



Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: 24-234

Agenda Date: 11/26/2024

Version: 1

Status: Agenda Ready

In Control: Town Council

File Type: Order

Agenda Number:

I. Council Action Requested.

To approve the use of sixteen (16) growth permits from the reserve pool for eight (8) duplex buildings and eight (8) multifamily buildings in an approved senior housing condominium development, The Cove at Highland Lake, located in the Route 302 transitional growth area as designated by the Comprehensive Plan.

II. Basis for Council Action.

Council approval of this item is required because;

- a. The Town may enact reasonable by-laws, regulations, and ordinances for municipal purposes pursuant to Article I, Section 2 of the Charter;
- b. The Council has the authority to act as the legislative body of the Town pursuant to Article II, Section 3 (I) of the Charter;
- c. The Town's Growth Management Ordinance, Chapter 101-7 G (5) states that the "Town Council shall determine that a subdivision or other development is eligible to receive growth permits from the reserve pool only if it finds" specific criteria are met; and
- d. The applicable project in the case of this growth permit request meets two or more of the criteria stated in Chapter 101-7 G (5)(a) - (e).

III. Issue Summary.

At the February 12, 2024 meeting, the Planning Board approved The Cove at Highland Lake, which was previously known as Sunrise Cove. The Cove at Highland Lake is a retirement community consisting of 60 age-restricted units, in which the ownership has been transferred from Chase Custom Homes & Finance, Inc. to 19 Roosevelt Trail, LLC, the developer. The buildings are a mix of one and two bedroom. The smaller duplex units are one bedroom, the larger are two, and the four unit are mostly two bedrooms, and there are no three bedrooms units in this development.