

**Planning Board
Minutes of December 27, 2000**

ROLL CALL: Russ Wilder, Chairman - Absent
Alan Carpenter, Vice Chairman - Present
Lisa Linowes, Secretary - Present
Margaret Crisler, Selectmen Member - Present
Walter Kolodziej, Regular Member - Absent
Ross McLeod, Regular Member - Present
Wayne Morris, Regular Member - Present
Roger Hohenberger, Selectmen Alternate - Present
Lee Maloney, Alternate - Present

STAFF: Al Turner, Director - Present
Eric Twarog, Assistant Director - Present

CORRESPONDENCE:

Mr. Carpenter read correspondence.

ZONING AMENDMENTS:

Mr. Turner explained that the Citizen Petition zoning amendments and the Board of Selectmen zoning amendments will not receive public input until January 10, 2001.

Planning Board Zoning Amendments

The Board discussed Amendments #1, 2, 3, 8, and 9 as numbered on a memo to the Windham Planning Board from Eric Twarog dated December 21, 2000 and revised 12/27/00.

Amendment #1:

Motion made by Mr. McLeod to readvertise Amendment #1 as amended for January 10, 2001.
Seconded by Mr. Morris. Passed 6:0. The amended zoning amendment reads as follows:

Amendment #1: Amend the Windham Zoning District Map by re-zoning a portion (1,000 feet as measured from the centerline of Range Road) of the following listed parcels located off Range Road near Route 93 to the west and Searles Road to the north from Business Commercial A District to Professional, Business, and Technology District. Assessors Map 18-L-lots 201, 310, 301, 302, 303, 300, 400, 450, 480 (#67, 63, 61, 59, 57, 53, 49, 43, 41 Range Rd.).

Amendment #2:

The Board discussed the proposed amendment and received public input from the property owners in the area. Motion made by Mrs. Crisler to delete Amendment #2. Seconded by Mr. McLeod. Passed 5:1.

Amendment #3:

Motion made by Mrs. Crisler to readvertise Amendment #3 as amended for January 10, 2001. Seconded by Mr. Morris. Passed 6:0. The amended zoning amendment reads as follows:

Amendment #3: Amend the Windham Zoning District Map by re-zoning the following listed parcels located on the west side of Range Road between Horseshoe Road and Armstrong Road from Residence A to Rural, Assessors Map 17-I-lots 49, 200, 300, 350, 400, 500, 501, 17-L-lots 1, 10, 15, 16, 17, 88C, 140, and 150 (#92, 94, 98, 104, 108, 110, 112 Range Rd., 7 Armstrong Rd., 11 Sawtelle Rd., #17, 19 Bella Vista Rd., 23 Sawyer Rd., #4, 6, 8, 18 Horseshoe Rd.).

Amendment #8:

Motion made by Mrs. Crisler to readvertise Amendment #8 for January 10, 2001. Seconded by Mr. Morris. Passed 6:0. Motion made by Mr. McLeod to reconsider Amendment #8. Seconded by Ms. MaLoney. Passed 6:0. Motion made by Mr. McLeod to readvertise Amendment #8 as amended for January 10, 2001. The amended zoning amendment reads as follows:

Amendment #8: Amend Section 602.2.4 of the Windham Zoning Ordinance by deleting this section in its entirety and replacing it with the following:

Golf courses of at least 9 holes, not including miniature golf, are allowed. The golf course must have sufficient off-street parking areas in conformance with Section 204 Off Street Parking and Loading Areas, Section 205 Open Space and Landscaping Requirements, and the site plan regulations. Clubhouse, pro-shop, locker room, snack bar, parking and maintenance facilities associated with the golf course are considered part of the golf course. No structure or parking lot is permitted within 100 feet of the side or rear property lines of the golf course. Ancillary facilities may be developed in conjunction with a golf course but are limited to a restaurant, a function hall, racquet and/or outdoor tennis courts, putting greens, driving range, and a fitness center. The ancillary facilities shall not exceed twenty percent (20%) of the area of the golf course and shall be contiguous. Such facilities shall be permitted to continue operation only as long as the golf course is operating and maintained in good condition.

Amendment #9:

Motion made by Mr. Morris to readvertise Amendment #9 as amended for January 10, 2001. Seconded by Mrs. Crisler. Passed 6:0. The amended zoning amendment reads as follows:

Amendment #8: Amend the Windham Zoning Ordinance Section 602. Rural District to include a new section 602.2.5.

602.2.5 *Pitch and Putt and Par3 golf courses of at least 9 holes, not including miniature golf or driving ranges, are allowed. Permitted facilities to support the golf course include clubhouse, pro-shop, locker room, snack bar, parking, and maintenance facilities. Facilities operated out of existing structures or facilities utilizing areas of 1,000 square feet or less connected to an existing structure, are exempt from the setback requirements but can be no closer than existing building setbacks. Otherwise, no structure or parking lot is permitted within 100 feet of the side or rear property lines of the golf course. The ancillary facilities shall not exceed twenty percent (20%) of the area of the golf course and shall be contiguous. Such facilities shall be permitted to continue operation only as long as the golf course is operating and maintained in good condition.*

The Board discussed the Citizen Petition zoning amendments as well as the Board of Selectmen zoning amendments.

Motion made by Mr. McLeod to adjourn at 10:05 P.M. Seconded by Mrs. Linowes. Passed 6:0.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Eric Twarog

