

Town of Windham

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MEMO

DATE: November 3, 2014

TO: Windham Town Council

THROUGH: Tony Plante, Town Manager

FROM: Amanda Lessard, Planner 

Cc: Ben Smith, Director of Planning
Windham Planning Board

RE: Planning Board Recommendation - Ordinance Amendment – Chapter 140,
Section 400 Retirement Community and Care Facility Overlay District

At the Planning Board's meeting on October 27, 2014, a public hearing was held on the proposed amendments to the Land Use Ordinance to reduce minimum lot sizes in the Retirement Community and Care Facility Overlay District from 5 acres to 200,000 square feet.

No members of the public spoke for or against the proposed amendment.

During Planning Board discussion, it was noted that while the property that initiated discussion of this zoning change could achieve a similar result by waiting for the Town to implement the goal of 21st Century Downtown Plan to make residential housing an allowed use throughout the North Windham area, the Retirement Community and Care Facility Overlay District also included properties in zones other than C1.

Following discussion of the proposed changes, the Board made the following motion:

To recommend to the Town Council approval of the proposed amendment to reduce the minimum lot sizes in the Retirement Community and Care Facility Overlay District.

Motion: James Hanscom

2nd: Scott McDonald

Vote: 6-1 (Margaret Pinchbeck opposed)

Chapter 140, Land Use Ordinance

Ordinance Amendments Relating to Retirement Community and Care Facility Overlay District

August 15, 2014

Section 407, Overlay Districts

E. Retirement Community and Care Facility Overlay District

4. Dimensional Standards

Notwithstanding the dimensional standards set forth in the underlying zoning district, the following dimensional standards shall apply to uses permitted by the RCCFO District.

(a) Minimum Lot Size: ~~5 acres~~ 200,000 s.f.

(b) Net Residential Density:

- (1) Assisted Living Facility None
- (2) Nursing Home None
- (3) Board Home for Sheltered Care None
- (4) Retirement Community 5,000 s.f.

(~~d~~c) Minimum Setback Requirements:

- (1) Duplex Dwelling; Multifamily Dwelling See Subsec. 5 District Standards