

Tammy Hodgman

From: Barry A. Tibbetts
Sent: Wednesday, November 1, 2023 2:30 PM
To: Tammy Hodgman
Subject: FW: 919 Roosevelt Trail Property FOR AGENDA CORRESPONDENCE
Attachments: 919 Roosevelt_ZoningComparison_10-2023.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Barry A. Tibbetts, M.B.A.
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Town of Windham
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-----Original Message-----

From: Amanda L. Lessard <allessard@windhammaine.us>
Sent: Tuesday, October 31, 2023 12:50 PM
To: Mark Morrison <markmorrison@windhammaine.us>
Cc: Barry A. Tibbetts <batibbetts@windhammaine.us>; Robert J. Burns <rjburns@windhammaine.us>; David Nadeau <davidnadeau@windhammaine.us>
Subject: RE: 919 Roosevelt Trail Property

Mark,

The quick calculations for number of units on 7 acre property based on the ordinance net density standards for Farm (60,000 sf), C4 (5,000 sf) or RM (15,000 sf or 8,000 sf 1 bedroom senior housing/6,000 sf for each additional bedroom) is:

Farm = 5 units

Approximately 3.6 acres (157,000 sq ft) of the 7 acre lot is in the Retirement Overlay (net density 5,000 sf), so that portion of the lot could support 31 senior housing units. The affordable housing multiplier is not applicable to the overlay. There are also much larger setbacks from the property perimeter for a multifamily dwelling.

RM = 20 or 38 senior 1 bedroom units.

RM with senior affordable housing $38 \times 2.5 = 95$ units

C4 = 60

C4 with affordable housing multiplier = 152 units

If the RCCFO was expanded to the entire parcel it would get the density the developer is looking for in C4, without the reduced setbacks and increased height of C4.

Also attached is the specific zoning standard comparison that Council Reiner requested that could be included on the Nov 14 agenda.

Amanda

Amanda Lessard, Planning Director
Town of Windham

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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.

PLEASE NOTE: NEW TOWN OFFICE HOURS START JUNE 21, 2023. M: 7-5, T: 7-6, W: 7-5, Th: 7-4, F:CLOSED.

-----Original Message-----

From: Mark Morrison <markmorrison@windhammaine.us>
Sent: Thursday, October 26, 2023 11:45 AM
To: Amanda L. Lessard <allessard@windhammaine.us>
Cc: Barry A. Tibbetts <batibbetts@windhammaine.us>; Robert J. Burns <rjburns@windhammaine.us>; David Nadeau <davidnadeau@windhammaine.us>
Subject: 919 Roosevelt Trail Property

Amanda

I want to confirm my understanding of the 7 acres under zone change consideration. The maximum number of units per zone are as follows:

Farm = 5 units
RM = 20-25 units
RM with the senior affordable housing multiplier of 2.5
25 x 2.5 = 60 units
C4 = 60 units

Do I have this right? Please confirm or adjust accordingly.

Thank you

Mark

Sent from my iPad

919 Roosevelt Trail Zoning Comparison

10/31/2023

Note this table is only to be used for informational purposes. See the Town Code Chapter 120 at <https://ecode360.com/37789>

Use	Zoning Districts		
	F Existing	C-4 Proposed	RM Alternative Proposed
Adult Business Establishment		P	
Agriculture	P	P	P
Agriculture, Piggery	P		
Agriculture, Poultry	P		
Assisted Living Facility	C		C
Bank		P	
Bed & Breakfast Inn	C	P	C
Boarding Home for Sheltered Care	C		C
Building, Accessory	P	P	P
Business & Professional Office		P	
Campground, Commercial	P		
Campground, Personal	P		
Cemetery	P		P
Child Care Facility		P	
Child Care, Family Home	P	P	P
Club		P	
Contractor Services, Landscaping	P		
Contractor Storage Yard	P		
Convention Center		P	
Drive-through Facility		P	
Dwelling, Mixed Use		P	
Dwelling, Multifamily	P*	P	P
Dwelling, Single-Family Detached	P	P	P
Dwelling, Two-Family	P	P	P
Farm Enterprise	P		
Fitness Center		P	
Forestry	P	P	P
Funeral Home		P	
Golf Course	P		
Home Occupation 1	P	P	P
Home Occupation 2	P	P	P
Hotel		P	
Housing for Older Persons		P	P
Kennel, Major	C		
Kennel, Minor	P		
Medical Marijuana Registered Caregiver	P	P	P
Medical Marijuana Caregiver (Home Occ)	P	P	P
Medical Office	C	P	C
Mineral Extraction	P		C
Motel		P	
Nursing Home	C		C
Other		C	
Place of Worship	P	P	P
Public Building	P	P	P
Public Utility Facility	C	P	C
Recreation Facility, Indoor	C	P	C
Recreation Facility, Outdoor	C	P	C
Research Laboratory	P	P	
Restaurant		P	
Retail Sales		P	
Retail Sales, Convenience	C	P	C
Retail Sales, Nursery	P	P	
Retail Sales, Outdoor		P	
Riding Stable	P		
Rooming House	C		
Sawmill, Permanent	P		
Sawmill, Temporary	P		P
Service Business, Personal		P	
Shipping Container	P		P
Solar Energy System: Ground- Mounted, Small	P	P	P
Solar Energy System: Ground- Mounted, Medium	C	P	P
Solar Energy System: Ground- Mounted, Large	C	P	C
Solar Energy System: Roof- Mounted, Small, Medium & Large	P	P	P
Theater		P	
Use, Accessory	P	P	P
Wireless Telecom Facility	P	P	

P - Permitted Use

C - Conditional Use

Uses not listed as P or C in a District are Prohibited

* Only conversion of an existing dwelling or accessory building that was in existence prior to May 13, 1986

NEW ALLOWED USE IF REZONED

USE NO LONGER ALLOWED IF REZONED

Note this table is only to be used for informational purposes. See the Town Code Chapter 120 and Chapter 185 at <https://ecode360.com/37789086> for official requirements.

DIMENSIONAL STANDARDS	F <i>Existing</i>	C-4 <i>Proposed</i>	RM <i>Alternative Proposed</i>	AQUIFER B	RCCFO
MINIMUM LOT SIZE	80,000 sq ft	40,000 sq ft		80,000 sq ft	200,000 sq ft
Standard Lot (PWD)			20,000 sq ft		
Standard Lot (Well)			30,000 sq ft		
Conservation Lot	30,000 sq ft		20,000 sq ft		
Country Lot	6 acres				
NET DENSITY	60,000 sq ft	5,000 sq ft	15,000 sq ft		
Elderly Housing			8,000 sq ft/1 bed + 6,000 sq ft addnl bed		5,000 sq ft
FRONT SETBACK	40'	40'	30'		When Underlying Zoning F or RM Multifamily: 100' (30' max height); 150' (31-35' height)
REAR SETBACK	10'	10'	10'		
SIDE SETBACK	10'	10'	10'		
MINIMUM FRONTAGE	200'	100'	150'		
MAXIMUM BUILDING HEIGHT	35'	45'	35'		
MAXIMUM BUILDING COVERAGE	25%	N/A	20%	Non-residential uses: max impervious 50%	
BUFFER ALONG STREET	30', 25', or 20' (Buffer A, B, or C)	15' (Buffer G)	N/A		
BUFFER Multifamily abuts residential	15' (Buffer E)	N/A	15' (Buffer E)		
RESIDENTIAL DISTRICT BUFFER		50' (Buffer I)			
AFFORDABLE HOUSING DEVELOPMENT STANDARDS APPLICABLE (2.5x density, 20% height increase)	No	Yes	Yes	N/A	N/A