

VOTE "NO" TO PETITION #6 AND AMENDMENT #1 OF ARTICLE 3

LOOK FOR "LIMITED INDUSTRIAL ZONING" AND VOTE "NO". WINDHAM DESERVES BETTER.

THIS LOT IS
ACTUALLY ZONED
"RURAL"

THIS PETITION AS SIGNED,
AND ON FILE WITH THE
TOWN CLERK, READ
"RECOMMENDED BY THE
WINDHAM PLANNING
BOARD". IT WAS
SUBMITTED TWO DAYS
BEFORE THE (SPLIT) VOTE
TO RECOMMEND THE
PLANNING BOARD'S SIMILAR
AMENDMENT, AND ONE
MONTH BEFORE THIS
PETITION GOT A (SPLIT)
VOTE TO RECOMMEND.

THESE TWO PROPOSALS ARE FUNCTIONALLY
IDENTICAL - THEY SPECIFY THE SAME LOTS
AND "PORTIONS" OF LOTS.

Petition #6 by Richard P. McCoy and others to request that the zoning map be amended by rezoning lots off Industrial Drive and Lampson Road (lots 13-A-120, 13-A-150, 13-A-155, 13-A-160, 13-A-161 and portions of lots 13-A-191, 13-A-196, 13-A-197, 13-A-198, and 13-A-290) from Residential A to Limited Industrial.

Recommended by the Planning Board (5-2)

"LAMSON"
NOT
"LAMPSON"

LIMITED
"INDUSTRIAL
ROAD"

THERE ARE
NO OFFICIAL
MAPS OF
THE LOTS IN
RELATION TO
NEW ROADS

THESE
VOTES ARE
SPLIT, NOT
UNANIMOUS;
PERHAPS
SOME OF
THESE
CONCERNS
ARE WHY!

WHICH "PORTIONS" ARE
INTENDED? THE WORDING
LEAVES LOOPHOLES FOR
LAND ACROSS THE ROAD IN
FRONT OF SEARLES CHAPEL,
AND AT ALL FOUR CORNERS
OF THE 111/RANGE ROAD
LIGHT, TO BE USED FOR A
GAS STATION OR OTHER LTD
INDUSTRIAL USE.

Amendment #1: Amend Zoning District Map: by rezoning portions of all lots not zoned Industrial on the former Lamson Road and former Limited Industrial Road from Residential A District to Limited Industrial District, including Lots 13-A-120, 150, 155, 160, 161, and portions of 191, 196, 197, 198 and 290. The rezoning supports the Windham Master Plan 2005 by promoting office, industrial and retail development south of Flat Rock Brook and the southerly portion of Route 28.

Recommended by the Planning Board (4-3)

"LIMITED INDUSTRIAL" ALLOWS OFFICE
SPACE & HAS A VERY NARROW
DESCRIPTION OF PERMITTED USES FOR
RETAIL. OF COURSE INDUSTRIAL USES
ARE PERMITTED, BUT WHO WANTS TO
DEVELOP CLASS "A" OFFICE SPACE NEXT
TO IT? OTHER ZONING TYPES WOULD
MORE EFFECTIVELY "PROMOTE" OFFICE &
RETAIL USE.

THE LOTS IN QUESTION ARE
NOT IN THE PBT DISTRICT OR ON
RT. 28, SO THE AMENDMENT DOES
NOT SUPPORT THE MASTER PLAN!

FROM THE MASTER PLAN:

Goal ED-4 Promote office, industrial and retail
development on Route 28 south of Flat Rock Brook.

Objectives

- Promote office and industrial development in the PBT districts off Roulston Rd and Gov Dinsmore Rd.
- Promote redevelopment and infill along the Route 28 frontage to generate a mix of office and retail uses.

THIS CLEARLY STATES "ON ROUTE 28". THE PROFESSIONAL/BUSINESS/TECHNOLOGY DIST. IS NORTH OF ROULSTON RD. NEAR THE PAINTBALL PLACE. IT RUNS NORTHWARD, BETWEEN THE COMMERCIAL A ZONING ALONG RT. 28 AND THE RAIL TRAIL. (SEE MAP PG. 22 - MASTER PLAN-EXISTING CONDITIONS) THE SECOND BULLET REFERS TO COMMERCIAL A ZONING ALONG RT. 28.

??EFFECTIVE USE? PER THE
MASTER PLAN, THE VALUE
PER SQUARE FOOT FOR
OFFICE & RETAIL IS TWICE
THAT OF MANUFACTURING &
WAREHOUSE. THIS WOULD
SEEM TO BEST INCREASE
OUR NON-RESIDENTIAL TAX
BASE, ONE OF THE MAIN
GOALS OF THE MASTER PLAN.

LEARN MORE, SEE MAPS AND DESCRIPTIONS:

<http://mysite.verizon.net/vzewa49k/industrialzoningchangeproposals/>