

Land Use Committee

Meeting Minutes Approved

October 30, 2014

Present: A. Letizio, P. Gosselin, L.Scott, J. Desilets, M.Oldenburg, Kristi St. Laurent(Last portion of the meeting)

Meeting called to order by A. Letizio at 7:44 A.M.

A, Letizio reviewed the Market Square zoning change proposal with the Planning Board. The Planning Board identified 8 questions to be reviewed by the Land Use Committee for additional input.

Land Use Committee Comments:

*#1. Rather than creating the "Market Square District, why not just modify the current PBT District?*

There are restrictions of current zoning we changed to provide a singular focus for the new Market Square zone only. We did not to make global changes and to include specific zoning for the Market Square area only.

*#2. No new district, just modify Village Center District (VCD)and rezone 5 lots to VCD?*

We targeted a broader approach than PBT with specific zoning that supports question one(1) without disrupting current VCD zoning.

*#3. The Developer Karl Dubay asked that the proposed new district be not specific to our lots, but be a new zone which might also be applied to other areas including the former Golf Driving Range area on Range Rd/ Rte. 111.*

We do not want to expand this new zone to other areas at this time. The new Market Square zone could be considered elsewhere in the future once approved.

*#4. Remove Provision #5 from allowed uses*

This is currently allowed in PBT and we did not want to restrict Cell coverage in Windham. We wanted to be able to enhance communication and implement to support beautification objectives.

*#5. Redo our comparison chart adding VCD to comparison chart*

Property is currently PBT and like question #2 we have identified specific changes for the Market Square zoning.

*#6. Add new district requirements to List Sign Regulations (Section 706) and Appendix A-1*

We support current PBT signage requirements.

*#7. Add new district to any other areas that are applicable in the Zoning Ordinance*

L. Scott has updated the Zoning Ordinance to reflect the new district.

*#8. #4 under allowed uses*

L. Scott has provided changes in allowed uses to reflect the new district.

K. St. Laurent arrived 8:45 A.M. and the Committee reviewed all the above answers with her. The meeting was adjourned at 9:10 A. M. by A. Letizio, all accepted the adjournment.