

Comparative Summary: Windham Growth Management Ordinance & Drafts

Feature	Chapter 101 (Current Ordinance)	Draft 3-26-2025	Draft 4-29-2025	Barry's Modifications
Annual Growth Permit Cap	140 total permits	140 total permits	140 total permits	140 total permits
Subdivision Cap	Max 20 permits per subdivision	Same	Same	Removed
Farm/Farm Residential (F/FR) Cap	45 permits	Same	Same	45 permits
Single-Family Splits	Not explicitly defined	Not explicitly defined	Not explicitly defined	20 permits reserved
Remaining General Allocation	Not specified	Not specified	Not specified	75 permits for any development type CEO can issue up to 50 Growth permits in Growth Areas for housings.
Council Reserve Pool	50 permits, replenished annually	Same	Same	The council can issue 50 additional permits from reserve pool
Reserve Pool Reset	50 permits, reset annually	Same	Same	Reset to 100 annually, reassessed every 3 years for state compliance
Permit Expiration	90 days (extendable once)	Same	Same	2 year from the date issuance, if no construction activity has occurred, allows 1 year extension +fee
Affordable Housing Set-Aside	20 permits/year	Same	Same	From the council reserve pool growth allocations In growth area no need for allocation
Multifamily Bedroom Cap	Max 40 permits for 3+ bedroom units	Same	Removed cap	Removed cap or lowered to 30 units
Growth Permit Allocation Method	Point system (residency, ownership, etc.)	Same	Same	Same
Council Involvement	Required for reserve pool allocation	Same	Same	Minimized: required for reserve pool allocation unless large project or developer agreement
Growth Area Incentive	20% permit reduction for multifamily in growth zones	Same	Same	Same

