

PLANNING BOARD AMENDMENT #2 – HOUSING FOR OLDER PERSONS

Amend provisions of Section 610 of the Windham Zoning Ordinance relative to Housing for Older Persons as follows:

- A. Amend Section 610.2 by addition of the following new sub-sections:

610.2.7 Open Space: Land that is not currently developed which is to be maintained in an undeveloped, open, natural state, and shall be protected by covenants recorded with the plan and/or deed restrictions.

610.2.8 Yield Plan: A plan which demonstrates the number of potential single family lots that could be obtained in a conventional subdivision employing only such waivers or variances which would likely meet the specific criteria for such waivers or variances.

- B. Amend Section 610.6 and Sub-section 610.6.1 by deletion of the existing language and replacement with the following:

610.6 Density: The total number of bedrooms that may be permitted on the subject site is intended to be equal to the Base Density as calculated under Section 610.6.1, plus additional density considerations if certain performance features and components are included in the design as set forth in Section 610.7.

610.6.1 The Base Density will be determined by the results of an engineered yield plan. The number of bedrooms determined as the Base Density will be equal to or less than the number of lots as determined in the Yield Plan, assuming that each single family lot in the Yield Plan consists of a four (4) bedroom dwelling.

- C. Amend Section 610.7.1.6 by replacing the words “open space” with the words “open space as defined in Section 610.2.7”.

Planning Board Recommends Voting Yes (insert vote)