



Windham Economic Development Committee (WEDC)

Land Use Subcommittee Agenda

Tuesday July 25, 2023, at 8:00 AM

Community Development Department

8:00 Call to Order

Consideration of Minutes for March, no meeting in April, May or June.

8:05 Discussion of Form-Based Code and utility for few remaining commercial parcels and redevelopment and infill development of current build-out in Windham.

Form-based code puts the emphasis on making sure the buildings in a neighborhood are compatible with their surroundings, while letting the mix of activities in them be more eclectic.

The concept of “neighborhood compatibility” is often misused in planning discussions to mean “sameness” rather than actual “compatibility.” But the slightest bit of actual scrutiny of historic places that Americans cherish—think of old New England towns, or New Orleans’s French Quarter— reveals that they’re not characterized by sameness at all, but by an eclectic variety of buildings and activities within a unifying look and feel. This variety, sadly, is typically illegal to achieve under a Euclidean zoning code. There are whole towns that could not legally be rebuilt under their current zoning if they were destroyed tomorrow. www.strongtowns.org/journal/2020/6/8/6-reasons-your-city-needs-a-form-based-code

Another reference https://www.maine.gov/dacf/municipalplanning/technical/form_based_codes.shtml

8:55 Old Business/New Business

9:00 Adjourn

WEDC MISSION STATEMENT: The Windham Economic Development Committee’s mission is to enhance the vitality of the local economy by supporting existing business and attracting new businesses to Windham, encouraging economic development consistent with the Windham Master Plan, and promoting the spirit of the Town Motto: Old Values, New Horizons.