

§ 120-1201. General

- A. Impact fee accounts. All impact fees collected under the provisions of this chapter shall be segregated and accounted for in separate impact fee accounts designated for the particular improvements in question. The impact fee accounts are as follows:
- (1) North Windham sidewalk impact fee.
 - (2) Recreation impact fee.
 - (3) North Route 302 road improvements impact fee.
 - (4) Open space impact fee.
 - (5) Public safety impact fee.
 - (6) Municipal office impact fee.

§ 120-1206. Public safety impact fee. [Added 7-28-2020 by Order 20-115]

- A. Description of improvements. The public safety impact fee will be used to partially fund the construction of an expansion of the Public Safety Building, which is shared by the Fire-Rescue and Police Departments. The Police Department occupies 7,218 square feet and the Fire-Rescue Department occupies 5,287 square feet. There is an additional 4,377 square feet of shared and circulation spaces within the building. The expansion and renovation planned for the Public Safety Building would bring the floor area available to the Fire-Rescue Department to 15,500 square feet and the Police Department to over 16,000 square feet.
- B. Need for improvements. The Town's long-term planning for public buildings has been guided by a Municipal Facilities Space Needs Study and Master Plan (September 5, 2014, SMRT, Inc.). That study reviewed, in consultation with affected municipal departments, total space needs anticipated for a period of 20 years. Demands for public safety services are expected to increase as a result of Windham's growing population and commercial and industrial uses.
- C. Applicability. All new residential and commercial development activities commenced on or after August 28, 2020, shall be subject to the public safety impact fee. Any residential structure constructed that creates one or more new dwelling units shall pay this impact fee based upon relative estimated household size. Special adjustments are made for the higher response rates identified for senior apartments and licensed care facilities. New commercial construction shall pay this impact fee based on the cost per square foot relative to response rates for the subcategory of uses.
- D. Amount of the fee. The public safety impact fee shall be the adjusted per capita cost of providing additional public safety services as determined in the Impact Fees for Public Safety and Town Office Facilities, Basis for Assessment and Fee Schedules, dated July 17, 2020, prepared by BCM Planning LLC.
- E. Expenditure of funds. Fees will be collected on a Town-wide basis for the acquisition of public safety equipment and facilities anywhere in Town.
- F. Sunset provision. Construction of the facility is intended to start in 2020. Debt service will start at the same time and be retired 20 years later. Therefore, the fee shall remain in effect until July 1, 2040, unless such time is extended by vote of the Town Council.

§ 120-1207. Municipal office impact fee. [Added 7-28-2020 by]

- A. Description of improvements. The municipal office impact fee will be used to partially fund the construction of an expansion of the Town Hall and Community Center, which is shared by all Town of Windham administrative departments and provides office space for the Town Manager, Town Clerk, Tax Collection, Code Enforcement, Planning, Economic Development, Assessing, Information Technology, and Parks and Recreation. The facility contains approximately 23,155 gross square feet. The expansion and renovation planned for the Town Hall is projected to provide 30,000 square feet of space.
- B. Need for improvements. The Town's long-term planning for public buildings has been guided by a Municipal Facilities Space Needs Study and Master Plan (September 5, 2014, SMRT, Inc.) That study reviewed, in consultation with affected municipal departments, total space needs anticipated for a period of 20 years. Demands for municipal services are expected to increase as a result of Windham's growing population and commercial and industrial uses.
- C. Applicability. All new residential and commercial development activities commenced on or after August 28, 2020, shall be subject to the municipal office impact fee. Any residential structure constructed that creates one or more new dwelling units shall pay this impact fee based upon relative estimated household size. New commercial construction shall pay this impact fee based on the cost per square foot.
- D. Amount of the fee. The municipal office impact fee shall be the adjusted per capita cost of providing additional municipal administrative services as determined in the Impact Fees for Public Safety and Town Office Facilities, Basis for Assessment and Fee Schedules, dated July 17, 2020, prepared by BCM Planning LLC.
- E. Expenditure of funds. Fees will be collected on a Town-wide basis for capital improvements at the Town Hall and Community Center.
- F. Sunset provision. Construction of the facility is intended to start in 2020. Debt service will start at the same time and be retired 20 years later. Therefore, the fee shall remain in effect until July 1, 2040, unless such time is extended by vote of the Town Council.