

From: dustin@dmroma.com
Sent: Tuesday, January 12, 2021 11:52 AM
To: Amanda L. Lessard; Christopher S. Hanson; Barry A. Tibbetts; Jennifer Curtis
Cc: 'Jarod Robie'
Subject: RE: Request for Growth Permits from Reserve Pool
Attachments: Windham Growth Permit Application_Reserve Pool_final.pdf; 04 - Amended Subdivision Plan.pdf

Hi Amanda,

Attached is the Growth Permit Application for the project, which we are now calling Chamberlain Estates. Also attached is an updated plan to reflect the changes we discussed.

I understand that we are tentatively scheduled to be on the January 26th agenda – please let me know if you need anything else from us prior to the meeting and we look forward to discussing this with the Council.

Dustin M. Roma, P.E.



PO Box 1116, Windham, ME 04062
P: (207) 310-0506

From: Amanda L. Lessard <allessard@windhammaine.us>
Sent: Thursday, December 3, 2020 8:33 AM
To: dustin@dmroma.com; Christopher S. Hanson <cshanson@windhammaine.us>; Barry A. Tibbetts <batibbetts@windhammaine.us>; Jennifer Curtis <jcurtis@windhammaine.us>
Cc: 'Jarod Robie' <jarodrobie@hotmail.com>
Subject: RE: Request for Growth Permits from Reserve Pool

Dustin,
Can you also complete the attached to include with your request? After consultation with the Town Manager we'll get back to you with a date that this will be included on a Town Council agenda.
Thanks,
Amanda

Amanda Lessard, Planning Director
Town of Windham
8 School Road
Windham, ME 04062

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NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

From: dustin@dmroma.com <dustin@dmroma.com>

Sent: Wednesday, December 2, 2020 2:13 PM

To: Amanda L. Lessard <allessard@windhammaine.us>; Christopher S. Hanson <cshanson@windhammaine.us>; Barry A. Tibbetts <batibbetts@windhammaine.us>; Jennifer Curtis <jcurtis@windhammaine.us>

Cc: 'Jarod Robie' <jarodrobie@hotmail.com>

Subject: Request for Growth Permits from Reserve Pool

On behalf of Robie Holdings, LLC we have submitted a Preliminary Subdivision Plan application to the Windham Planning Board for approval to construct 20 duplex residential buildings (40 dwellings) on a 14-acre parcel of land located between Manchester Drive and Basin Road. The property is located in the Commercial-2 zoning district and is a portion of Tax Map 18A, Lot 48. The project requires Subdivision Approval with the Town and a Maine DEP Stormwater Permit, and we anticipate construction to commence on April 1, 2021. These duplex buildings are being built as rental units and are not intended for condominium ownership, and we feel this use is well suited for this transitional C-2 zoned land. This proposed development achieves the objectives of the 21st Century Downtown Plan and is located within the North Windham Growth Area as defined in the current 2016 Windham Comprehensive Master Plan.

We believe it would be in the best interest of both the Town and the Developer to allow the project to be built as efficiently and quickly as possible so that the project does not remain a construction site for a prolonged period of time, and so that inventory continues to be built in the areas of Windham that have been identified for targeted growth. Under the Windham Growth Management Ordinance, no more than 14 growth permits shall be issued for new two-family dwelling structures in any given year, unless growth permits are issued from the reserve pool. The developer intends to build out the road infrastructure and all 20 duplex buildings in the 2021 calendar year so that the neighborhood can begin to establish and construction activities can be ceased.

We would like to be placed on the next available agenda with the Town Council to make a request that 20 growth permits be allocated from the reserve pool of growth permits for this proposed project. The proposed project meets two separate eligibility requirements found in Chapter 116, Section G.7.E as follows:

- (3) 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.
- (4) 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.

The issuance of growth permits from the reserve pool for this project will also allow the development to be built without unreasonably reducing the availability of growth permits for duplex buildings for the rest of the Town.

Thank you for your consideration of this request and please let me know if you have questions or if you need any additional information.

Dustin M. Roma, P.E.



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