

Town of Windham

Planning Department
8 School Road
Windham, ME 04062

voice 207.894.5960

fax 207.892.1916

MEMO

DATE: September 18, 2013

TO: Windham Town Council
THRU: Tony Plante, Town Manager
FROM: Brooks More, Director of Planning
Cc:

RE: LUOC Potential Workplan Items – Staff Priority Recommendation

The Town Council reviewed the LUOC's recommended workplan items at the September 10th meeting. The Town Council requested that the Planning Department staff provide a recommendation on the priority level of each item. Please refer to the August 8th, 2013 memo for an additional summary of each item. The items have been revised with the removal of the two items that can be addressed by the Planning Board, Zoning Board and staff.

Priority	Item
A1	<p>Cluster Subdivisions:</p> <ul style="list-style-type: none">• Create residential density bonuses and lot frontage reductions for projects that receive Planning Board approval.• Allow use of cluster subdivisions in more zoning districts• Allow Incorporate a mechanism to allow developers to dedicate open space to the Town for playing fields <p>The intent is to create incentives for projects to receive Planning Board review, reduce the amount of infrastructure that must be constructed, increase the amount of recreational facilities.</p>
A2	<p>Comprehensive look at the zoning in North Windham</p> <ul style="list-style-type: none">• Enable residential development• Promote shared parking• Integrate form based codes• Standards/incentives for green infrastructure and energy efficiency• Look at the different character areas within the Plan
A3	<p>Staff Development Review Committee approval for site plan applications on lots in a commercial subdivision that the Planning Board has approved.</p> <ul style="list-style-type: none">• This will speed up the review process for projects in Planning Board approved commercial subdivisions. The most obvious example is future lot

	development in the Enterprise Development district.
B1	<p>Develop a transfer of development rights program to preserve open space</p> <ul style="list-style-type: none"> • This will be a difficult, but worthwhile project. Currently transfer of development rights programs are viewed as too complicated, time consuming and ineffective when implemented at the local government level. In short, there simply are not enough properties within such a limited geographic area to match both “sending” and “receiving” properties. The model used by the Town of Gorham appears to have more promise. Within a designated district, a density bonus is provided for an additional fee per unit. The fees collected are used to purchase open space.
B2	<p>Increasing the types of allowed uses in the Commercial 3 District</p> <ul style="list-style-type: none"> • The Town should first take a more comprehensive look at the C3 District as part of the comprehensive plan process before making ad hoc changes to the uses in the district.