



Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: 25-095

Agenda Date: 6/12/2025

Version: 1

Status: Agenda Ready

In Control: Town Council

File Type: Order

Agenda Number:

I. Council Action Requested.

To approve the allocation of two (2) growth permits from the reserve pool for twenty dwelling units in one (1) multifamily dwelling structure in an approved development, Roosevelt Apartment Homes, located at 963 Roosevelt Trail in the North Windham Growth Area as designated in the Comprehensive Plan.

II. Basis for Council Action.

Council approval of this item is required because;

- a. The Town may enact reasonable by-laws, regulations, and ordinances for municipal purposes pursuant to Article I, Section 2 of the Charter;
- b. The Council has the authority to act as the legislative body of the Town pursuant to Article II, Section 3 (I) of the Charter;
- c. The Town's Growth Management Ordinance, Chapter 101-7 G (5) states that 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" specific criteria are met; and
- d. The applicable project in the case of this growth permit request meets three of the criteria stated in Chapter 101-7 G (5)(a) - (e).

III. Issue Summary.

The Planning Board approved the amended major site plan application #20-11 Roosevelt Apartment Homes on June 12, 2023 to develop a three-story, 50-unit apartment building, consisting of 27 1-bedroom units, and 23 2-bedroom units.

In accordance with Chapter 101-7A(3)(b), this 50-unit multifamily building needs 5 growth permits because 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. Growth permits from the reserve pool are needed as Chapter 101-7C(1)(c) allows no more than 3 growth permits to be issued for multifamily dwelling structures from the annual allocation. No growth permits for multifamily dwelling structures have been issued in 2025 to date from the annual allocation.