

Town of Windham

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Town of Windham
Ordinance Update Committee
June 18, 2008 - 8:30 am
Minutes

Committee members present were: Dave Nadeau, Jim Lauzier, Brooks More, Blaine Davis, Roger Timmons and Dave Tobin.

As an update, Brooks intended to update the newly created checklist and submit it to Town Council. A Senior Citizen Housing amendment may be on the Council agenda to discuss soon.

Discussion occurred regarding alternative methods of determining required parking standards. Angled parking, shared parking and a parking ordinance that is specific to Big Box development were issues that could be considered. It was agreed that Big Box development requires too much parking while smaller restaurants and take-outs do not have enough. Suggested alternatives were:

- Letting the developers of Big Box development suggest parking based on studies of their facilities in other towns.
- Establishing minimum standards that could be added to as need dictated.
- Increasing standards for restaurants.
- Developing a network of interconnected parking lots.

The Committee considered Senior Citizen Housing. Currently there is a requirement for two driveway entrances if there are 24 or more units. If those two entrances are on the same street it requires a Zoning Board of Appeals Conditional Use Permit approval. A suggestion was made that in the future the Planning Board should be able to grant the conditional use as part of its review.

There was some question regarding the reason senior housing was separated from any multi-family housing which was unsubsidized. There is a need to differentiate between senior housing and subsidized senior housing.

Section §500.23 should be changed to read, "if 25 or more". Numerical references will be checked for accuracy.

The Committee discussed the proper interpretation of .02, "existence of facilities and services designed to meet the physical or social needs of older persons". Did that section address ADA requirements? Did it require a meeting room? Being unsure of how to interpret it, meant being unsure of how to clarify it.

A suggested method of clarification was to require:

1. ADA compatibility.
2. At least one communal room for the residents.

It was suggested, for the future, that commentary be included of the intent of particular ordinances.

The Shipping Container ordinance had been designed to prevent the use of shipping containers for large scale storage unit developments. References to other sections should be verified. The required Special Exception approval should be changed to a Conditional Use Permit approval.

§500.25 Yard, required, was not what it should be, and will be discussed later.

Cluster Subdivision will be discussed at the next meeting.