



COUNCIL ORDER: _____

APPROVAL DATE: _____

**Town of Windham
Town Council**Office of the Town Manager
8 School Road
Windham, ME 04062**Town Council Growth Permit Reserve Pool Request**

The Town Council shall be responsible for determining if a subdivision or other development is eligible for the allocation of growth permits from the reserve pool. The growth permits in the reserve pool are intended to allow the construction of housing that is not easily accommodated within the annual allocation or that could unreasonably reduce the availability of growth permits to other property owners because of the scale or type of development.

Total Number of Growth Permits Requested:	2
Number of Growth Permits for Affordable Housing:	

Note: Multifamily dwelling structures consisting of *less than 10 dwelling units* shall require **one growth permit** from the annual allocation. Multifamily dwelling structures consisting of **10 or more dwelling units** shall require **one growth permit** from the annual allocation, **and one additional growth permit for each 10 additional dwelling units**. For any multifamily dwelling structures described above that contain dwelling units with **three or more bedrooms**, **one additional growth permit is required for every five such dwelling units**.

Dwelling Type: ☐ Single-Family (_____ units) ☐ Two-Family (_____ units)
☒ Multi-Family (**20** units) ☐ Mixed-Use (_____ units)

Lot Information

Property Address:	963 ROOSEVELT TRAIL
Parcel ID#:	TAX MAP 21 LOT 19A
Zoning District:	C1N
Subdivision Name:	ROOSEVELT APARTMENT HOMES
Subdivision Approval Date:	JUNE 12, 2023

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 that at least one of the following are met: (Check Applicable)

- ☐ a) The dwelling units to which the growth permits may be allocated are part of a contract zone in which the provisions of the zoning provide for some or all of the growth permits needed for the project to come from the reserve pool.
- ☐ b) The dwelling units to which the growth permits may be allocated are part of an affordable housing project in which at least fifty (50) percent of the dwelling units are affordable housing.
- ☒ c) The dwelling units to which the growth permits may be allocated are part of an approved subdivision or other project and will be located in two-family, multifamily, or mixed-use buildings.
- ☒ d) The dwelling units to which the growth permits may be allocated are in an area designated as a Growth Area in the Town of Windham Comprehensive Master Plan 2016 Update.
- ☒ e) The applicant has established that it would be an undue hardship to delay construction of the dwelling unit. This basis for allocation shall not be available to any applicant that is the developer or owner of the subdivision in which the dwelling unit will be located.

Applicant Information

Name:	ERIK HEYLAND
Mailing Address:	P O BOX 407 MOODY ME 04054
Phone Number:	207-451-8288
Email Address:	ehayland@heylanddevelopment.com

Property Owner Information

☒ (Check here if same as applicant)

Name:	
Mailing Address:	
Phone Number:	
Email Address:	

Representative Information

Name:	
Company Name:	
Mailing Address:	
Phone Number:	
Email Address:	

Signature

Date

If the Town Council determines a project to be eligible to receive growth permits from the reserve pool, the record owner of the property shall apply for a growth permit for each dwelling unit in accordance with Section 166.G.4.

(5)

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 that at least one of the following are met:

(a)

The dwelling units to which the growth permits may be allocated are part of a contract zone in which the provisions of the zoning provide for some or all of the growth permits needed for the project to come from the reserve pool.

(b)

The dwelling units to which the growth permits may be allocated are part of an affordable housing project in which at least 50% of the dwelling units are affordable housing.

(c)

The dwelling units to which the growth permits may be allocated are part of an approved subdivision or other project and will be located in two-family, multifamily, or mixed-use buildings.

(d)

The dwelling units to which the growth permits may be allocated are in an area designated as a Growth Area in the Town of Windham Comprehensive Master Plan 2016 Update.

(e)

The applicant has established that it would be an undue hardship to delay construction of the dwelling unit. This basis for allocation shall not be available to any applicant that is the developer or owner of the subdivision in which the dwelling unit will be located.