

LRPC Recommendations

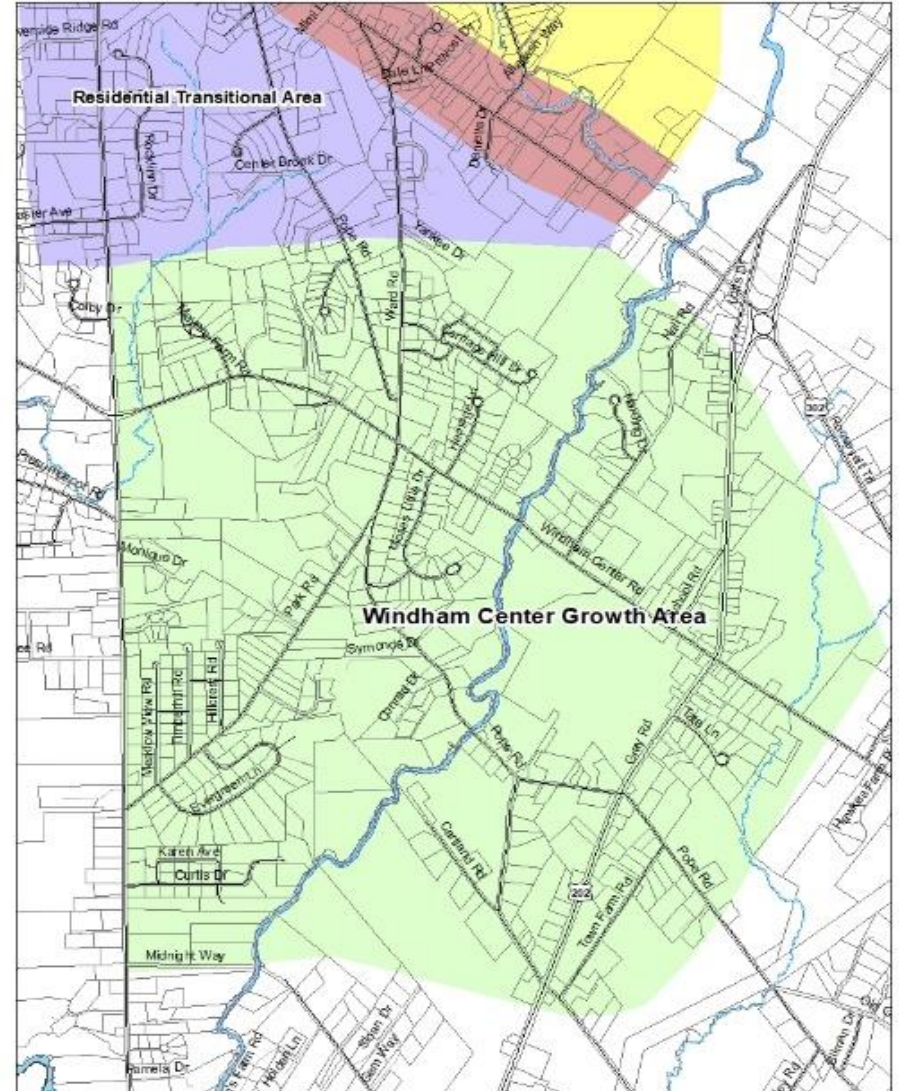
Windham Center Growth Area
Proposed Zoning

Affordable Housing Standards

Multifamily Development Standards

August 16, 2022

Town Council Meeting



Overview

- History
- Revisions Recommended
 - Windham Center Rezoning
 - Windham Center District
 - Village Residential District
 - Affordable Housing Standards
- Multifamily Development Standards

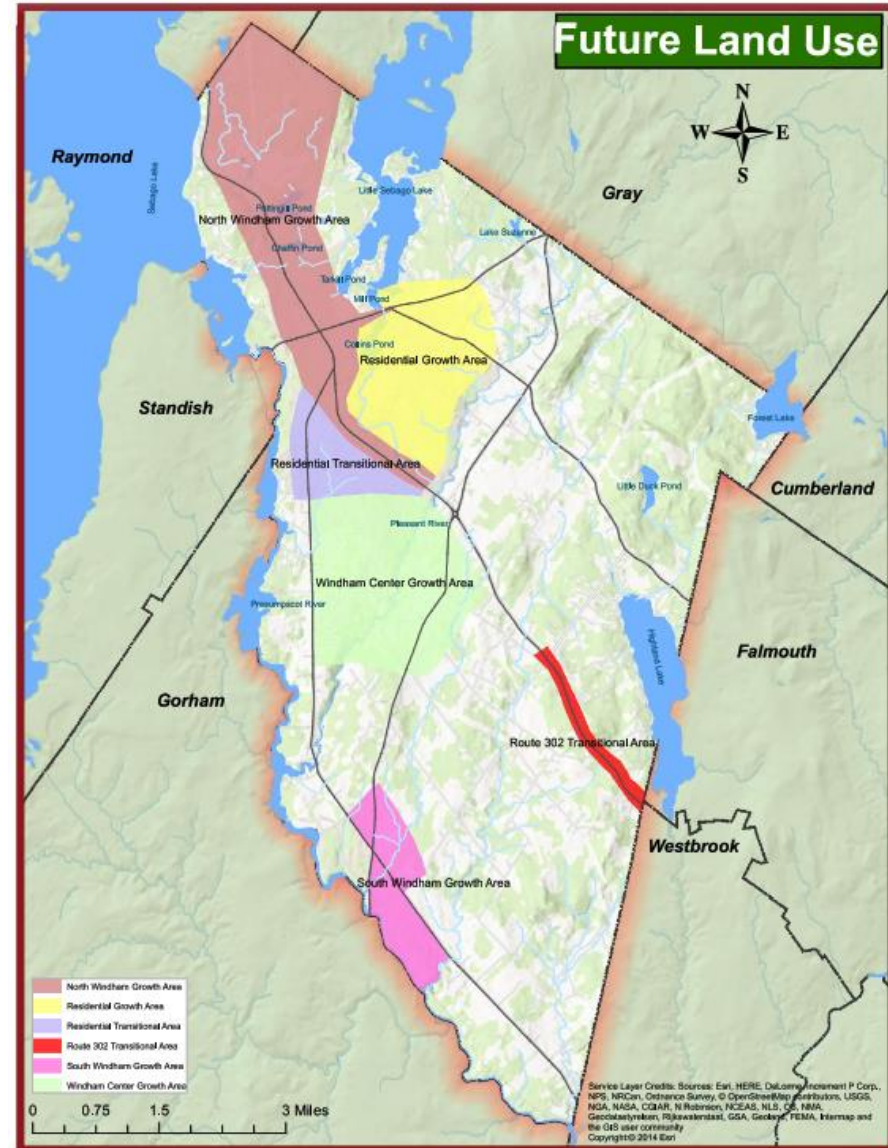


History

- Fall 2020 – LRPC charged to implement Growth Area recommendations
- March 3, 2021 – LRPC Held Public Forum
- June 16, 2021 – Town Council Meeting, LRPC recommendations
- August 23, 2021 – Planning Board Public Hearing
- September 28, 2021 – Town Council Meeting discuss PB recommendations
- December 11, 2021 – Town Council goals meeting, prioritized amendment to address multifamily development
- Spring 2022 LRPC revised recommendations, drafted amendments
- April 27, 2022 – LD 2003 Enacted

Comprehensive Plan

- Future Land Use Map
 - Growth Areas
 - Future growth is to be targeted and encouraged or incentivized
 - Rural Areas
 - Future development is to be directed away from

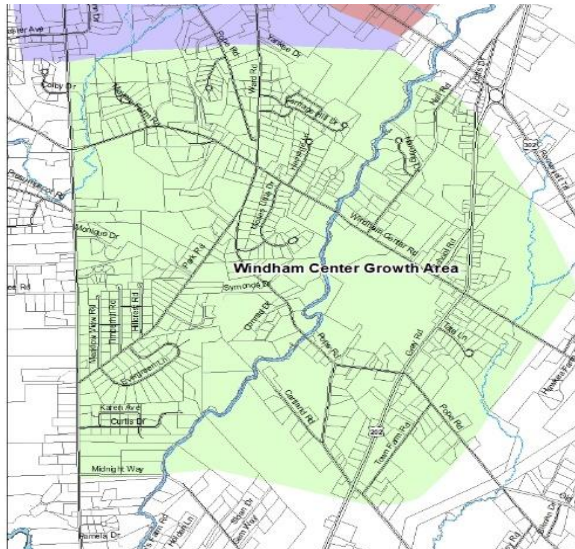


Windham Center

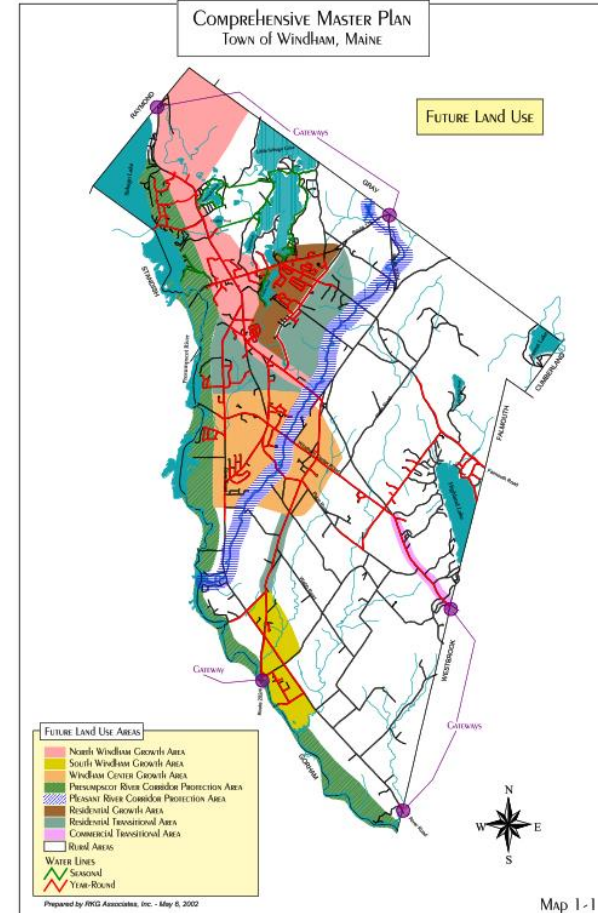
Windham Center Growth Area. The areas of town known as Windham Hill and Popeville are included in this area, which is generally located between River Road and Route 202 (Gray Road), north of Swett Road and south of the Rotary at Routes 302/202 and south of Otterbrook Drive off River Road. As noted above, this area serves as the civic core of the community and as such, more walkable, connected residential development should be encouraged in this area.

A Tour through Windham in 2030

If North Windham is the commercial core of Windham, then Windham Center is the civic core. Windham Center takes advantage of the location of school and municipal facilities, along with the Windham Land Trust's Black Brook Preserve, the skate park, and the Community Garden, to become a different type of "village" in the geographic center of the Town. This "civic village" focuses on increasing the number of single-and two-family homes on smaller lots, resulting in a neighborhood that is attractive to families with school-age children who want to live within walking distance of schools, the library, recreation facilities, playing fields, and conserved open-space.



2017 Comp Plan

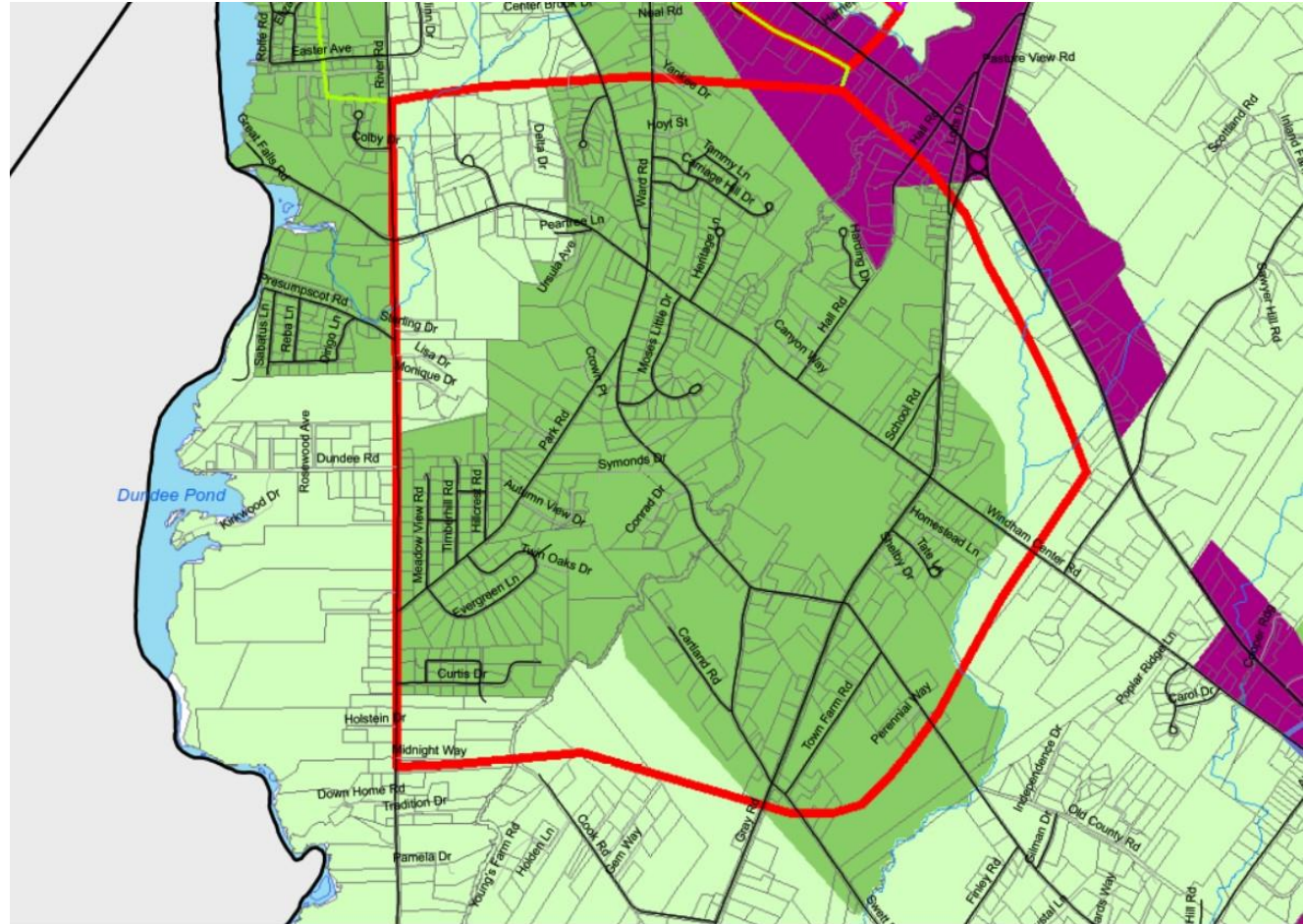


2003 Comp Plan

Zoning

Title 30-A §4352(2)

“A zoning ordinance must be pursuant to and consistent with a comprehensive plan adopted by the municipal legislative body”

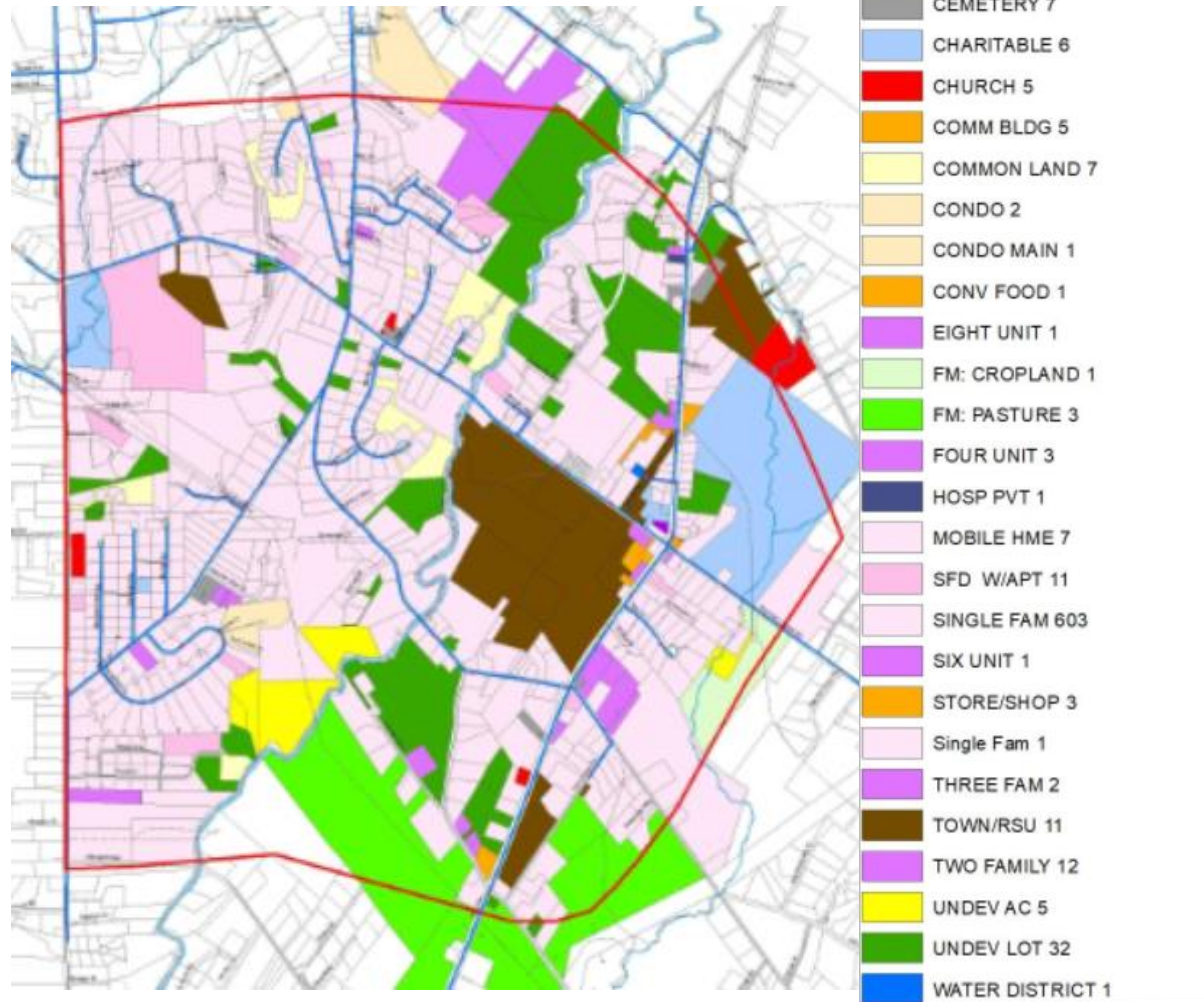


Windham Center Growth Area is mostly currently zoned as a Rural Area

Rezoning Process

Reviewed Windham Center Existing Conditions

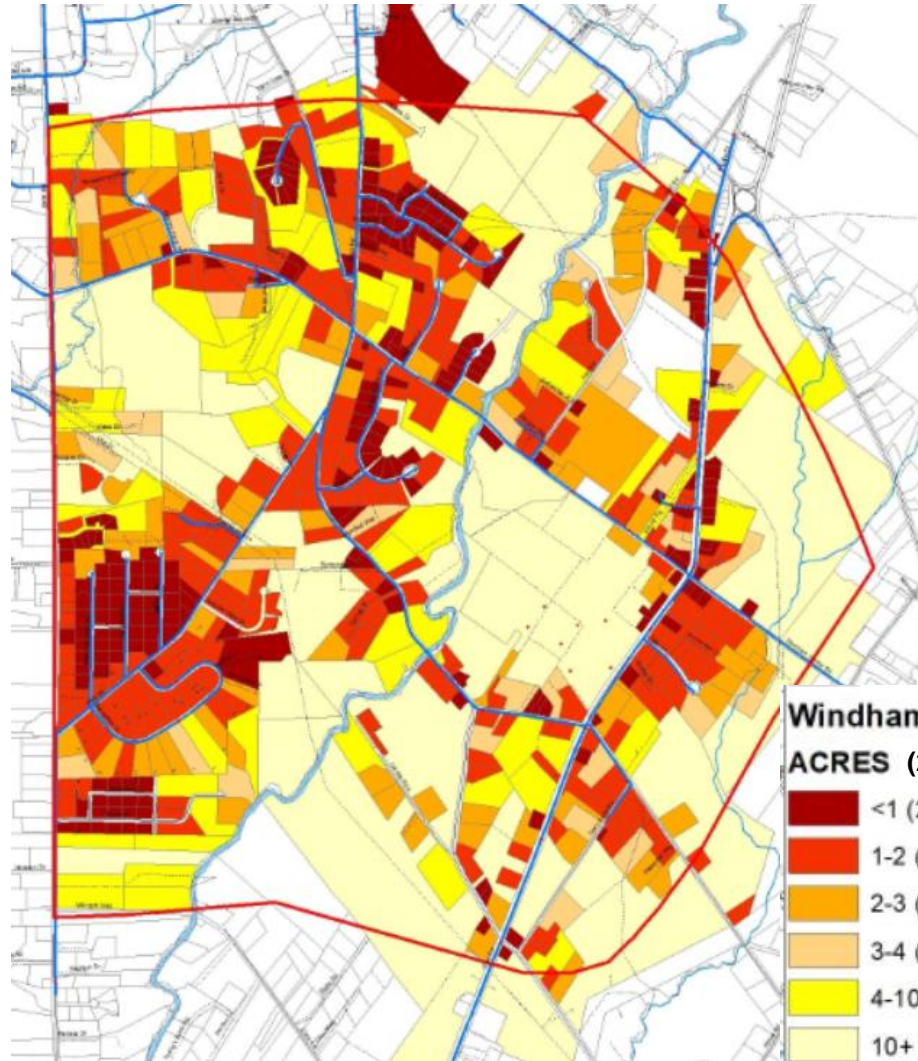
- Existing Land Uses
 - Pleasant River Divides
 - West: Single Family #1
 - East: Commercial Uses, Town, RSU, PRLT, Forever Farms



Rezoning Process

Reviewed Windham Center Existing Conditions

- Existing Lot Sizes
 - Many lots are currently nonconforming
 - Pleasant River Divides
 - West: Subdivision Neighborhoods, more consistent lot sizes
 - East: Smaller lots along Route 202, largest lots are not developable



Windham Center (736 parcels)		
ACRES (2,282 Acres)		
	<1 (238)	172.4 AC
	1-2 (278)	386.4 AC
	2-3 (87)	215.3 AC
	3-4 (33)	112.8 AC
	4-10 (56)	335.9 AC
	10+ (37)	1,059.3 AC

Rezoning Process

Reviewed Zoning Standards in other Growth Areas

- North Windham Growth Area: C-1, C-2, ED
- Residential Growth Area: RM
- South Windham Growth Area: VC, RM

Windham Center is Different than other Growth Areas

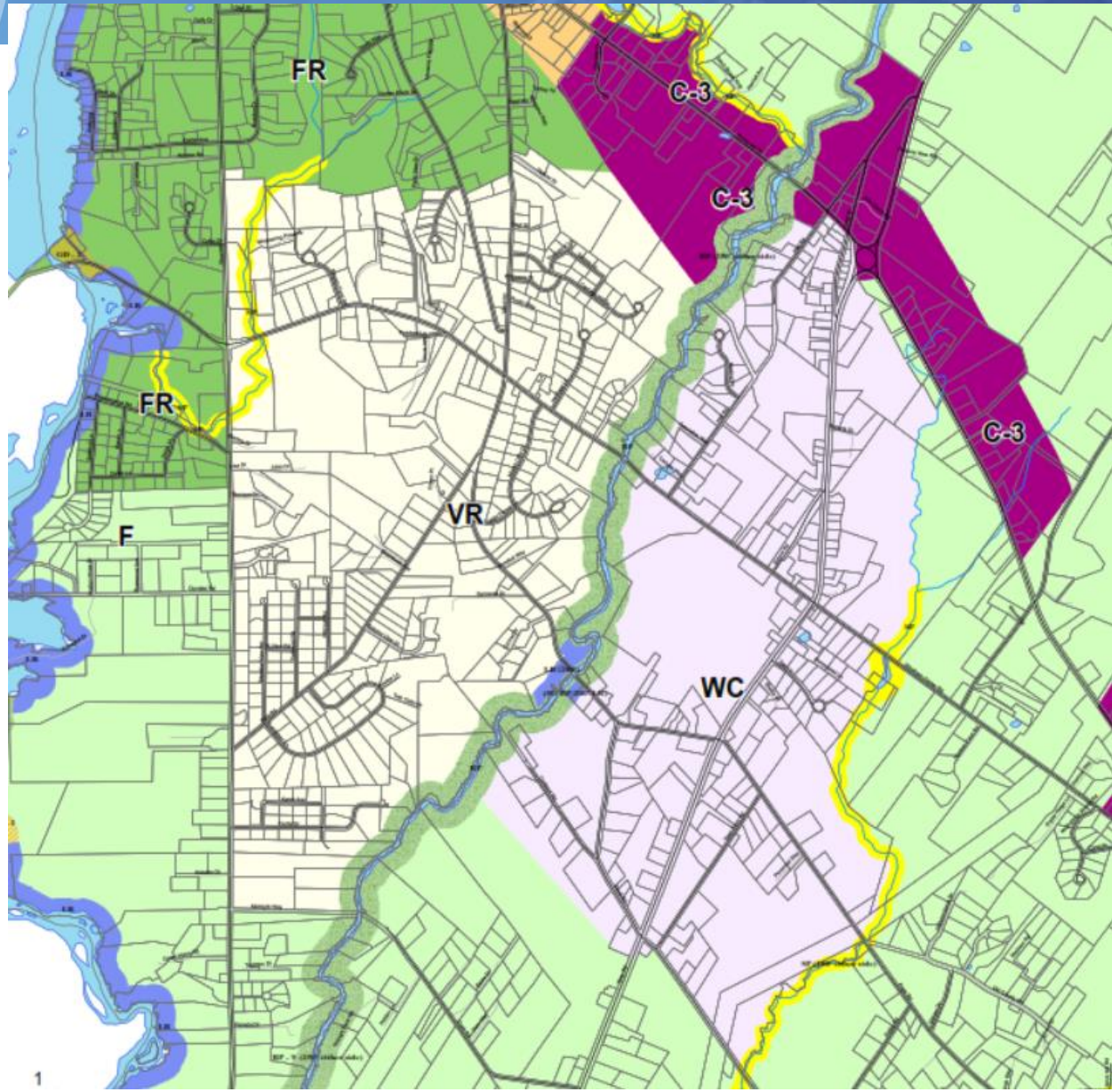
- No other existing zoning district aligns with Vision or Existing Lot Sizes and Land Uses



Propose Two Distinct Zoning Districts – Pleasant River Boundary

- Public Forum March 3, 2021 – Zoom Webinar
- Revised amendments based on public input

Where

- Village Residential District
 - Residential area with a walkable mixture of limited small business enterprises uses that meet local neighborhood needs for limited business services



	VR - Village Residential
	WC - Windham Center

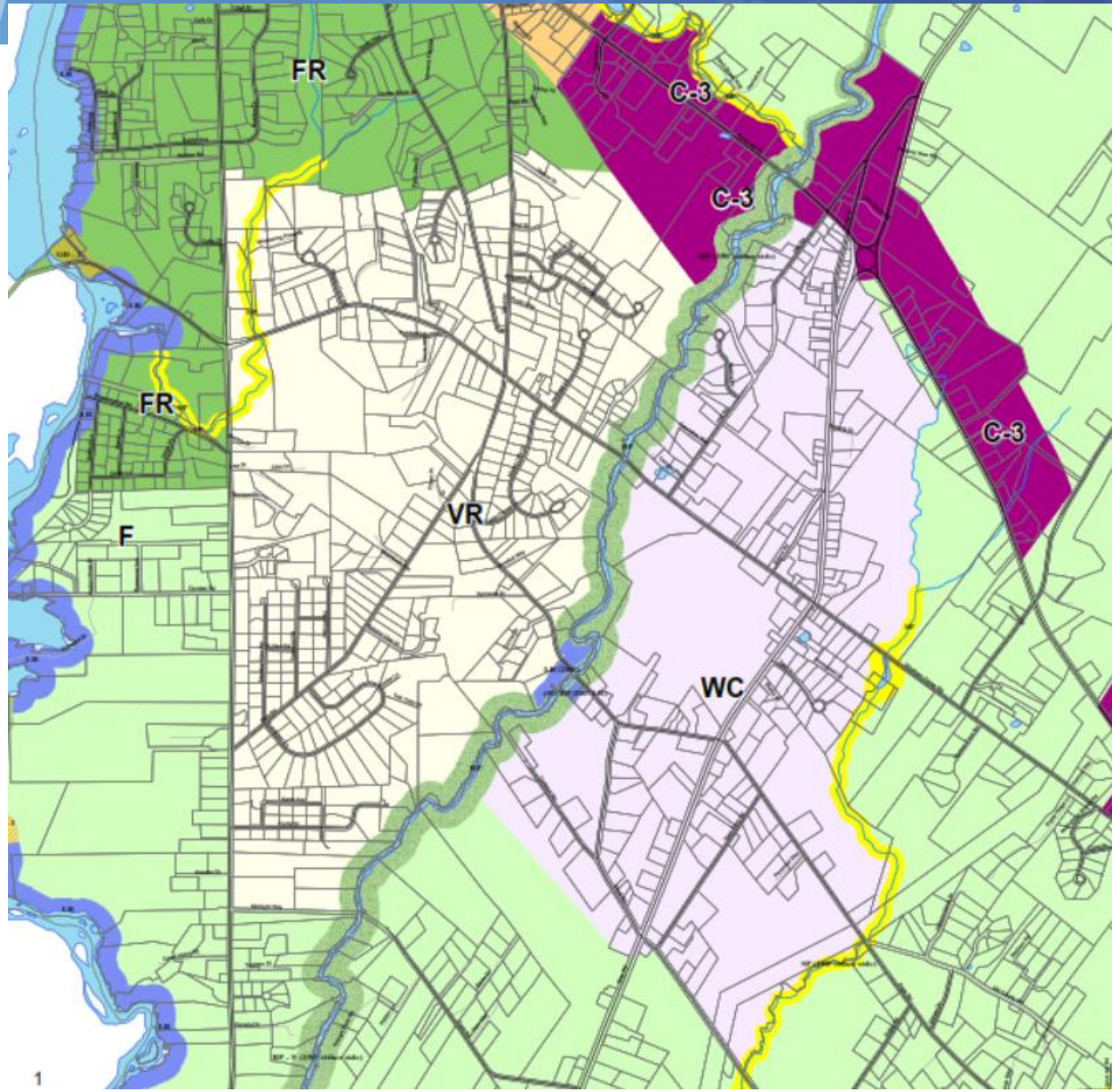
Where

- Windham Center District

- Primarily residential area with a walkable mixture of various uses that will support and promote business and community within the area. Uses are intended to complement one another and allow for different offerings such as art and cultural spaces, public community space, educational/institutional uses, and other small business enterprise uses that meet local neighborhood needs for limited business services

VR - Village Residential

WC - Windham Center



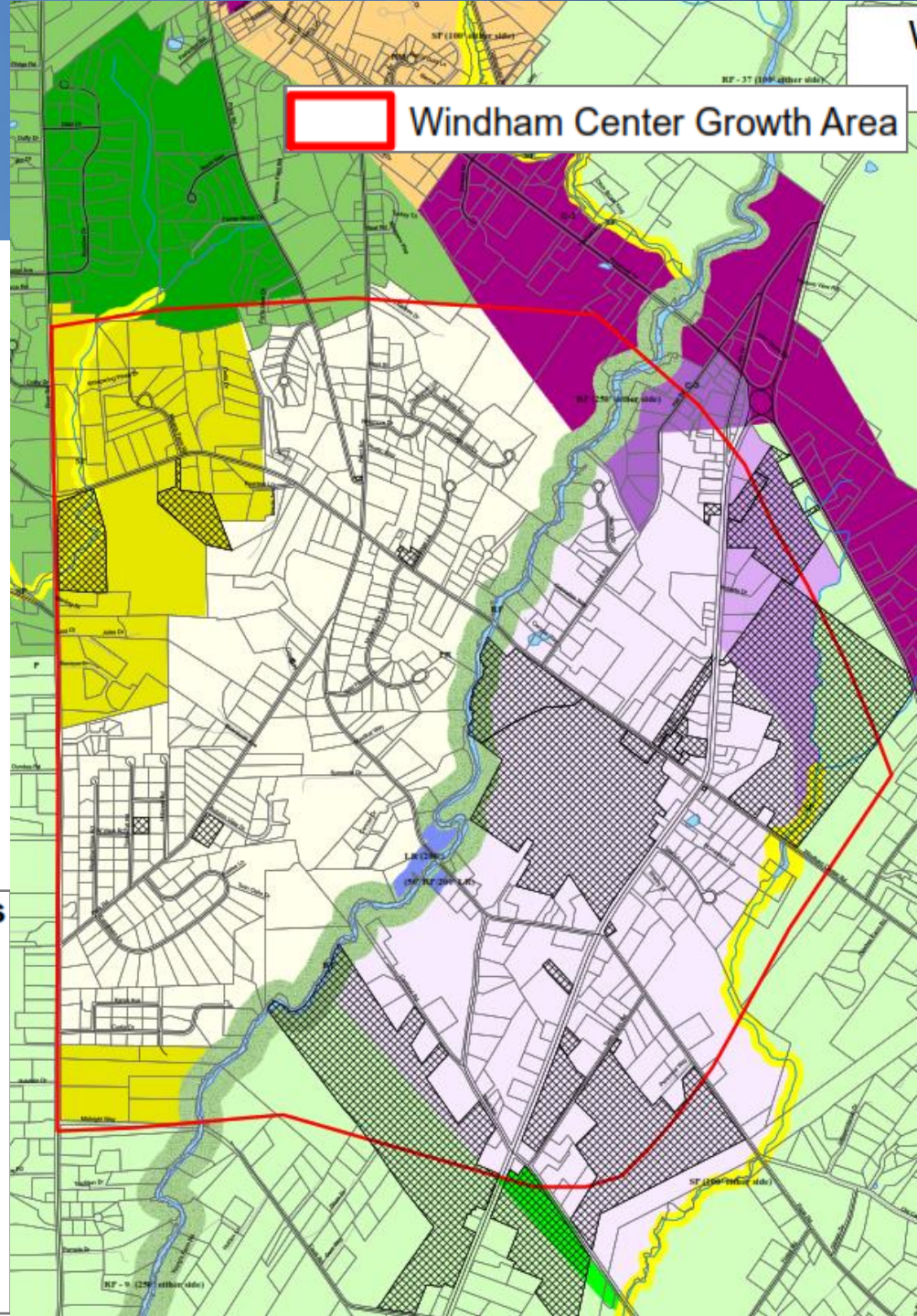
Land Use Map

- Today
 - Farm Residential (FR)
 - Farm (F)
 - Commercial 3 (C-3)
- Proposed
 - Windham Center (WC)
 - Village Residential (VR)
- Changes extend beyond Growth Area Boundary

**NO MAP
REVISIONS
RECOMMENDED**

Proposed Zoning Changes

- FR to WC
- F to WC
- C-3 to WC
- FR to VR
- F to VR
- FR to F
- F to FR



What's Allowed

- Windham Center – New Uses
 - Two-Family, Multi-Family
 - Artist Studio, Bank*, Childcare Facility, Drive-thru*, Park, Restaurant*, Retail Sales*, Commercial & Personal Business Services, Theater
- WC – Prohibited (Allowed in FR)
 - Piggery, Poultry Facility, Campgrounds, Farm Enterprise, Golf Course, Kennels, Mineral Extraction, Nurseries, Sawmills, Shipping Containers

*Limited size

RECOMMENDED REVISION: Limit Size Fitness Center & Theater

	Existing		Proposed	
	Farm	Farm Residential	Village Residential	Windham Center
Agriculture	P	P	P	P
Agriculture, Piggery	P	C	X	X
Agriculture, Poultry Facility	P	C	X	X
Artist Studio	X	X	P	P
Assisted Living Facility	C	C	C	P
Bank	X	X	X	P
Bed and Breakfast Inn	C	C	C	P
Boarding Home for Sheltered Care	C	C	C	P
Building, Accessory	P	P	P	P
Campground, Commercial	P	P	X	X
Campground, Personal	P	P	X	X
Cemetery	P	P	P	P
Child Care, Facility	X	X	P ¹	P ¹
Child Care, Family Home	P	P	P	P
Contractor Services, Landscaping	P	X	X	X
Contractor Storage Yard	P	X	X	X
Drive-through Facility	X	X	X	P ²
Dwelling, Multifamily*	P	P	P ³	P ³
Dwelling, Single-Family Detached	P	P	P	P
Dwelling, Two-Family*	P	P	P	P
Farm Enterprise	P	P	X	X
Forestry	P	P	P	P
Golf Course	P	P	X	X
Home Occupation 1	P	P	P	P
Home Occupation 2	P	P	P	P
Kennel, Major	C	C	C	X
Kennel, Minor	P	P	P	X
Medical Marijuana Caregiver	P	P	P	P
Med Marijuana Caregiver (Home Occ)	P	P	P	P
Medical Office	C	C	C	P
Mineral Extraction	P	P	X	X
Nursing Home	C	C	C	P
Park, Public	X	X	P	P
Place of Worship	P	P	P	P
Public Building	P	P	P	P
Public Utility Facility	C	C	C	C
Recreation Facility, Indoor	C	C	C	C
Recreation Facility, Outdoor	C	C	C	C
Research Laboratory	P	X	X	X
Restaurant	X	X	X	P ⁴
Retail Sales	X	X	X	P ⁵
Retail Sales, Convenience	C	C	C	P
Retail Sales, Nursery	P	C	C	X
Riding Stable	P	C	C	C
Rooming House	C	X	C	C
Sawmill, Permanent	P	C	X	X
Sawmill, Temporary	P	P	X	X
Service Business, Commercial	X	X	X	P
Service Business, Personal	X	X	P	P
Shipping Container	P	P	X	X
Theater	X	X	X	P
Use, Accessory	P	P	P	P
Wireless Telecomm Facility	P	P	P	P

What's Allowed

- Village Residential – New Uses
 - Two-Family, Multi-Family* (max 4)
 - Artist Studio, Childcare Facility*, Park, Personal Business Services
- VR – Prohibited (Allowed in FR)
 - Piggery, Poultry Facility, Campgrounds, Farm Enterprise, Golf Course, Mineral Extraction, Sawmills, Shipping Containers

*Limited size

NO REVISIONS RECOMMENDED

	Existing		Proposed		
	Farm	Farm Residential	Village Residential	Windham Center	
Agriculture	P	P	P	P	
Agriculture, Piggery	P	C	X	X	
Agriculture, Poultry Facility	P	C	X	X	
Artist Studio	X	X	P	P	
Assisted Living Facility	C	C	C	P	
Bank	X	X	X	P	
Bed and Breakfast Inn	C	C	C	P	
Boarding Home for Sheltered Care	C	C	C	P	
Building, Accessory	P	P	P	P	
Campground, Commercial	P	P	X	X	
Campground, Personal	P	P	X	X	
Cemetery	P	P	P	P	
Child Care, Facility	X	X	P ¹	P	¹ max 50 children
Child Care, Family Home	P	P	P	P	
Contractor Services, Landscaping	P	X	X	X	
Contractor Storage Yard	P	X	X	X	
Drive-through Facility	X	X	X	P ²	² no restaurants
Dwelling, Multifamily*	P	P	P ³	P	³ max 4 unit
Dwelling, Single-Family Detached	P	P	P	P	
Dwelling, Two-Family*	P	P	P	P	
Farm Enterprise	P	P	X	X	
Forestry	P	P	P	P	
Golf Course	P	P	X	X	
Home Occupation 1	P	P	P	P	
Home Occupation 2	P	P	P	P	
Kennel, Major	C	C	C	X	
Kennel, Minor	P	P	P	X	
Medical Marijuana Caregiver	P	P	P	P	
Med Marijuana Caregiver (Home Occ)	P	P	P	P	
Medical Office	C	C	C	P	
Mineral Extraction	P	P	X	X	
Nursing Home	C	C	C	P	
Park, Public	X	X	P	P	
Place of Worship	P	P	P	P	
Public Building	P	P	P	P	
Public Utility Facility	C	C	C	C	
Recreation Facility, Indoor	C	C	C	C	
Recreation Facility, Outdoor	C	C	C	C	
Research Laboratory	P	X	X	X	
Restaurant	X	X	X	P ⁴	⁴ max 40 seats
Retail Sales	X	X	X	P ⁵	⁵ max 5,000sf
Retail Sales, Convenience	C	C	C	P	
Retail Sales, Nursery	P	C	C	X	
Riding Stable	P	C	C	C	
Rooming House	C	X	C	C	
Sawmill, Permanent	P	C	X	X	
Sawmill, Temporary	P	P	X	X	
Service Business, Commercial	X	X	X	P	
Service Business, Personal	X	X	P	P	
Shipping Container	P	P	X	X	
Theater	X	X	X	P	
Use, Accessory	P	P	P	P	
Wireless Telecomm Facility	P	P	P	P	

How & How Much

- Dimensional Standards

RECOMMENDED REVISIONS HIGHLIGHTED

District	Min Lot Size	Net Density	Max Height	Min Front Setback	Min Side/Rear Setback	Min Road Frontage
Farm (F)	80,000	60,000	35	40	10	200
Farm Residential (FR)	50,000	40,000	35	30	10	150
Village Residential (VR)	40,000	30,000 20,000	35	30	15	100
Windham Center (WC)	30,000 w 20,000	15,000	45	20	10 x1.5 h > 35ft	100
Medium Density Residential (RM)	30,000 w 20,000	15,000	35	30	10	100
Village Commercial (VC)	20,000 5,000 s	5,000 2,500 s	35	N/A	None/20	50

How & How Much

Performance Standards

- **Pitched rooflines – minimum 4/12**
- Limitation on uses
 - Banks 3,000 sf, drive-thru in back
 - Restaurant seating (40), no drive-thru
 - Retail sales 5,000 sf
 - Buffer requirements (VR multi-family)
 - Multi-family (VR) 4 dwelling units
 - Childcare Facility (VR) 50 children
- All new streets must be public streets
- Street trees required – recommended tree list
- Provide sidewalks along frontage of existing public streets
 - Only if connecting to existing. LRPC recommends impact fee
- Curb Cut and Driveway Openings limited per lot
- Drive-through Facilities avoid queuing on any public street
- Commercial Design Standards applicable in WC (Site Plan Review)



**RECOMMENDED
REVISION: Roof
Pitch Exempt
Single-Family
Dwelling, Fitness
Center & Theater
Size**



Affordable Housing

REVISIONS RECOMMENDED: No setback reduction, increase setback x1.5 when height >35 ft

- 2017 Comp Plan Goal 2.a
 - Amend growth area land use regulations to increase density, decrease lot size, setbacks and road width or provide incentives such as density bonuses to encourage the development of affordable/workforce housing.
- Proposed standards to apply to Growth Areas
 - C-1, C-2, RM, VC, and WC Zoning Districts
- Applicable to development if on public water & all units meet HUD MFI Standard (Annual income limit and maximum monthly housing costs)
- Affordability maintained for 10 years (ownership units)/ 30 years (rental units)
- Allows increases density & height, decreases lot size, frontage & setbacks
 - Septic: Density 5,000 sf/unit, 20% increase height, 20% decrease lot size, frontage, setbacks
 - Sewer: Density 2,000 sf/unit, 33 1/3% increase height, 33 1/3 % decrease lot size, frontage, setbacks

1,000 sf = 43.5 units/acre	5,000 sf = 8 units/acre (septic) (C-2, RCCFO)
1,500 sf = 29 units/acre	15,000 sf = 2.9 units/acre (WC, RM)
2,000 sf = 21 units/acre (sewer)	20,000 sf = 2.1 units/acre (VR)
2,500 sf = 17 units/acre (VC)	30,000 sf = 1.5 units/acre (VR)

Multifamily Development

A development proposing one or more lots which will individually contain three or more dwelling units

- Site Plan Review Required – All Standards in Article 8
- Additional Standards
 - Building Architecture – Design Variety, Façade Variation, Orientation
 - Site Design
 - Parking – Rear or side of building or on access drive. Designate snow storage
 - Screening – Utilities and abutting residential abutters
 - Bike/Ped – Internal walkway, bike racks
 - Recreation/Open Space – 15% of lot Open Space, developments more than 10 units a minimum area of 250 square feet plus 50 sf/unit for each unit over 10
 - Landscaping/Lighting – parking lot landscaping, limit pole heights with cutoff fixtures
 - Access Drive Standards - Curb cuts 75 ft minimum, Shall remain private, No ROW, required setbacks from structure and access drive
 - C1/C2 Commercial Street, Curbed Lane, or Residential Street
 - Other Districts Major Private Road

Next Steps

- Questions?
- Additional Workshop?
 - Windham Center Zoning
 - Affordable Housing
 - Multifamily Development
 - LD 2003
- Official Process
 - Refer to Planning Board
 - Planning Board discussion & public hearing
 - Town Council discussion & public hearing

