been deeply curtailed. Many traditional land uses have been designated as Not Allowed within this proposal. Densely populated areas, close to waterbodies, currently in the FR Zone need to become RL or RM. This would eliminate undesirable uses in densely settled areas, particularly near water. This would greatly benefit the watershed without burdening other parts of the FR Zone.

One more consideration people have been expressing. Windham has plenty of starter homes. What Windham does not have is a lot of move-up homes, ie; larger family homes. The smaller lots as currently proposed in Conservation Subdivisions may not lend themselves to “move-up” homes or homes where you can add on. This demographic group needs to be considered and lot sizes in Conservation Subdivisions adjusted accordingly.

Respectfully,

Elaine Pollock

15 Gentle Breeze (Farm Zone)

Wed July 24<sup>th</sup>, '19

Feedback on July 10<sup>th</sup>, 2019, LRPC Public Meeting – “WHAT”S ALLOWED”

**FIRST COMMENT** \* **Keep FARM & FARM RESIDENTIAL!!!! Rural DOES NOT have the same connotation.**

\* **Keep emphasis on Working/Using the land.**

The “proposed” changes in “What’s Allowed” in Farm Residential are quite significant. Numerous Conditional Uses have been moved to Not Permitted. This affects people’s Livelihoods !!! It is particularly onerous when it seems arbitrary and without their input.

I’m wondering if a different approach would be more appropriate.

Instead of prohibiting some traditional uses, why not identify where those traditional uses are not appropriate. Such as areas that already have numerous small lots, especially along bodies of water. Consider reclassifying those specific area to RL or RM. Do not impose the LRPC suggested restrictions where they are not needed.

Personally, I don’t agree with most of the “proposed” changes to “Not Allowed” in the FR Zone. Numerous current uses were moved from “Conditional” to “Not Allowed”. They should remain “Conditional”.

Elderly Housing should be permitted in FR. Again, why should the elderly have to live in more populated areas. Usually they had to give up their land, now the open space around them? I think not!

I guess the only thing I like is permitting B&B’s in F & FR.

I think the LRPC suggested changes take FAR TO MANY RIGHTS of traditional uses AWAY from the FR Zone.

In addition to taking away these RIGHTS in the proposed rezoned FR area, the LRPC suggests enlarging the FR Zone by taking land away from the Farm Zone. For those affected, these Proposals create a double hardship. The current ordinances take “Uses” away IF a Property moves from Farm to Farm Residential. Then the Proposed change in the rezoned areas of the FR zone, take even more “Conditional” Uses away. That a “Double Hardship” for these Citizens!!!! .

Thus far, I have addressed “Proposed” changes to the Farm Residential Zone, now I’ll turn to “Allowed Uses” in the Farm Zone. I understand moving Assisted Living, Sheltered Care Homes, Medical Offices, Nursing Homes, Recreational Facilities-indoor, Retail Convenience, Rooming Houses , out of the Farm Zone. Please be sure Riding to the Top does not become a Conditional or Not Allowed Use!!!

Mineral Extraction, of a commercial size, should not be a Permitted Use in the Farm Zone, though farms do need to do some mining for their own use. I know we have beefed up that Ordinance, but it should ALWAYS be a “Conditional Use” because more oversight is always needed anywhere that is not zoned Industrial.

Reviewing the material from the July 10<sup>th</sup> Public Meeting, I see 3 ways to move forward:

\* Move more densely populated areas, close to waterbodies, currently in FR zone to the RL or RM zone. By doing this, you will eliminate undesirable uses (such as piggeries, chicken facilities, kennels, campgrounds, sawmills, etc) from those tight areas. This will also greatly benefit the watersheds.

\*Forgo the drastic changes proposed by the LRPC to "Permitted Uses" & "Conditional Uses" in the FR Zone. You can do this because you have strategically moved the problematic densely populated areas near watersheds from FR to the RL or RM Zones .

\* Revisit and fine tune any area proposed to move from Farm to FR. Speak with large Landowners in select group settings or individually to assure livelihoods, businesses and other various or future uses not adversely affected by arbitrarily changing a Landowners Zoning.

Respectfully,

Elaine Pollock

15 Gentle Breeze (Farm Zone)

**From:** Lee Allen <leeallen25@gmail.com>  
**Sent:** Tuesday, July 23, 2019 3:24 AM  
**To:** Amanda L. Lessard  
**Subject:** Re: zoning changes

I'm very concerned about these changes.

My family settled this community and I start the 12th generation to live on my farm. No sawmills? You can't be serious. Poor dirt farmers like myself try to be self-sufficient. I have over 10 acres of forested land, and have always prided myself on producing my own lumber, and not visiting the likes of Home Depot. I own the land, pay taxes, and now you want to tie my hands on what I can do with my own property???? My ancestors are rolling over in their graves. Lee Allen

Sent from my iPhone

On Jul 22, 2019, at 9:48 PM, Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)> wrote:

Lee,

Here's the link again that I shared above : <http://www.windhammaine.us/604/Long-Range-Planning-Committee>

Just scroll down to the meeting agenda for July 10 and click on Handouts.

Amanda

Sent from my iPhone

On Jul 22, 2019, at 7:40 PM, Lee Allen <[leeallen25@gmail.com](mailto:leeallen25@gmail.com)> wrote:

So where on the town web site do I find the proposed changes? I have looked everywhere.

Sent from my iPhone

On Jul 3, 2019, at 3:15 PM, Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)> wrote:

Lee,

We will be presenting some options for public input that are related the changes to the zoning map (changing the boundary of the current Farm and Farm Residential Districts), the standards for development related to lot size and residential density, and the uses that will be permitted in these districts. When an agenda is finalized next Monday, it will be posted to <http://www.windhammaine.us/604/Long-Range-Planning-Committee>.

Amanda



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NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

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**From:** Lisa Fisher <[lmfisher@windhammaine.us](mailto:lmfisher@windhammaine.us)>  
**Sent:** Wednesday, July 03, 2019 2:53 PM  
**To:** Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)>  
**Subject:** FW: zoning changes

**From:** Lee Allen <[leeallen25@gmail.com](mailto:leeallen25@gmail.com)>  
**Sent:** Wednesday, July 3, 2019 2:45 PM  
**To:** Lisa Fisher <[lmfisher@windhammaine.us](mailto:lmfisher@windhammaine.us)>  
**Subject:** zoning changes

Hi there, My name is Lee Allen and I am a Windham resident. I live off Swett rd. Can you give me an idea of what some of the proposed zoning changes that are being discussed to the farm and farm residential districts.  
Thank you.