

Town
of
Windham

WINDHAM CENTER REZONING

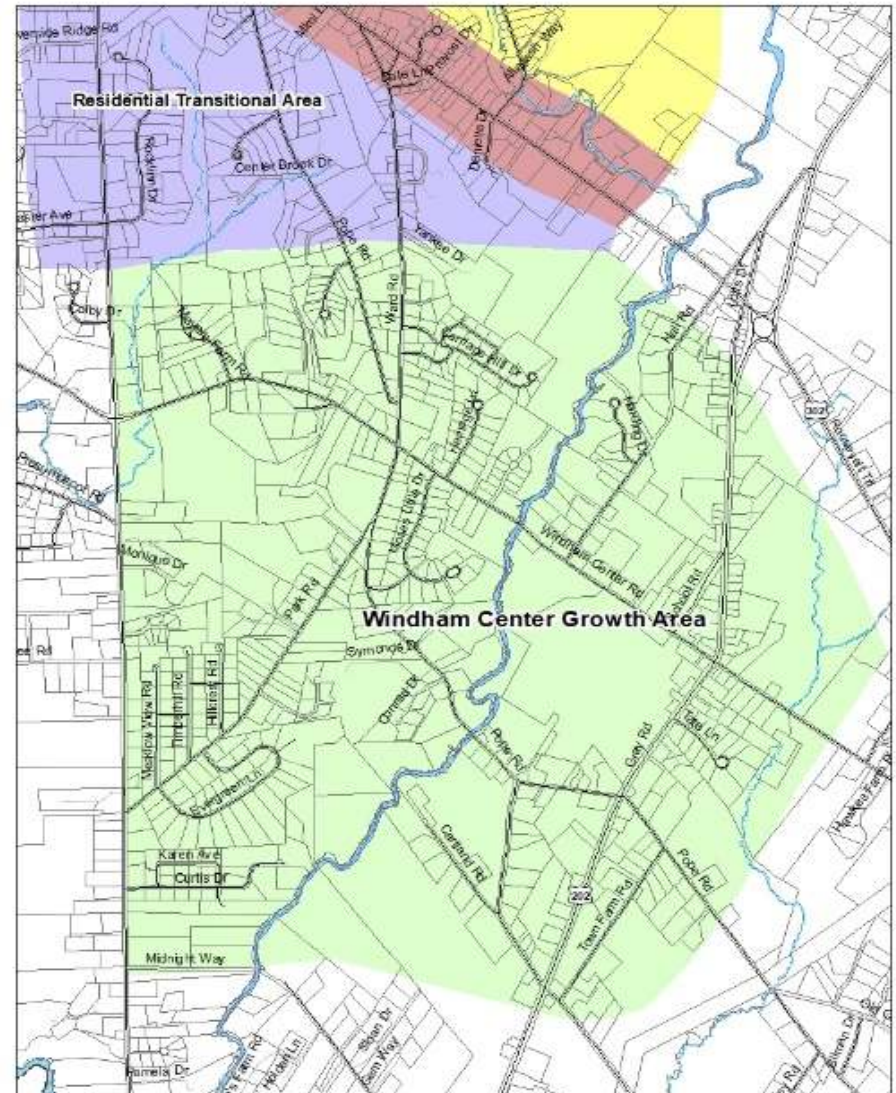
Public Forum

Windham Center Growth Area
Proposed Rezoning

Wednesday March 3, 2021

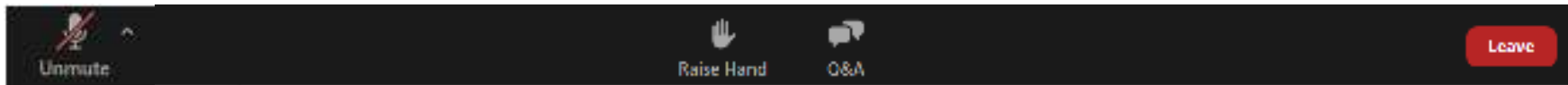
6:30pm

Zoom Webinar



About Zoom

- Webinar Format
- How to Participate - Zoom
 - Poll Questions



- Type Comments in Q&A
- Raise Hand (*9 on phone)
 - Click Unmute (*6 on phone) when Allowed to Speak
- How to Participate – Other
 - Facebook Comment
 - Email/Call/Visit Town Hall
 - Printed handouts available

Webinar Agenda

- Intro & Overview
 - Comprehensive Plan
 - Existing Zoning
- Approach to Windham Center Rezoning
 - Proposed Zoning
 - Windham Center District
 - Village Residential District
- Affordable Housing Standards
- Next Steps
- Q & A



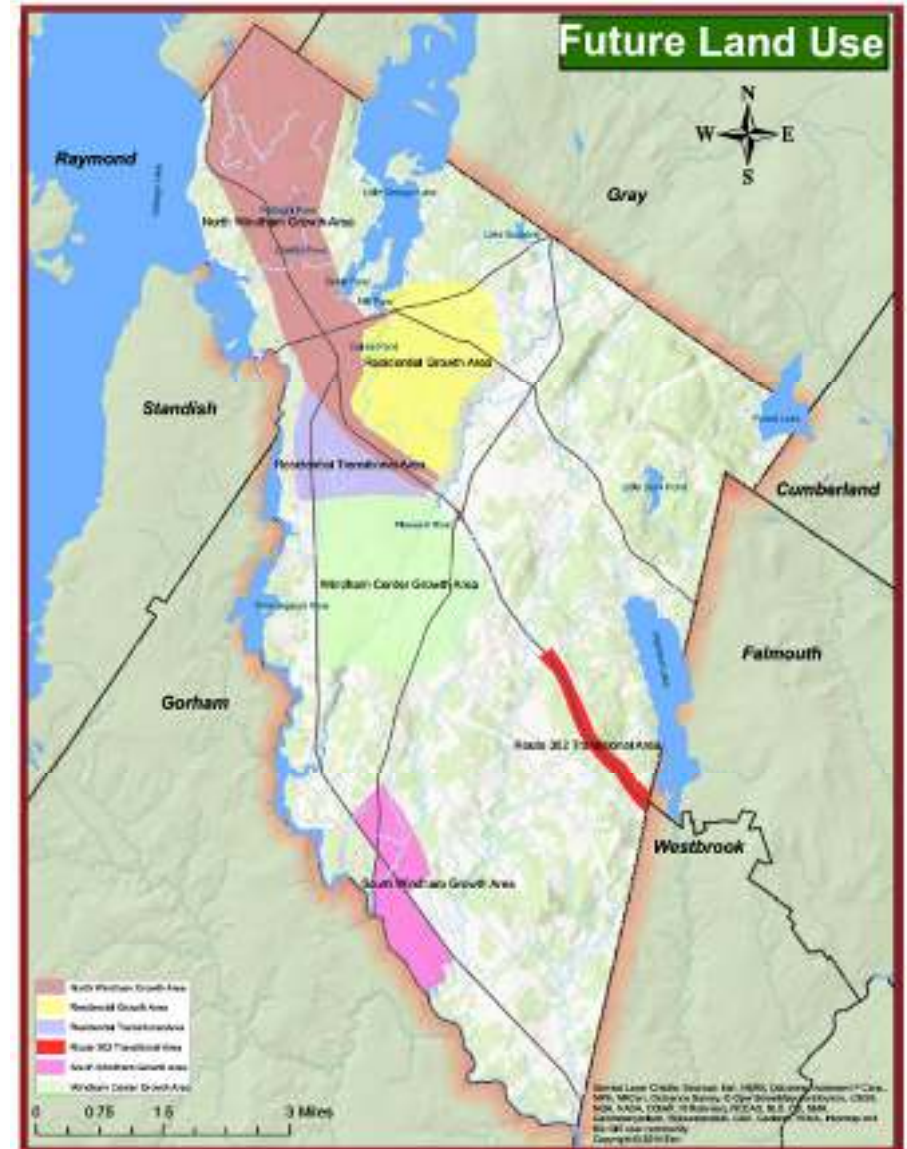
Comprehensive Plan

- Adopted June 2017
- Outlines Vision for Windham in the next 10+ years
- Numerous goals & strategies
- 4 Big Things
- LRPC charged with implementation



Comprehensive Plan

- Future Land Use Map
 - Growth Areas
 - Future growth is to be targeted and encouraged or incentivized
 - Rural Areas
 - Future development is to be directed away from



Town
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Windham

WINDHAM CENTER REZONING

Comprehensive Plan

BIG THING NUMBER 1

Change the game for Windham's Growth Areas: North Windham, Windham Center, South Windham



Photo By: Kevin Murphy 1 • Cecilia Brown 2 • James Jones 4 • Ray Monahan 5

Windham needs to begin thoughtfully and proactively laying the groundwork for these three traditional activity centers to become true centers for Windham. As envisioned above, these three areas are very unique within Windham, and these differences are great strengths that allow for different types and scales of neighborhood development that will truly make Windham a community for all people, ages, and economic means.

This Big Thing is all about expanding the range of options available for people to choose from when considering Windham for a home or a place to start or expand a business.

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WINDHAM CENTER REZONING

Windham Center

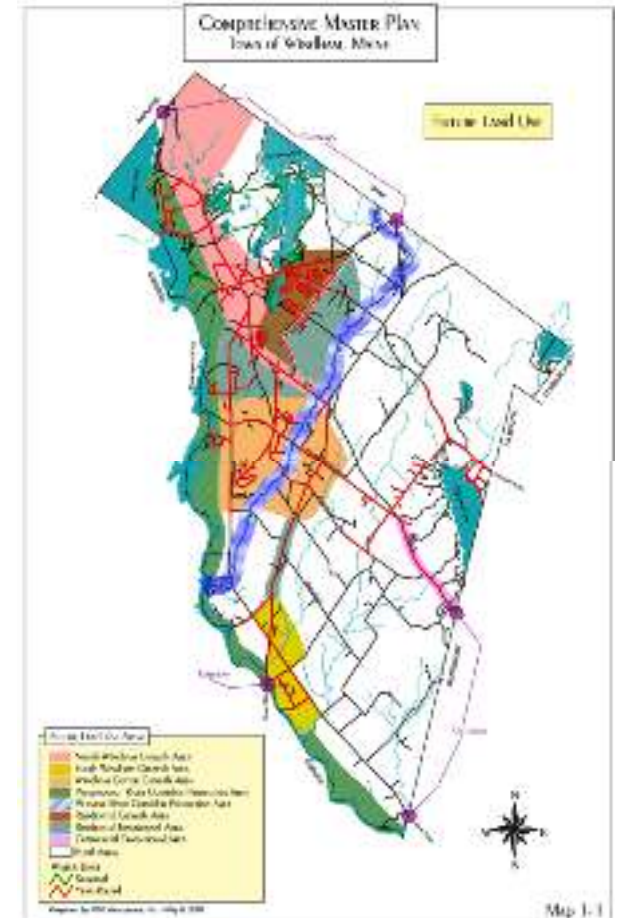
Windham Center Growth Area. The areas of town known as Windham Hill and Popeville are included in this area, which is generally located between River Road and Route 202 (Gray Road), north of Swett Road and south of the Rotary at Routes 302/202 and south of Otterbrook Drive off River Road. As noted above, this area serves as the civic core of the community and as such, more walkable, connected residential development should be encouraged in this area.

A Tour through Windham in 2030

If North Windham is the commercial core of Windham, then Windham Center is the civic core. Windham Center takes advantage of the location of school and municipal facilities, along with the Windham Land Trust's Black Brook Preserve, the skate park, and the Community Garden, to become a different type of "village" in the geographic center of the Town. This "civic village" focuses on increasing the number of single-and two-family homes on smaller lots, resulting in a neighborhood that is attractive to families with school-age children who want to live within walking distance of schools, the library, recreation facilities, playing fields, and conserved open-space.



2017 Comp Plan

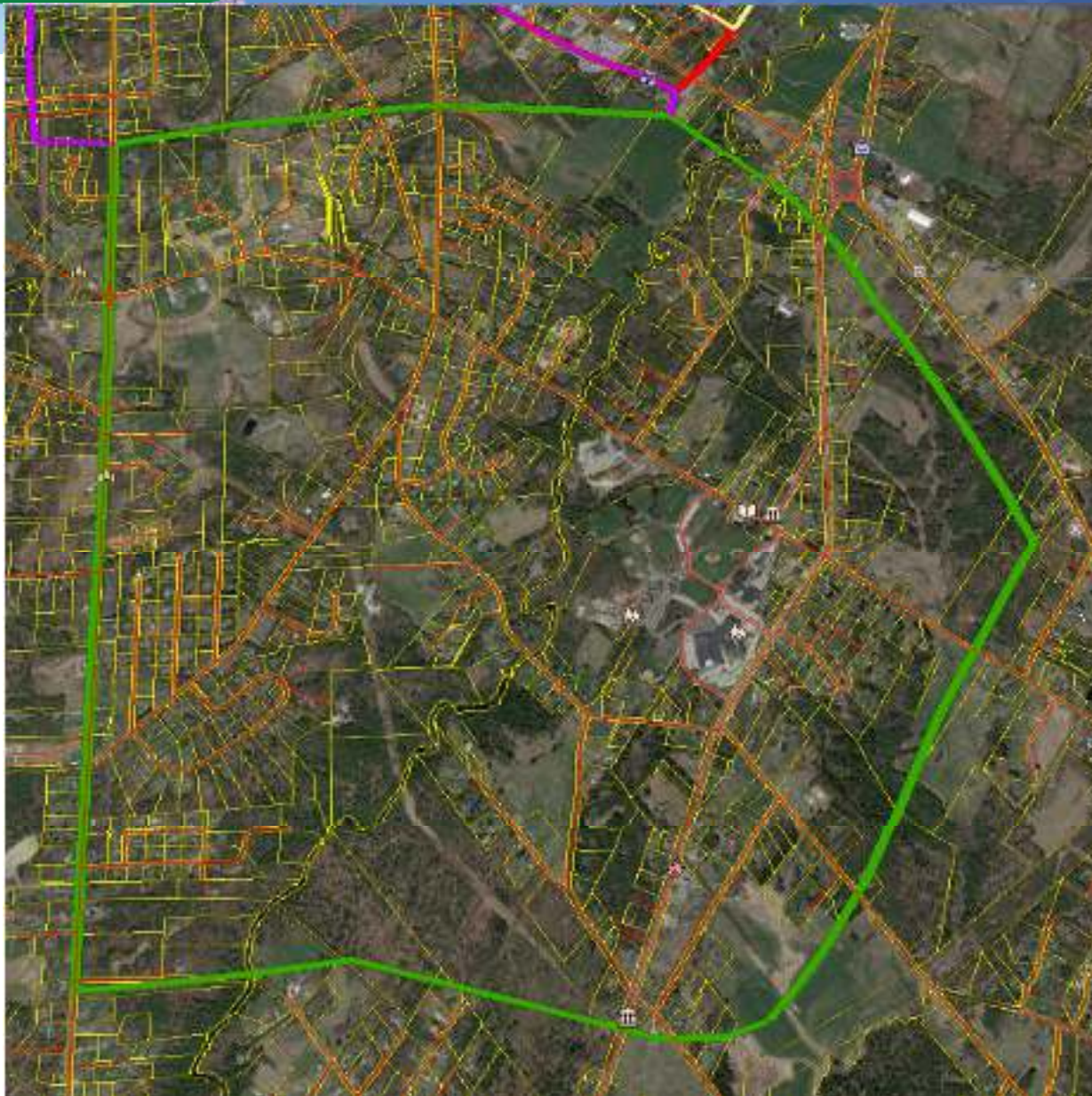


2003 Comp Plan

Town
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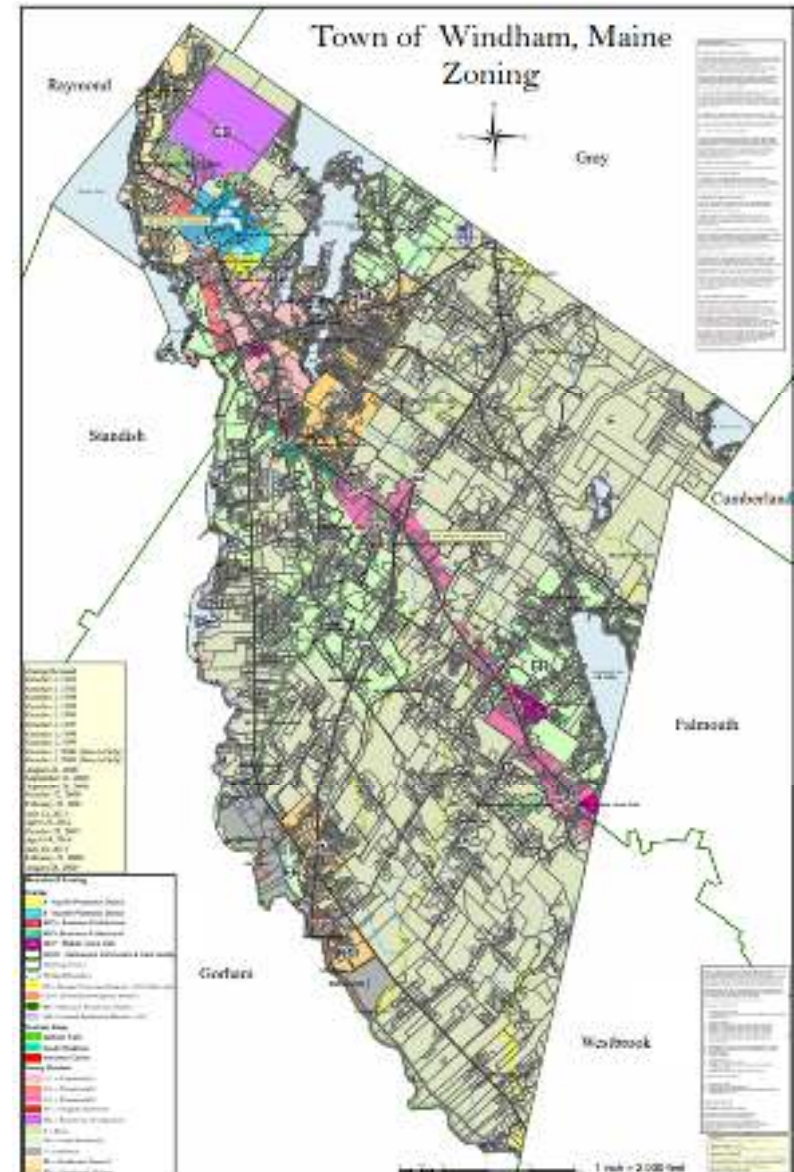
WINDHAM CENTER REZONING

Poll #1



Zoning

- Rules of the Game
 - What's allowed
 - Use Table
 - Where it happens
 - Zoning Map
 - How and how much
 - Dimensional requirements & performance standards
- Original Purpose = Separate Uses
- Tool to direct growth. Has not been effective in Windham



Zoning

Growth Areas

- 16.1% Land Area
- 20% of development

Rural Areas

- 67.9% Land Area
- 73% of development

Figure 14 - New Development by Zoning District

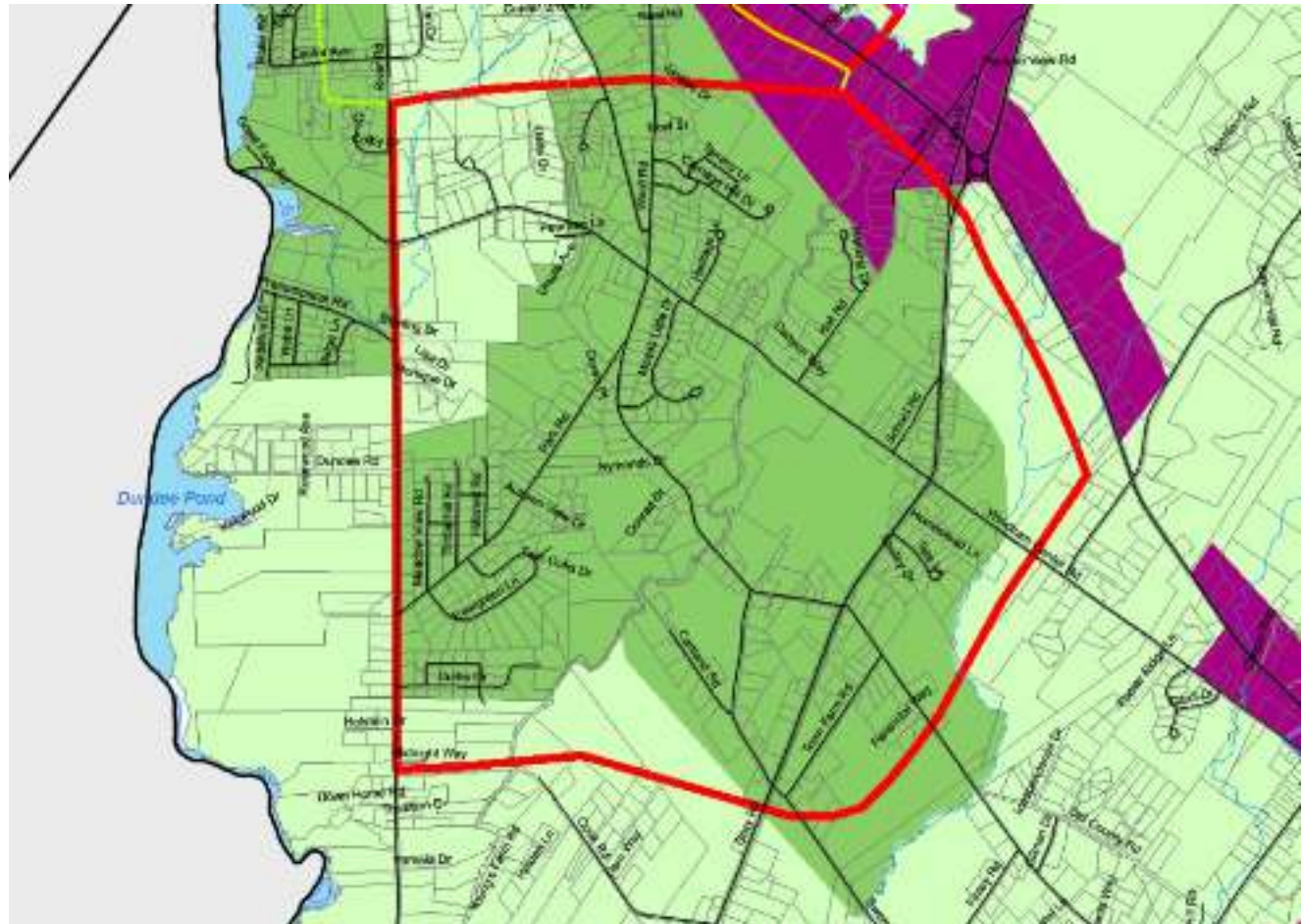
Zoning District	Area (acres)	% of Windham Land Area	New Structures, 1993-2013	% of development, 1993-2013
Growth Areas				
C-1	1,506	4.2%	72	3.4%
C-2	216	0.6%	5	0.2%
C-3	887	2.5%	31	1.5%
ED	770	2.1%	3	0.1%
I	485	1.3%	2	0.1%
RM	1,838	5.1%	298	14.1%
VC	108	0.3%	6	0.3%
Total	5,809	16.1%	417	19.7%
Rural Areas				
F	18,555	51.3%	889	42.0%
FR	5,301	14.7%	553	26.1%
RL	710	2.0%	100	4.7%
Total	24,566	67.9%	1,542	72.8%
Water/Other/Not Zoned	2,355		*see note below	
Total (Water not included)	36,185	100.0%		

*= There are 158 structures (7.5%) not accounted for in the overall % of development column, as they were in one of the shoreland zones.

Zoning

Title 30-A §4352(2)

“A zoning ordinance must be pursuant to and consistent with a comprehensive plan adopted by the municipal legislative body”

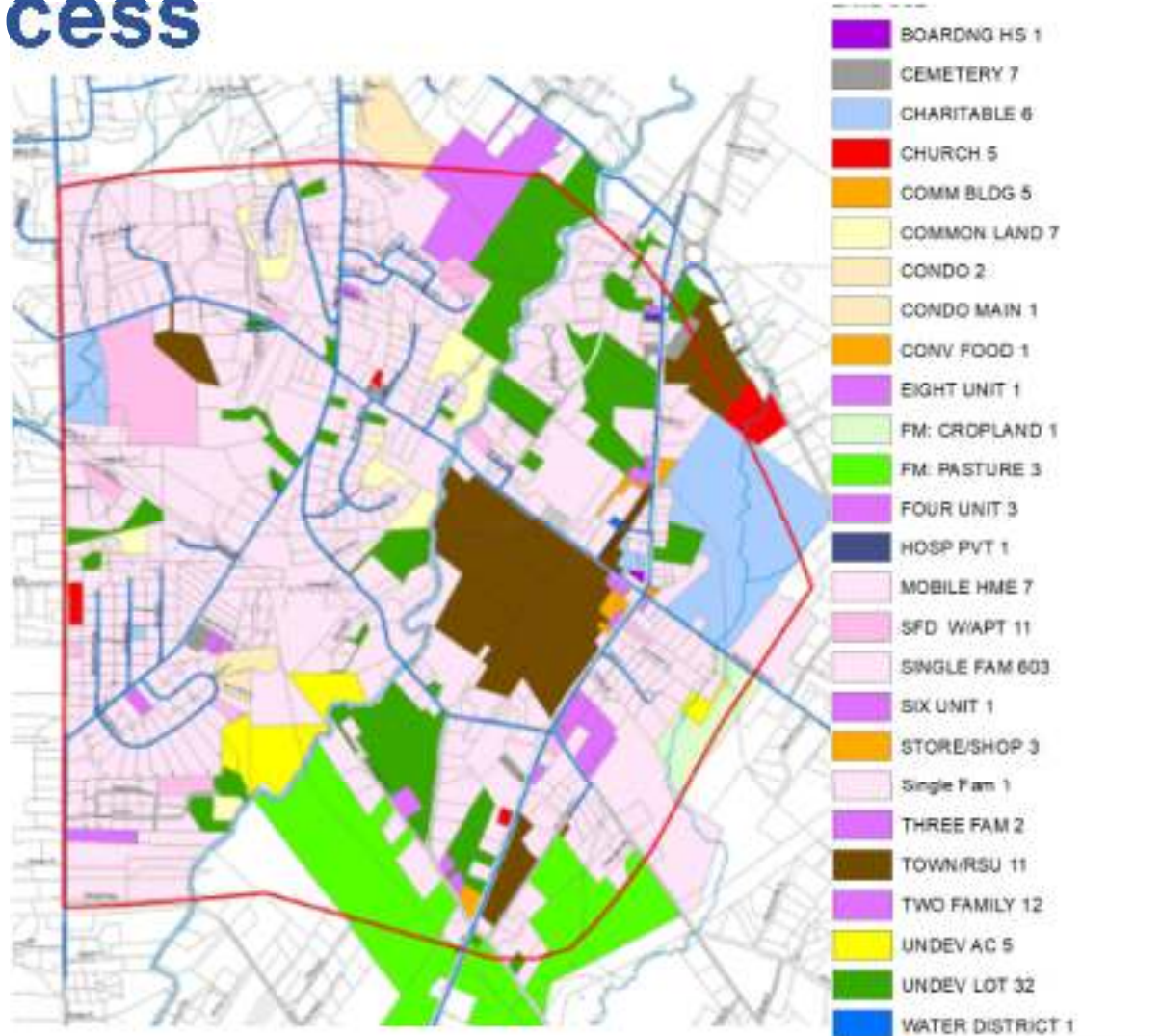


Windham Center Growth Area is mostly currently zoned as a Rural Area

Rezoning Process

Reviewed Windham Center Existing Conditions

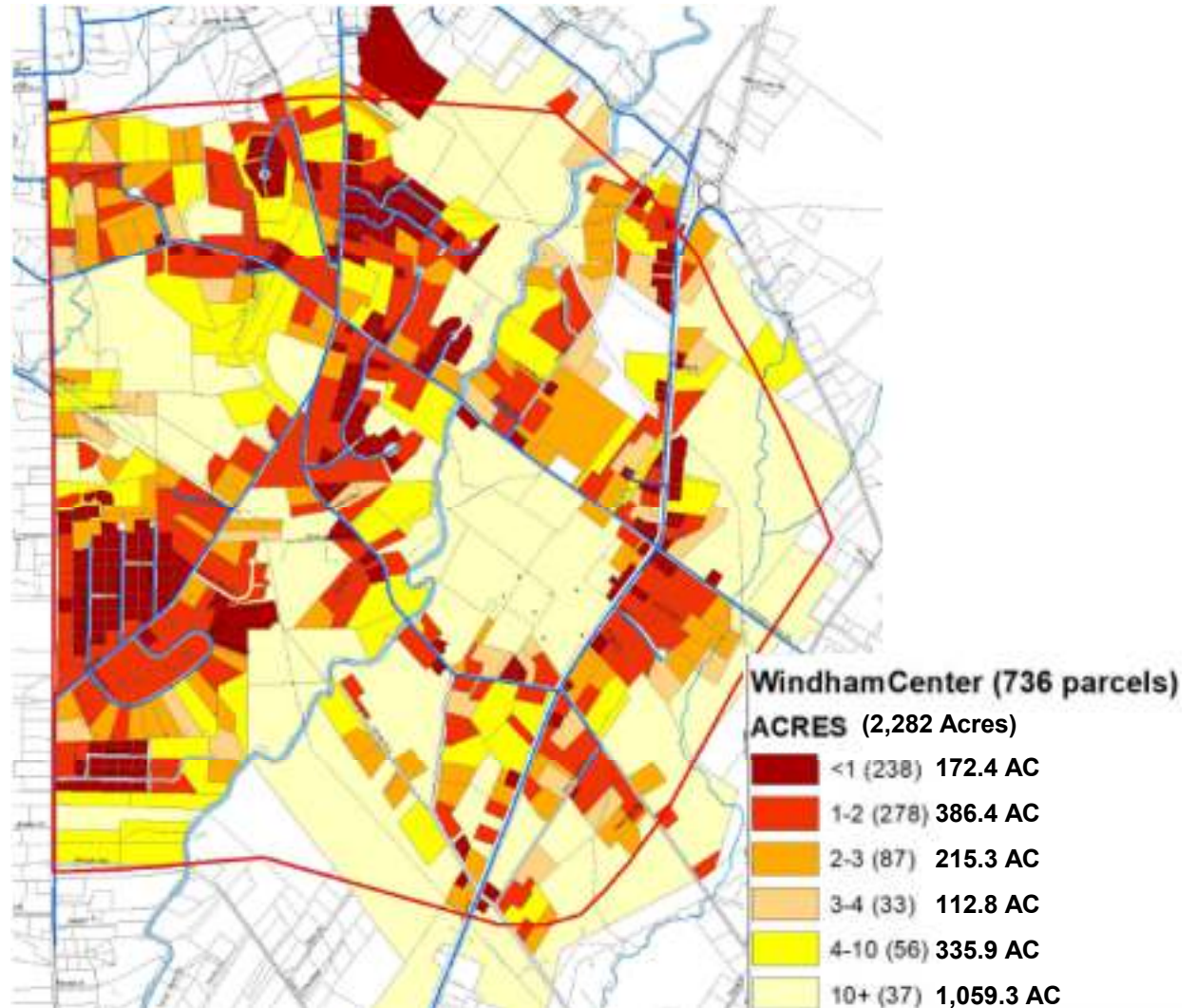
- Existing Land Uses
 - Pleasant River Divides
 - West: Single Family #1
 - East: Commercial Uses, Town, RSU, PRLT, Forever Farms



Rezoning Process

Reviewed Windham Center Existing Conditions

- Existing Lot Sizes
 - Many lots are currently nonconforming
 - Pleasant River Divides
 - West: Subdivision Neighborhoods, more consistent lot sizes
 - East: Smaller lots along Route 202, largest lots are not developable



Rezoning Process

Reviewed Zoning Standards in other Growth Areas

- North Windham Growth Area: C-1, C-2, ED
- Residential Growth Area: RM
- South Windham Growth Area: VC, RM

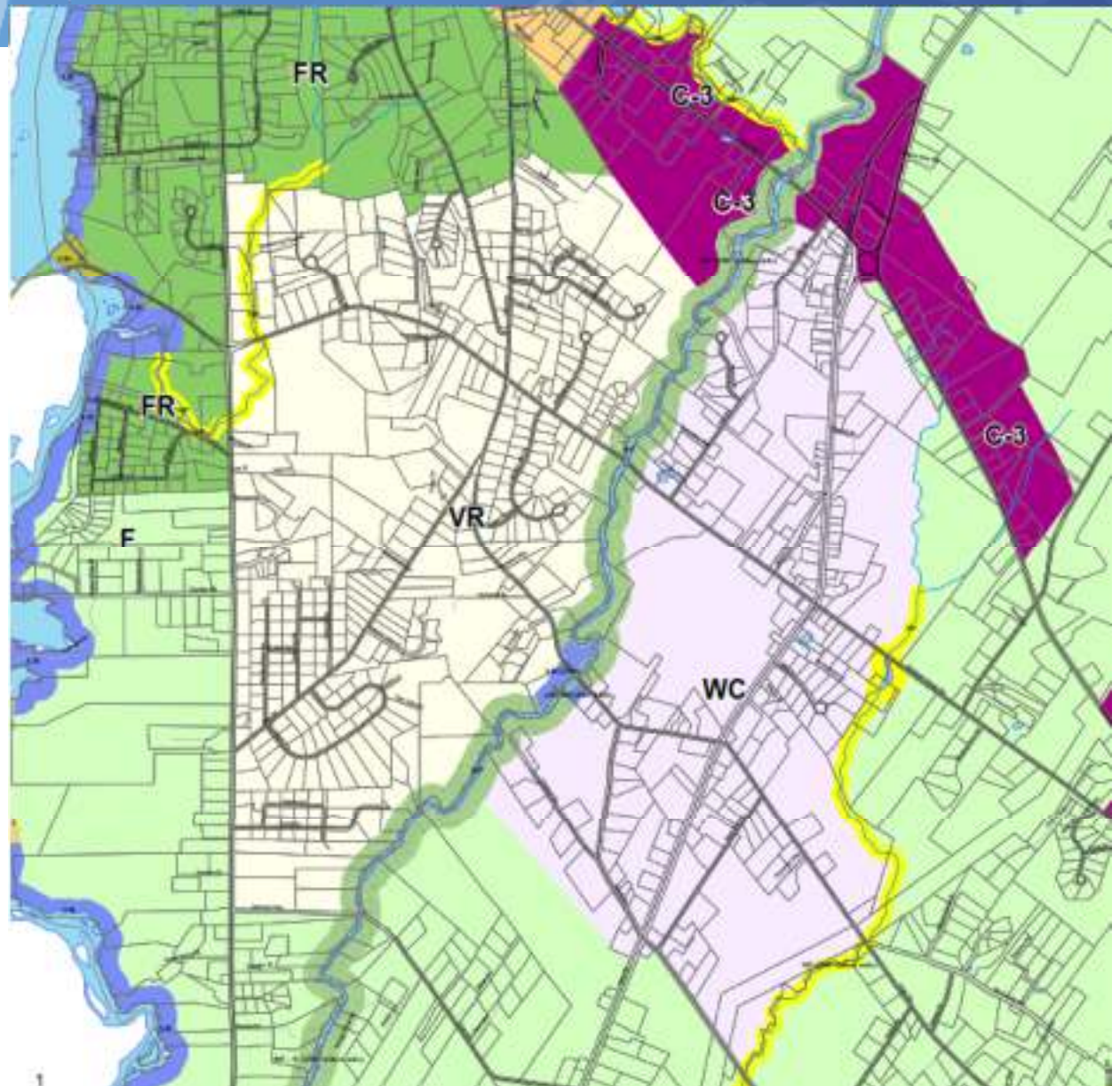
Windham Center is Different than other Growth Areas

- No other existing zoning district aligns with Vision or Existing Lot Sizes and Land Uses

Propose Two Distinct Zoning Districts – Pleasant River Boundary



Where

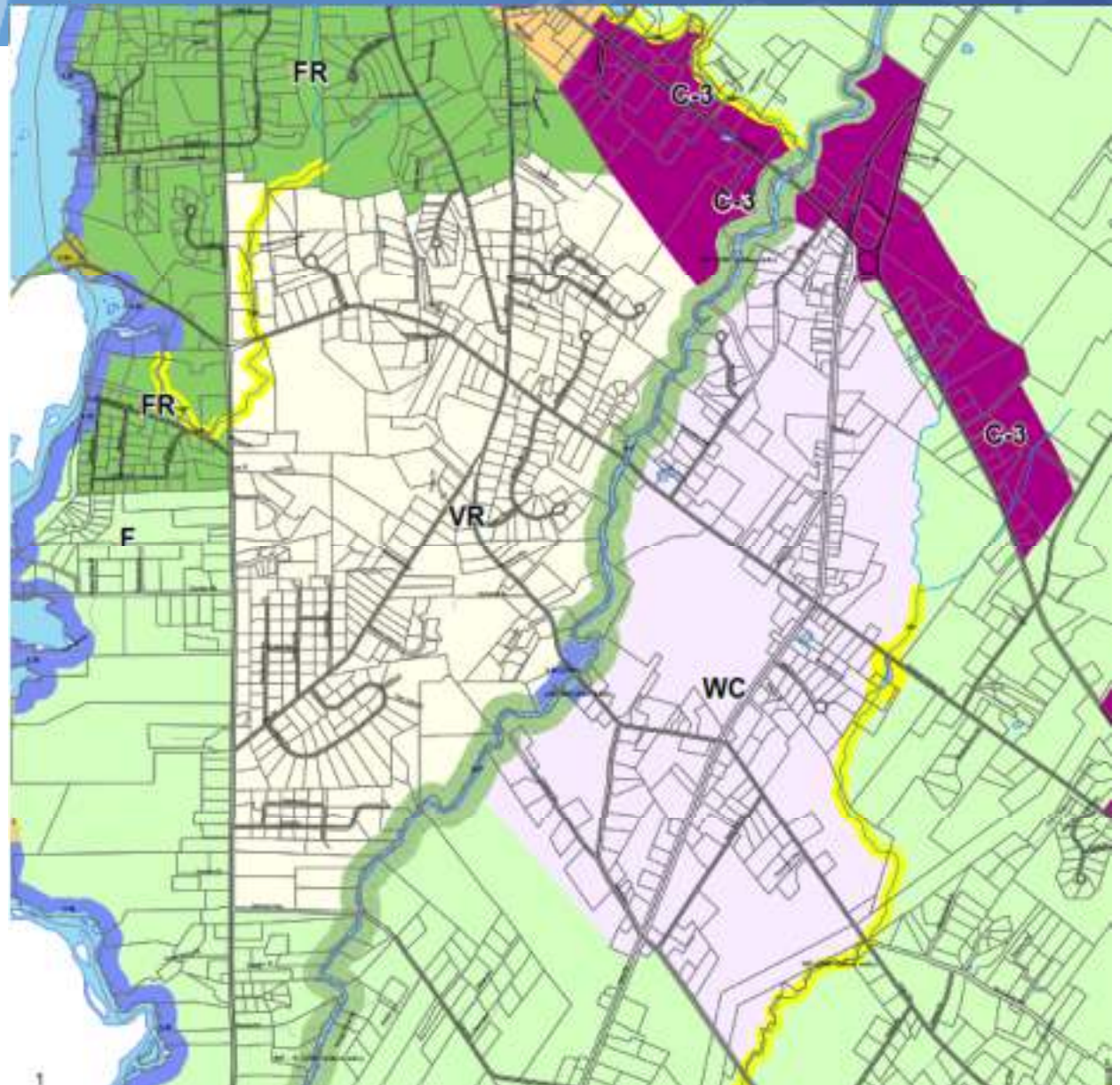
- Village Residential District
 - Residential area with a walkable mixture of limited small business enterprises uses that meet local neighborhood needs for limited business services



Where

- Windham Center District
 - Primarily residential area with a walkable mixture of various uses that will support and promote business and community within the area. Uses are intended to complement one another and allow for different offerings such as art and cultural spaces, public community space, educational/institutional uses, and other small business enterprise uses that meet local neighborhood needs for limited business services

	VR - Village Residential
	WC - Windham Center










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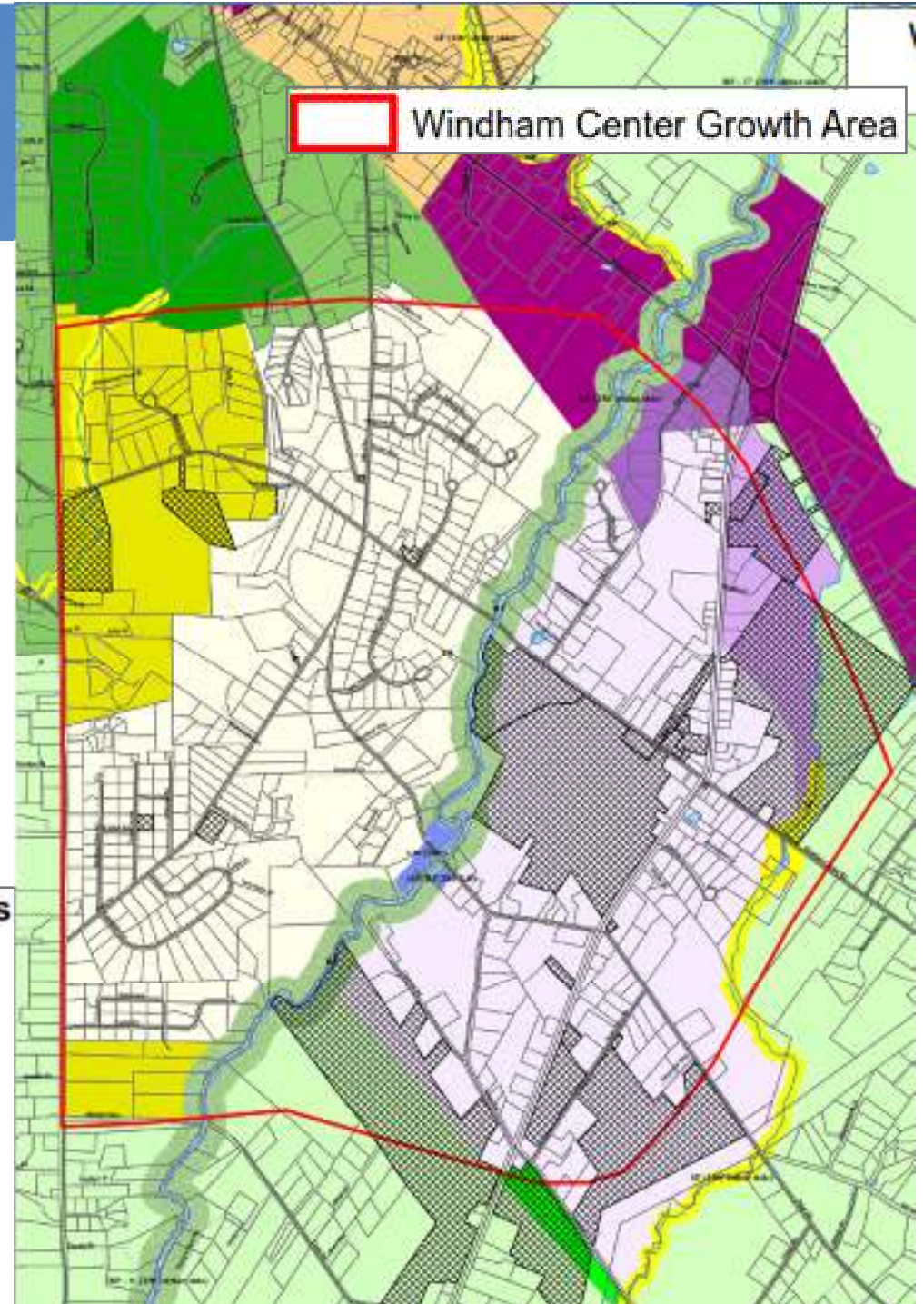
WINDHAM CENTER REZONING

Poll #2

- Today
 - Farm Residential (FR)
 - Farm (F)
 - Commercial 3 (C-3)
- Proposed
 - Windham Center (WC)
 - Village Residential (VR)
- Changes extend beyond Growth Area Boundary

Proposed Zoning Changes

	FR to WC
	F to WC
	C-3 to WC
	FR to VR
	F to VR
	FR to F
	F to FR





What's Allowed

- Windham Center – New Uses
 - Two-Family, Multi-Family
 - Artist Studio, Bank*, Childcare Facility, Drive-thru*, Park, Restaurant*, Retail Sales*, Commercial & Personal Business Services, Theater
- WC – Prohibited (Allowed in FR)
 - Piggery, Poultry Facility, Campgrounds, Farm Enterprise, Golf Course, Kennels, Mineral Extraction, Nurseries, Sawmills, Shipping Containers

*Limited size

	Existing		Proposed		
	Farm	Farm Residential	Village Residential	Windham Center	
Agriculture	Y	F	Y	Y	
Agriculture, Piggery	Y	F	N	N	
Agriculture, Poultry Facility	Y	F	N	N	
Artist Studio	Y	Y	Y	Y	
Assisted Living Facility	C	F	C	Y	
Bank	Y	Y	Y	Y	
Bed and Breakfast Inn	C	F	C	Y	
Boarding Home for Sheltered Care	C	C	C	Y	
Building, Accessory	Y	F	Y	Y	
Campground, Commercial	Y	Y	N	N	
Campground, Personal	Y	Y	C	Y	
Cemetery	Y	Y	Y	Y	
Child Care, Facility	Y	Y	Y*	Y	max 50 children
Child Care, Family Home	Y	Y	Y	Y	
Contractor Services, Landscaping	Y	Y	Y	Y	
Contractor Storage Yard	Y	Y	N	Y	
Drive-through Facility	Y	Y	Y	Y*	no restaurants max 4 units
Dwelling, Multifamily*	Y	Y	Y*	Y	
Dwelling, Single-Family Detached	Y	Y	Y	Y	
Dwelling, Two-Family*	Y	Y	Y	Y	
Farm Enterprise	Y	Y	N	N	
Forestry	Y	Y	Y	Y	
Golf Course	Y	Y	N	N	
Home Occupation 1	Y	Y	Y	Y	
Home Occupation 2	Y	Y	Y	Y	
Kennel, Major	C	C	C	N	
Kennel, Minor	Y	Y	Y	Y	
Medical Marijuana Caregiver	Y	Y	Y	Y	
Med Marijuana Caregiver (Home Occ)	Y	Y	Y	Y	
Medical Office	C	C	C	Y	
Mineral Extraction	Y	Y	N	N	
Nursing Home	C	C	C	Y	
Park, Public	Y	Y	Y	Y	
Place of Worship	Y	Y	Y	Y	
Public Building	Y	Y	Y	Y	
Public Utility Facility	C	F	C	C	
Recreation Facility, Indoor	C	F	C	C	
Recreation Facility, Outdoor	C	F	C	C	
Research Laboratory	Y	Y	N	N	
Restaurant	Y	Y	Y	Y*	max 40 seats max 3,000sf
Retail Sales	Y	Y	Y	Y*	
Retail Sales, Convenience	C	C	C	Y	
Retail Sales, Nursery	Y	Y	C	N	
Riding Stable	Y	C	C	C	
Rooming House	C	Y	C	C	
Sawmill, Permanent	Y	Y	N	N	
Sawmill, Temporary	Y	Y	Y	Y	
Service Business, Commercial	Y	Y	N	Y	
Service Business, Personal	Y	Y	Y	Y	
Shipping Container	Y	Y	N	N	
Theater	Y	Y	Y	Y	
Use, Accessory	Y	Y	Y	Y	
Wireless Telecomm Facility	Y	Y	Y	Y	



What's Allowed

- Village Residential – New Uses
 - Two-Family, Multi-Family* (max 4)
 - Artist Studio, Childcare Facility*, Park, Personal Business Services
- VR – Prohibited (Allowed in FR)
 - Piggery, Poultry Facility, Campgrounds, Farm Enterprise, Golf Course, Mineral Extraction, Sawmills, Shipping Containers

*Limited size

	Existing		Proposed		
	Farm	Farm Residential	Village Residential	Windham Center	
Agriculture	Y	F	Y	Y	
Agriculture, Piggery	Y	F	N	N	
Agriculture, Poultry Facility	Y	F	N	N	
Artist Studio	Y	F	Y	Y	
Assisted Living Facility	C	F	C	Y	
Bank	Y	F	Y	Y	
Bed and Breakfast Inn	C	F	C	Y	
Boarding Home for Sheltered Care	C	C	C	Y	
Building, Accessory	Y	F	Y	Y	
Campground, Commercial	Y	Y	N	N	
Campground, Personal	Y	Y	C	Y	
Cemetery	Y	Y	Y	Y	
Child Care, Facility	Y	F	Y*	Y	max 50 children
Child Care, Family Home	Y	Y	Y	Y	
Contractor Services, Landscaping	Y	F	Y	Y	
Contractor Storage Yard	Y	F	N	N	
Drive-through Facility	Y	F	Y	Y*	no restaurants
Dwelling, Multifamily*	Y	Y	Y*	Y	max 4 units
Dwelling, Single-Family Detached	Y	Y	Y	Y	
Dwelling, Two-Family*	Y	Y	Y	Y	
Farm Enterprise	Y	Y	N	N	
Forestry	Y	Y	Y	Y	
Golf Course	Y	Y	N	N	
Home Occupation 1	Y	Y	Y	Y	
Home Occupation 2	Y	Y	Y	Y	
Kennel, Major	C	C	C	N	
Kennel, Minor	Y	Y	Y	Y	
Medical Marijuana Caregiver	Y	Y	Y	Y	
Med Marijuana Caregiver (Home Occ)	Y	Y	Y	Y	
Medical Office	C	C	C	Y	
Mineral Extraction	Y	F	N	N	
Nursing Home	C	C	C	Y	
Park, Public	Y	F	Y	Y	
Place of Worship	Y	Y	Y	Y	
Public Building	Y	Y	Y	Y	
Public Utility Facility	C	F	C	C	
Recreation Facility, Indoor	C	F	C	C	
Recreation Facility, Outdoor	C	F	C	C	
Research Laboratory	Y	F	Y	Y	
Restaurant	Y	F	Y	Y*	max 40 seats
Retail Sales	Y	F	Y	Y*	max 5,000sf
Retail Sales, Convenience	C	C	C	Y	
Retail Sales, Nursery	Y	F	C	N	
Riding Stable	Y	C	C	C	
Rooming House	C	F	C	C	
Sawmill, Permanent	Y	F	N	N	
Sawmill, Temporary	Y	Y	Y	Y	
Service Business, Commercial	Y	F	Y	Y	
Service Business, Personal	Y	F	Y	Y	
Shipping Container	Y	F	Y	N	
Theater	Y	F	Y	Y	
Use, Accessory	Y	Y	Y	Y	
Wireless Telecomm Facility	Y	Y	Y	Y	

Poll #3

• Uses	Existing		Proposed		Farm	Farm Residential	Village Residential	Windham Center
	Farm	Farm Residential	Village Residential	Windham Center				
Agriculture	P	P	P	P	P	P	P	P
Agriculture, Piggery	P	C	X	X	P	P	P	P
Agriculture, Poultry Facility	P	C	P	P	P	P	P	P
Artist Studio	X	X	P	P	P	P	X	X
Assisted Living Facility	C	C	C	P	C	C	C	P
Bank	X	X	X	P	X	X	P	P
Bed and Breakfast Inn	C	C	C	P	P	P	P	P
Boarding Home for Sheltered Care	C	C	C	P	C	C	C	C
Building, Accessory	P	P	P	P	P	P	P	P
Campground, Commercial	P	P	X	X	C	C	C	C
Campground, Personal	P	P	P	P	C	C	C	C
Cemetery	P	P	P	P	P	X	X	X
Child Care, Facility	X	X	P ¹	P	X	X	X	X
Child Care, Family Home	P	P	P	P	C	C	C	P
Contractor Services, Landscaping	P	X	X	X	P	P	P	P
Contractor Storage Yard	P	X	X	X	P	P	C	C
Drive-through Facility	X	X	X	P	X	X	X	X
Dwelling, Multifamily*	P	P	P ²	P	P	P	X	X
Dwelling, Single-Family Detached	P	P	P	P	X	X	X	P
Dwelling, Two-Family*	P	P	P	P	X	X	P	P
Farm Enterprise	P	P	X	X	P	P	X	X
Forestry	P	P	P	P	P	P	X	X
Golf Course	P	P	X	X	P	P	P	P
Home Occupation 1					P	P	P	P
Home Occupation 2					P	P	P	P
Kennel, Major					C	C	C	X
Kennel, Minor					P	P	P	X
Medical Marijuana Caregiver					P	P	P	P
Med Marijuana Caregiver (Home Occ)					P	P	P	P
Medical Office					C	C	C	P
Mineral Extraction					P	P	X	X
Nursing Home					C	C	C	P
Park, Public					X	X	P	P
Place of Worship					P	P	P	P
Public Building					P	P	P	P
Public Utility Facility					C	C	C	C
Recreation Facility, Indoor					C	C	C	C
Recreation Facility, Outdoor					C	C	C	C
Research Laboratory					P	X	X	X
Restaurant					X	X	X	P
Retail Sales					X	X	X	X
Retail Sales, Convenience					C	C	C	P
Retail Sales, Nursery					P	C	C	X
Riding Stable					P	C	C	C
Rooming House					C	X	C	C
Sawmill, Permanent					P	C	X	X
Sawmill, Temporary					P	P	X	X
Service Business, Commercial					X	X	X	P
Service Business, Personal					X	X	P	P
Shipping Container					P	P	C	X
Theater					X	X	X	P
Use, Accessory					P	P	P	P
Wireless Telecomm Facility					P	P	P	P

P - Permitted
 C - Conditional
 X - Not Allowed

How & How Much

- Dimensional Standards

District	Min Lot Size	Net Density	Max Height	Min Front Setback	Min Road Frontage
Farm (F)	80,000	60,000	35	40	200
Farm Residential (FR)	50,000	40,000	35	30	150
Village Residential (VR)	40,000	20,000	35	30	100
Windham Center (WC)	30,000 w 20,000	15,000	45	20	100
Medium Density Residential (RM)	30,000 w 20,000	15,000	35	30	100
Village Commercial (VC)	20,000 5,000 s	5,000 2,500	35	N/A	50

How & How Much

- Performance Standards
 - Pitched rooflines – minimum 4/12
 - Limitation on uses
 - Banks 3,000 sf, drive-thru in back
 - Restaurant seating (40), no drive-thru
 - Retail sales 5,000 sf
 - Buffer requirements
 - Multi-family (VR) 4 dwelling units
 - Childcare Facility (VR) 50 children
 - All new streets must be public streets
 - Provide sidewalks along frontage of existing public streets
 - Curb Cut and Driveway Openings limited per lot
 - Drive-through Facilities avoid queuing on any public street
 - Commercial Design Standards applicable in WC (Site Plan Review)



Poll #4

- Dimensional Standards & Performance Standards

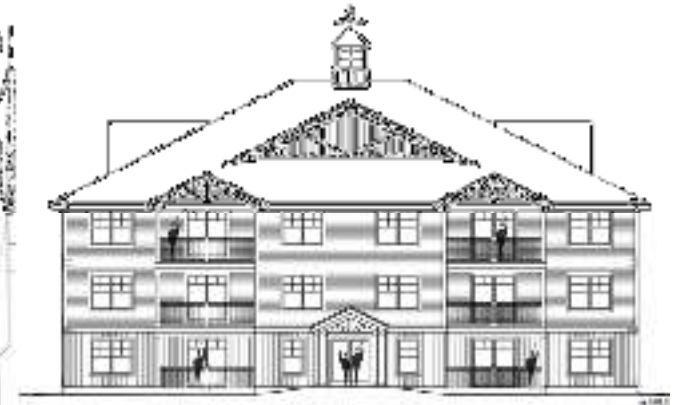
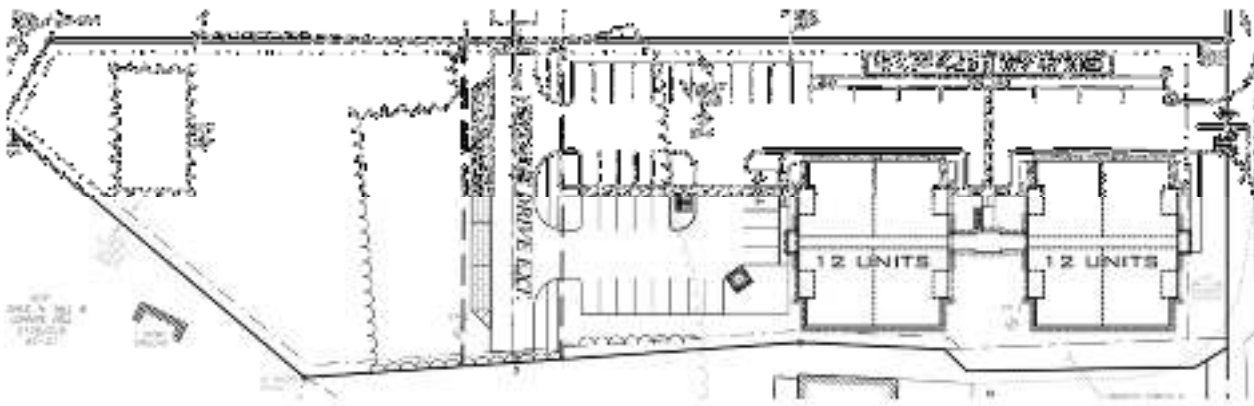
District	Min Lot Size	Net Density	Max Height	Min Front Setback	Min Road Frontage
Farm (F)	80,000	60,000	35	40	200
Farm Residential (FR)	50,000	40,000	35	30	150
Village Residential (VR)	40,000	20,000	35	30	100
Windham Center (WC)	30,000 w 20,000	15,000	45	20	100
Medium Density Residential (RM)	30,000 w 20,000	15,000	35	30	100
Village Commercial (VC)	20,000 5,000 s	5,000 2,500	35	N/A	50

Affordable Housing

- 2017 Comp Plan Goal 2.a
 - Amend growth area land use regulations to increase density, decrease lot size, setbacks and road width or provide incentives such as density bonuses to encourage the development of affordable/workforce housing.
- Proposed standards to apply to Growth Areas
 - C-1, C-2, RM, VC, and WC Zoning Districts
- Applicable to development if on public water & all units meet HUD MFI Standard (Annual income limit and maximum monthly housing costs)
- Affordability maintained for 10 years (ownership units)/ 30 years (rental units)
- Allows increases density & height, decreases lot size, frontage & setbacks
 - Septic: Density 5,000 sf/unit, 20% increase height, 20% decrease lot size, frontage, setbacks
 - Sewer: Density 2,000 sf/unit, 33 1/3% increase height, 33 1/3 % decrease lot size, frontage, setbacks

Affordable Housing

- Regarding Density
 - C-2 & RCCFO retirement community = 5,000 sf/unit
 - VC (sewer) = 2,500 sf/unit
- Another way to think about it
 - 1,500 sf = 29 units/acre
 - 2,500 sf = 17 units/acre (VC)
 - 15,000 sf = 2.9 units/acre (WC)
 - 2,000 sf = 21 units/acre (sewer)
 - 5,000 sf = 8 units/acre (septic)
 - 20,000 sf = 2.1 units/acre (VR, RM)
- Example: 11.5 units/acre (C-1 24-unit apartment, 2.09 ac)



Poll #5

Affordable Housing

- Proposed standards to apply to Growth Areas
 - C-1, C-2, RM, VC, and WC Zoning Districts
- Applicable to development if on public water & all units meet HUD MFI Standard (Annual income limit and maximum monthly housing costs)
- Affordability maintained for 10 years (ownership units)/ 30 years (rental units)
- Allows increases density & height, decreases lot size, frontage & setbacks
 - Septic: Density 5,000 sf/unit, 20% increase height, 20% decrease lot size, frontage, setbacks
 - Sewer: Density 2,000 sf/unit, 33 1/3% increase height, 33 1/3 % decrease lot size, frontage, setbacks

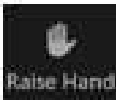


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|-----------------------------------|---|
| • 1,500 sf = 29 units/acre | • 2,000 sf = 21 units/acre (sewer) |
| • 2,500 sf = 17 units/acre (VC) | • 5,000 sf = 8 units/acre (septic) |
| • 15,000 sf = 2.9 units/acre (WC) | • 20,000 sf = 2.1 units/acre (VR, RM) |

Next Steps

- LRPC Reviews Public Input
 - Over the next month
 - Public feedback welcome following this meeting
 - Proposed maps & ordinances available at <https://www.windhammaine.us/604/Long-Range-Planning-Committee>
 - Email comments to Amanda Lessard, Planning Director – allessard@windhammaine.us
 - Call Planning Department 207-894-5960 ext 2
- Town Council Discussion
 - Separate Recommendations
 - Windham Center Zoning
 - Affordable Housing
- Official Process
 - Planning Board discussion & public hearing
 - Town Council discussion & public hearing



Questions?

- In Zoom
 - Raise Your Hand or Press *9 
 - Type a comment in the Q&A Box 
 - Unmute or Press *6 when allowed to Speak 
- On Facebook
 - Type comments
 - Questions will not be answered live
- Contact Planning Department
 - Email allessard@windhammaine.us
 - Call 207-894-5960 ext 2
 - Visit Town Hall, Pick up handouts
- Proposed maps & ordinances available at <https://www.windhammaine.us/604/Long-Range-Planning-Committee>

