



December 28, 2021

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

**Re: Request for Determination of Eligibility for Growth Permit Reserve Pool
Vintage Drive Subdivision
PTG Properties Inc - Applicant**

Dear Amanda:

On behalf of PTG Properties Inc we have prepared the enclosed request form for determination of eligibility for the issuance of 6 growth permits from the reserve pool for 6 multi-family buildings proposed as part of the Vintage subdivision. This request is being made pursuant to the provisions of the Town of Windham Growth Management Ordinance Chapter 116, Section G.7 which requires the Town Council to determine eligibility for permits to be issued from the reserve pool.

The project is eligible to receive growth permits from the reserve pool based on the following two eligibility criteria outlined in the Ordinance:

Criteria (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, multi-family, or mixed-use buildings.

This criteria will be met upon final Subdivision approval from the Planning Board. The project has been submitted for Planning Board approval and is currently under review pending approval. The project consists entirely of multi-family residential buildings and will contain a total of 30 dwellings in 6 buildings.

Criteria (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 project site is located entirely within the North Windham Growth Area as depicted on the Future Land Use Map contained in the 2016 Town of Windham Comprehensive Master Plan.

Upon your review of this information, please let us know if you have any questions or require any additional information. We look forward to being placed on the next available agenda with the Town Council for consideration.

Sincerely,
DM ROMA CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Dustin Roma".

Dustin M. Roma, P.E.
President



Town of Windham

Department of Code Enforcement
8 School Road
Windham, ME 04062

Voice (207) 894-5960 Ext. 1
Fax (207) 892-1916
Email permits@windhammaine.us

Growth Permit Reserve Pool Request Form

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:	6
Number of Growth Permits for Affordable Housing:	0

Note: The creation of each new single-family detached dwelling shall require one (1) growth permit. The creation of each new two-family dwelling structure shall require one (1) growth permit. The creation of each new multi-family dwelling structure shall require one (1) growth permit.

Dwelling Type: Single-Family (_____ units) Two-Family (_____ units)
 Multi-Family (30 units) Mixed-Use (_____ units)

Lot Information

Property Address:	624 & 626 ROOSEVELT TRAIL
Parcel ID#:	MAP 52, LOT 24
Zoning District:	COMMERCIAL 1 (C-1)
Subdivision Name:	VINTAGE SUBDIVISION
Subdivision Approval Date:	CURRENTLY UNDER REVIEW WITH PLANNING BOARD

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)

- 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.
- 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.
- 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.
- 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.

Applicant Information

Name:	PTG PROPERTIES, INC.
Mailing Address:	75 LOCKLAND DRIVE WINDHAM, ME 04062
Phone Number:	(207) 650 - 8909
Email Address:	TAMMY@PTGPROPERTIES.COM

Property Owner Information

(Check here if same as applicant)

Name:	
Mailing Address:	
Phone Number:	
Email Address:	

Representative Information

Name:	DUSTIN ROMA
Company Name:	DM ROMA CONSULTING ENGINEERS
Mailing Address:	PO BOX 1116 WINDHAM, ME 04062
Phone Number:	(207) 310 - 0506
Email Address:	DUSTIN@DMROMA.COM



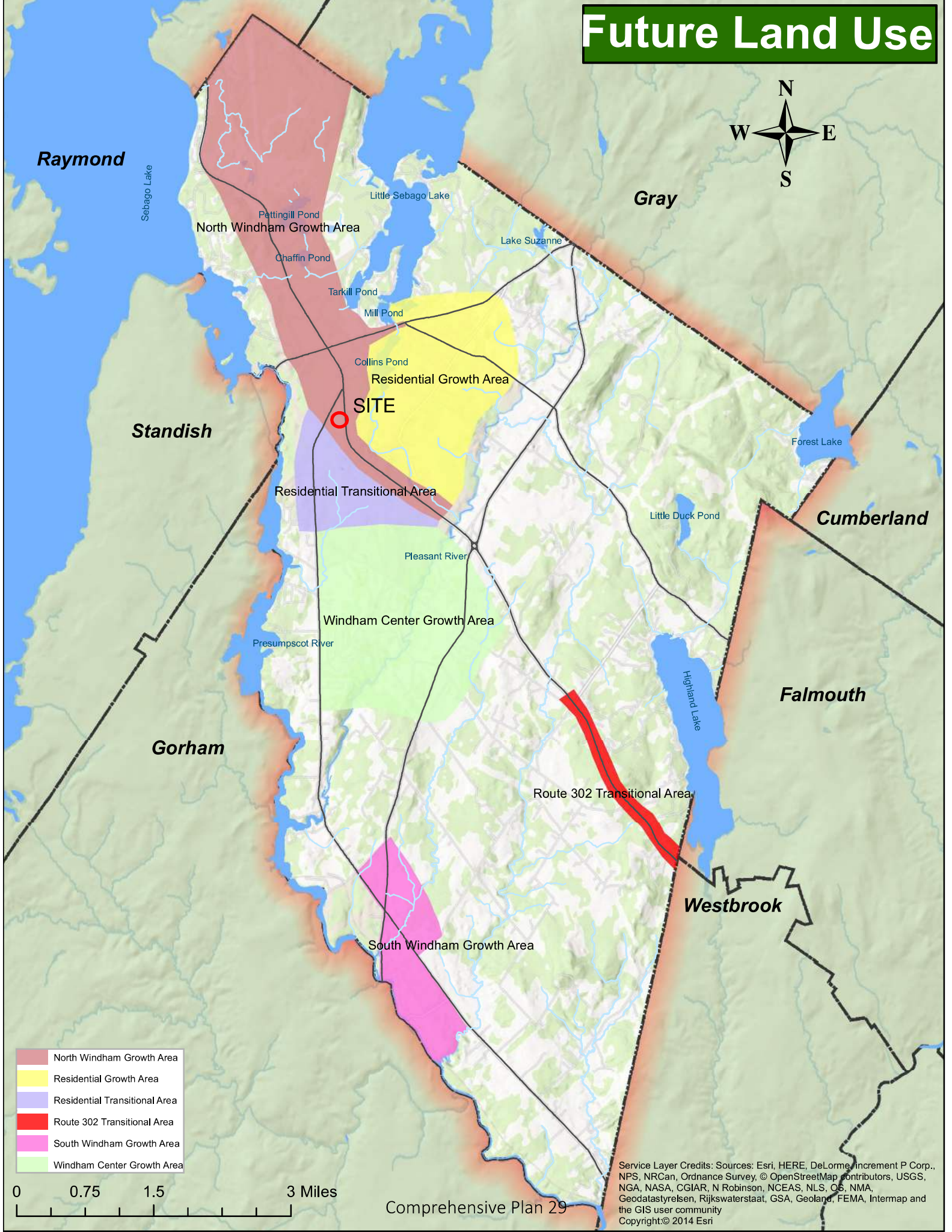
Signature

12-28-2021

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.

Future Land Use



- North Windham Growth Area
- Residential Growth Area
- Residential Transitional Area
- Route 302 Transitional Area
- South Windham Growth Area
- Windham Center Growth Area

0 0.75 1.5 3 Miles

Comprehensive Plan 29

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