

## Current Land Use

Adopted July 29, 2015

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### Introduction

**T**he Town of Windham has experienced significant growth over the past decade. Between 2000 and 2013, the population of Windham increased by 30.36 percent and the Town of Windham is now the fastest-growing community within the Southern New Hampshire Planning Commission (SNHPC) Region. In addition, the widening of I-93 through the heart of the community is also placing more development pressures on the town and its infrastructure, facilities, and services.

Windham's land and the use of it play a large role in shaping the character and quality of life of the community. The rate, location, and type of growth in Windham not only directly impact the physical appearance of the community, but also have a large impact on the demand and need for public services and facilities.

By continuing proactive land use planning, Windham can anticipate and address the demands and impacts of new development and achieve the land use patterns, quality of life, and type of development the community desires. This chapter for the Town's Master Plan acts as a fundamental planning tool to help the community identify how the land is currently being used so that future challenges and opportunity can be planned for and addressed.

### Previous Land Use Goals & Objectives

The Town's 2005 Master Plan helped guide the Planning Board in their efforts on supporting land use policies that have served the town well over the years – e.g. open space subdivisions, soil-based lot sizing, aquifer/groundwater, lakes and wetland protection, etc.

The 2005 Master Plan also identified a number of key planning issues and priorities with regard to the town's future land use. Many of these issues continue to remain priorities for the community today such as the following examples:

- Planning for a Village Center/Village Nodes to create pedestrian-friendly places that connect to existing nearby built environments, including the historic town center and the Town Commons;

- Fostering economic development, especially around Exit 3, the Professional Business and Technology District, and Route 28;
- Ensuring that the future of Route 111 will complement the community's character, and;
- Managing growth in a manner that will address the need for expanded community facilities and services in a timely manner.

This master plan recognizes the need to continue to address these important and well-guarded priorities, which was made evident by the 2014 Community Survey results, and Visioning Workshop, and is described throughout the other chapters.

## Windham's Development Pattern

The Town of Windham is located near the southern border of the state and considered to be part of the greater Boston area. It lies directly northwest of the Town of Salem and is a 10 minute drive from Massachusetts via I-93. Windham is also accessible via NH Routes 111, 111A, 28, and 128. These major highway corridors act as vital components to Windham's land use and development patterns.

Most of Windham's commercial land use is located to either side of I-93 and along Routes 111 and Rt. 28. As you venture away from these commercial areas, Windham is primarily a residential community with forested land and water bodies, which offer a rural residential atmosphere for families and households of all age groups.

Many residents in Windham commute outside of town for employment and the town today is primarily a bedroom community consisting of single-family residential homes. One of the primary reasons for Windham's rural residential growth pattern is that 63 percent of the town is predominantly zoned for rural (single-family) residential development.



Photo by: SNHPC

The Windham Junction Country Gift Shop & Kitchen is located on North Lowell Road

## Land Use Trends

To understand Windham’s future land use trends, it is important to understand the town’s past growth rates and land development trends. Building permit data and recently approved and developed subdivisions and site plan provide a baseline for evaluating the town’s development trends. The town’s zoning and existing land use regulations also are key factors in how this growth has been shaped.

In addition to land use, it is also important to consider the town’s demographic and socio-economic data and trends, as these factors also have a significant bearing on the need for:

- Public services, facilities, and infrastructure;
- Availability of clean drinking water and soils suitable for septic systems;
- Alternative transportation mobility and choices – pedestrian, bicycle and transit;
- Maintaining an efficient transportation network – traffic management and highway improvements;
- Housing needs – existing and future;
- Protecting significant natural and historic/cultural resources, scenic vistas and open space;
- Sustainability – “greening” Windham and creating energy efficient community facilities, residences and businesses, and walkable neighborhoods and places in close proximity to work/play and home;
- Energy efficiency and reduced vehicular fuel costs;
- Technological advances that influence lifestyle choices – broadband (high-speed internet, WiFi) and improved cell phone service, and;
- Increased emphasis on compact and walkable development, and mixed uses.

The following section provides a review of the town’s existing residential and commercial growth since the 2005 Master Plan.

### Residential Growth

The 2005 Master Plan reported that between 1994 and 2003, the Town of Windham added roughly 104 housing units each year, on average. Between 1998 and 2003, the average growth was closer to 125 units/year

Beginning in 2005 through 2013, however, there has been a visible and steady decline in the number of housing units built each year in Windham (see Table 1). Between 2005 and 2013, a total of 561 housing units were added to Windham’s housing supply, which represents an average of 62 units/year, compared to 125 units/year between 1998 and 2003. Most of these housing units are single-family homes and this decline in units is most likely related to economic conditions associated with the Great Recession.

**Table 1: Residential Building Permits Issued, 1994 through 2013**

Year	Single Family	Multi-Family Dwelling Units	Total Housing Permits
2013	55	6	61
2012	37	9	46
2011	46	6	52
2010	51	21	72
2009	33	2	35
2008	50	0	50
2007	83	7	90
2006	69	15	84
2005	66	5	71
2004	75	42	117
2003	52	62	114
2002	89	22	111
2001	121	4	125
2000	139	3	142
1999	107	0	107
1998	120	0	120
1997	81	0	81
1996	65	0	65
1995	72	0	72
1994	62	0	62
<b>20 Year Total</b>	<b>1,473</b>	<b>204</b>	<b>1,677</b>
<b>20 Year Average/Year</b>	<b>74</b>	<b>10</b>	<b>84</b>

Source: Office of Energy and Planning & Town of Windham 2005 Master Plan

## Residential Subdivisions and Multi-Family Site Plans

Despite the decline in new housing units between 2005 and 2013, developers continue to prepare and submit proposals for residential subdivisions, including site plans for multi-family projects. According to the 2005 Master Plan, between 1996 and June 2004 there were over 510 lots approved and in various stages of development. During the same time period, there were proposals for up to another 322 lots.

From 2005-2014, a total of 42 residential subdivisions have been submitted and approved by the Windham Planning Board, containing roughly 340 lots in various stages of development. In addition, a total of 5 site plans were submitted and approved for various multi-family developments containing 115 dwelling units (see Chapter Appendix).

As Windham becomes increasingly built out, the trend in subdivision development has been to move toward land that historically has been more difficult to develop. Subdivisions approved in the mid-1990s, as reported in the 2005 master plan, tended to be clustered in the northwest quadrant of the town. The town's 2005 master plan also reported that subdivision development is occurring within the northeast portion of the town where wetlands impact, access and circulation issues, and emergency response times tend to be prevalent elements in the permitting discussions.

The trend to build out all of the residential zoning districts in Windham continues today. As residential zoned land in the Town of Windham becomes increasingly built out, parcels suitable for larger subdivisions are becoming harder to find and build. Most of the subdivisions approved by the Planning Board since 2008 are generally less than 10 lots in size. While there are still vacant and re-developable parcels in Windham, the larger land parcels prime for development do not seem to be as readily available as they once were. It is likely that the Town of Windham's residential zones will soon reach their maximum building capacity unless zoning changes occur or water and/or sewer infrastructure is put in place.

### **Commercial and Industrial Development**

Between 2005 and 2014, approximately 27 commercial site plans were approved by the Planning Board for various uses (see Chapter Appendix). Some of these approvals were for redevelopment of sites that had previously been used for commercial purposes, and other approvals were for new or expanded commercial usages. During this same time period, the Planning Board approved a total of 10 customary home businesses occupations, thus adding a secondary commercial component to select residential properties (see Chapter Appendix).

In terms of land mass, there has been a net increase in the acreage assigned to commercial and industrial use. In 2000, 776 acres were zoned commercial or industrial and in 2015 that number increased to 898 acres. While these numbers provide an assessment of what is possible when these properties are built out, they do not provide a realistic comparison for change of commercial and industrial use over time. This is because not all properties legally eligible for business use are currently used as such and some contain vacant buildings or are undeveloped.

### **Existing Land Use**

As shown in Figure 1 the majority of the Town of Windham is occupied by residential – single-family homes on roughly 5,288 acres or 30 percent of the town. Approximately 112 acres, or 1 percent of the town, is occupied by multi-family residential development.

Combined single-family and multi-family residential occupies roughly 5,400 acres or 31% of the town.

Non-residential land uses occupy a total of roughly 1,190 acres or 6.6 percent of the town. Non-residential uses consists of commercial and industrial developed lands, which total 248 acres (1%); public and quasi-public uses (which are defined as government, institutional, education, outdoor public assembly, and outdoor recreational uses) occupy a total of 326 acres (2%) transportation occupies 616 acres; and agriculture uses occupy 194 acres (1%). See Existing Land Use Map- Map No# 2.

Based upon the aerial photo interpretations used in this land use analysis, the land cover of the town also contains brush and forested lands (8,704 acres or 49%), barren and disturbed lands (244 acres or 1%), and surface water such as lakes and streams (1,941 acres or 11%). A description of each land use category is provided in the Appendix.

Because the 2005 Master Plan lacks a similar land use analysis, it is not possible to track the changes that have occurred in the town's land use patterns over the years. While land use will continue to change in Windham in the future, it is important that the Planning Board track these changes in order to plan for and manage the town's growth and development.

Many larger land parcels in Windham with forested and agricultural lands over 10 acres or more in size are designated as land in "current use." Current use is a voluntary program which allows property owners to conserve land by deferring property taxes on the land. Property owners who take advantage of this program, and later decide to remove their land from current use, are required to pay a 10 percent penalty at the time of conversion. The Town of Windham currently directs funds obtained from such conversions to the Land Conservation Fund, managed by the Town's Conservation Commission. (See Table 2).

Given the pressures to develop land in Windham for residential use, land enrolled in the current use program in Windham is dramatically declining and this trend is likely to continue in the future (see Table 2). However, this trend does not indicate a decline in designated conservation lands in Windham because the Conservation Commission and the town can still purchase land, accept donated lands, and acquire conservation easements. Additionally, new open space land is now a requirement for all Open Space Subdivisions and Elderly Housing developments. Rather, the greatest impact from the lack of land use change tax penalties is a declining revenue stream for conservation commission purchases of lands that may be integral to Windham's natural resources protection and historic, rural, and agricultural heritage.

**Table 2: Land in Current Use, Windham and Surrounding Towns**

Land In Current Use									
Adjacent Municipalities	Acres in Current Use		% Change	Total Taxable Land (Acres)		% Change	Assessed Valuation Current Use Land		% Change
Year	2000	2014		2000	2014		2000	2013	
Derry	6,341	5,598	-12%	26000	17827	-31%	\$ 837,941	\$ 755,218	-10%
Hudson	4,100	3,323	-19%	13407	13587	1%	\$ 437,255	\$ 399,986	-9%
Londonderry	6,525	5,333	-18%	20570	19001	-8%	\$ 657,686	\$ 742,328	13%
Pelham	2,392	3,874	62%	15796	12897	-18%	\$ 554,185	\$ 452,660	-18%
Salem	1,875	1,600	-15%	11688	11848	1%	\$ 278,400	\$ 187,977	-32%
Windham	2,810	1,255	-55%	14,456	12314	-15%	\$ 254,155	\$ 170,800	-33%

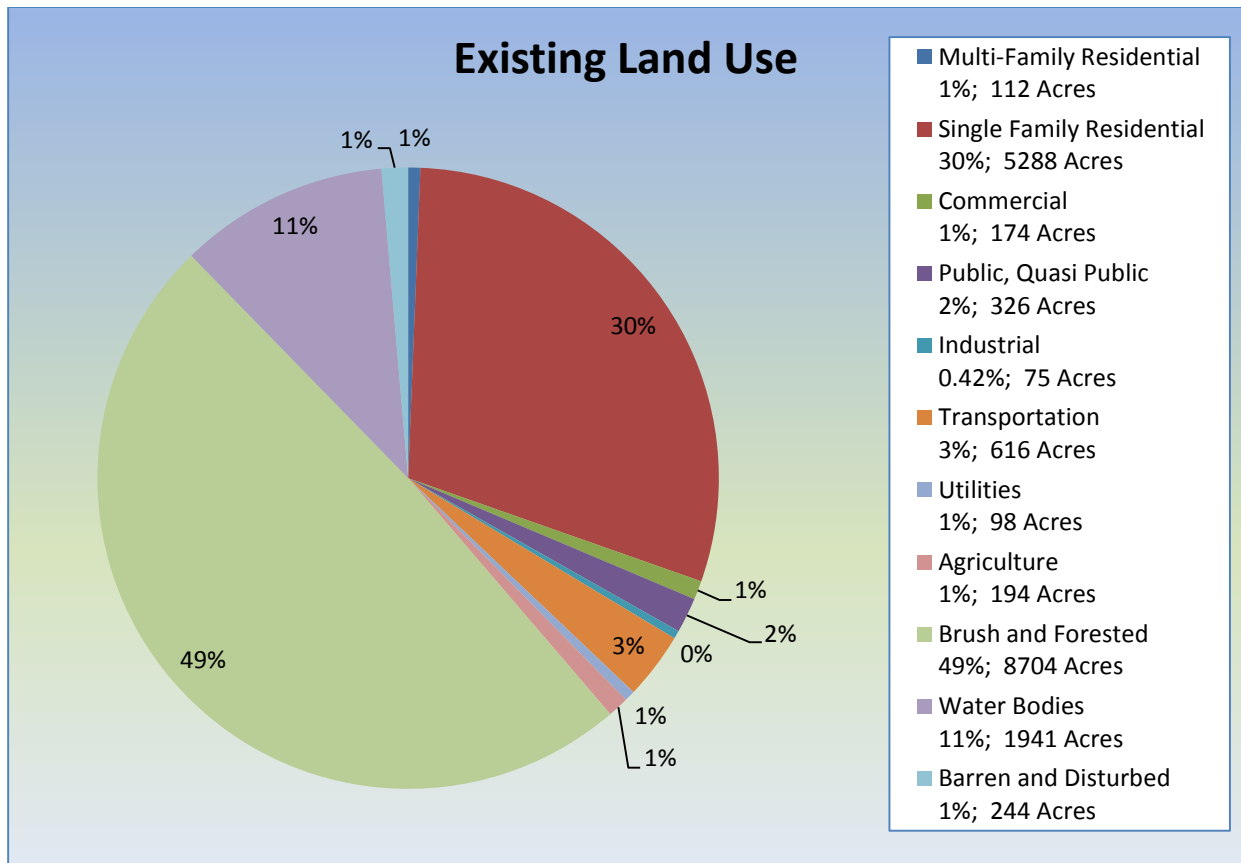
Municipalities of Similar Demographics	Residential Land (acres)		% Change	Total Taxable Land (Acres)		% Change	Assessed Valuation Current Use Land		% Change
Year	2000	2014		2000	2014		2000	2013	
Amherst	7572	6,413	-15%	17021	15490	-9%	\$ 1,246,000	\$ 863,400	-31%
Atkinson	1221	913	-25%	5298	12309	132%	\$ 208,375	\$ 116,812	-44%
Bedford	4627	2,644	-43%	17540	16503	-6%	\$ 721,508	\$ 361,713	-50%
Chester	9193	7,308	-21%	17400	14358	-17%	\$ 1,163,600	\$ 719,812	-38%
Hampstead	1359	1,070	-21%	6697	6551	-2%	\$ 158,362	\$ 71,771	-55%
Hollis	8006	6,861	-14%	15792	14628	-7%	\$ 1,274,073	\$ 974,002	-24%

Source: New Hampshire Department of Revenue, MS-1 Reports 2000, 2014; SNHPC

According to the Town Assessor in 2014, the Town of Windham had 1,476 acres designated as “conservation” lands and 1,022 acres designated as “dedicated open space.” This means that roughly 2,498 acres in Windham are protected as either conservation or open space, which is roughly 21 percent of the town’s total taxable land.

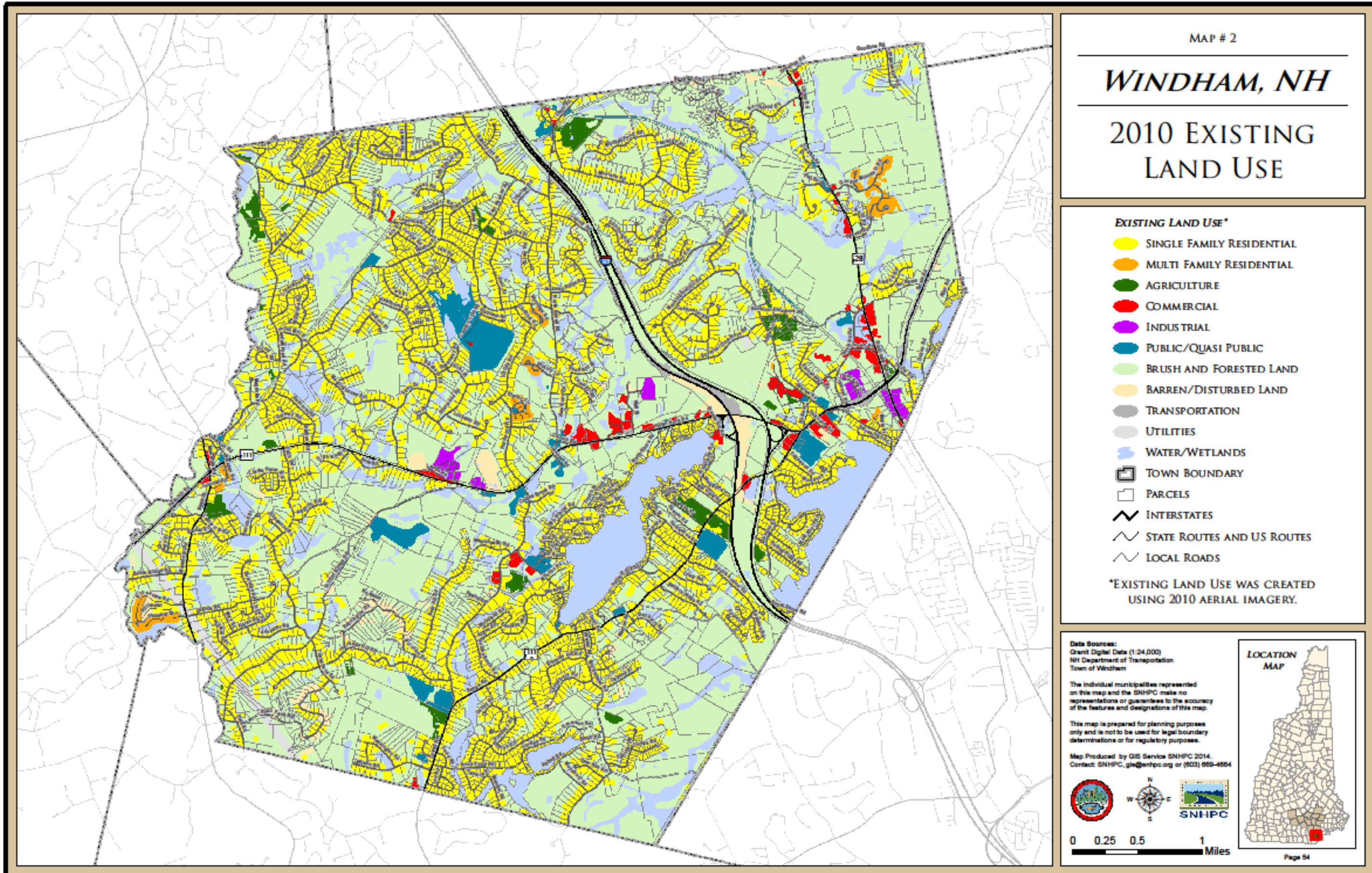


Figure 1: Existing Land Use by Land Area



Source: SNHPC

Note: Existing land use by land area data was generated by SNHPC utilizing 2010 aerial photography. Judgments were made as to how much building area on a lot or parcel is developed in the various land use categories as noted above. Each of the above land use categories are defined in the Appendix to this chapter.



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## Existing Zoning

Windham's current set of land use regulations consist of the town's Zoning Ordinance and Planning Board's Subdivision and Site Plan Regulations. In addition, the Town of Windham has put into place Earth Excavation Regulations and Design Regulations, which are specific to the Village Center District, Gateway Commercial District, Neighborhood Business District, and the Professional, Business and Technology District..

Windham also has a Historic District Ordinance, which contains architectural guidelines administered by the Historic District Commission. In addition, the Conservation Commission reviews development proposals pursuant to the town's Wetland and Watershed Protection District and offers voluntary comments on applications before the Planning and Zoning Boards.

Currently, the Town of Windham's 2014 Zoning Ordinance divides the town into 20 districts consisting of 12 zoning districts and 8 overlay districts designed for specific purposes. These districts include:

### Zoning Districts:

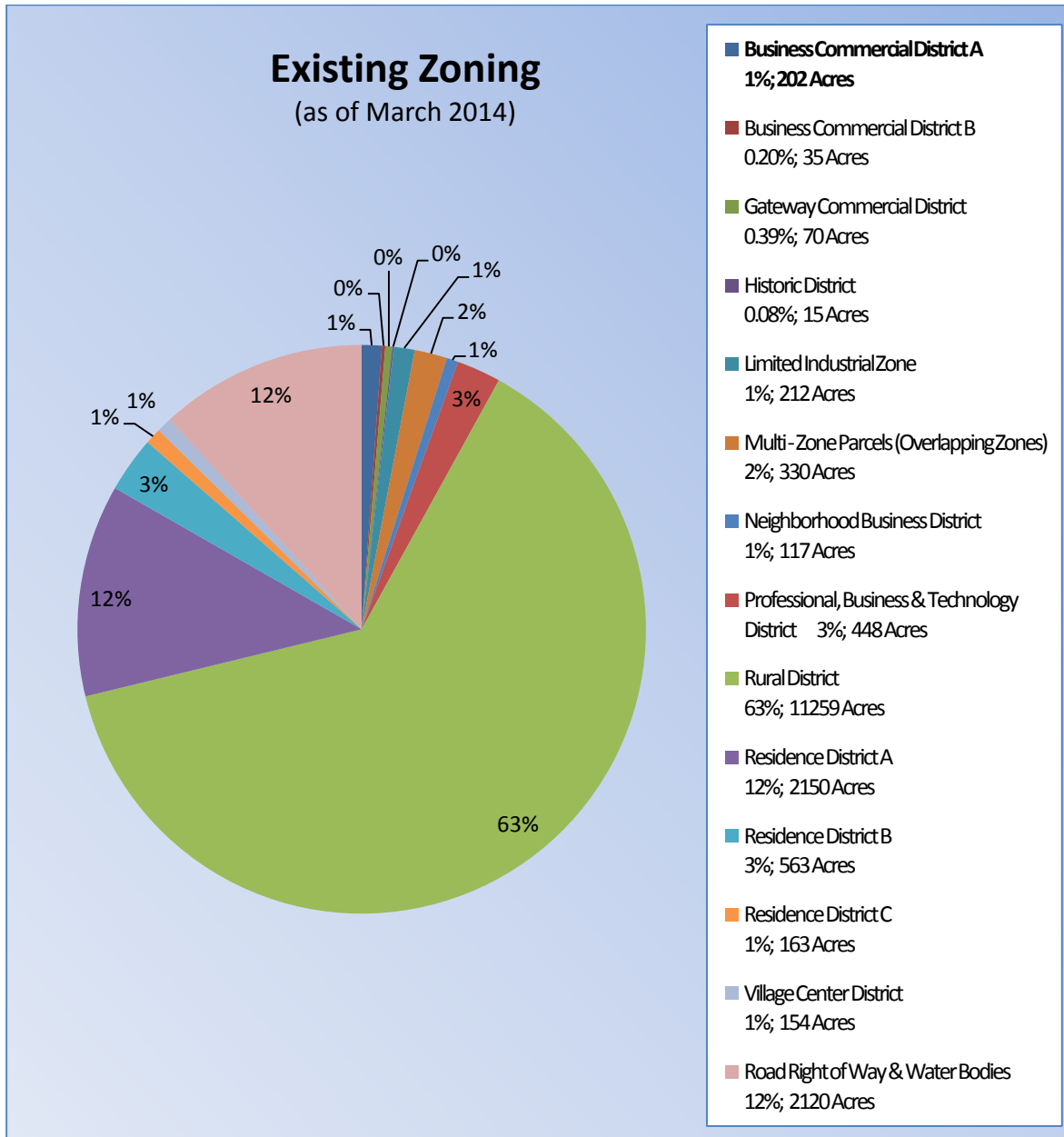
- Rural District
- Residence District A
- Residence District B
- Residence District C
- Neighborhood Business District
- Business Commercial District A
- Business Commercial District B
- Gateway Commercial District
- Limited Industrial District
- Village Center District
- Professional, Business & Technology District
- Historic District

### Overlay Districts:

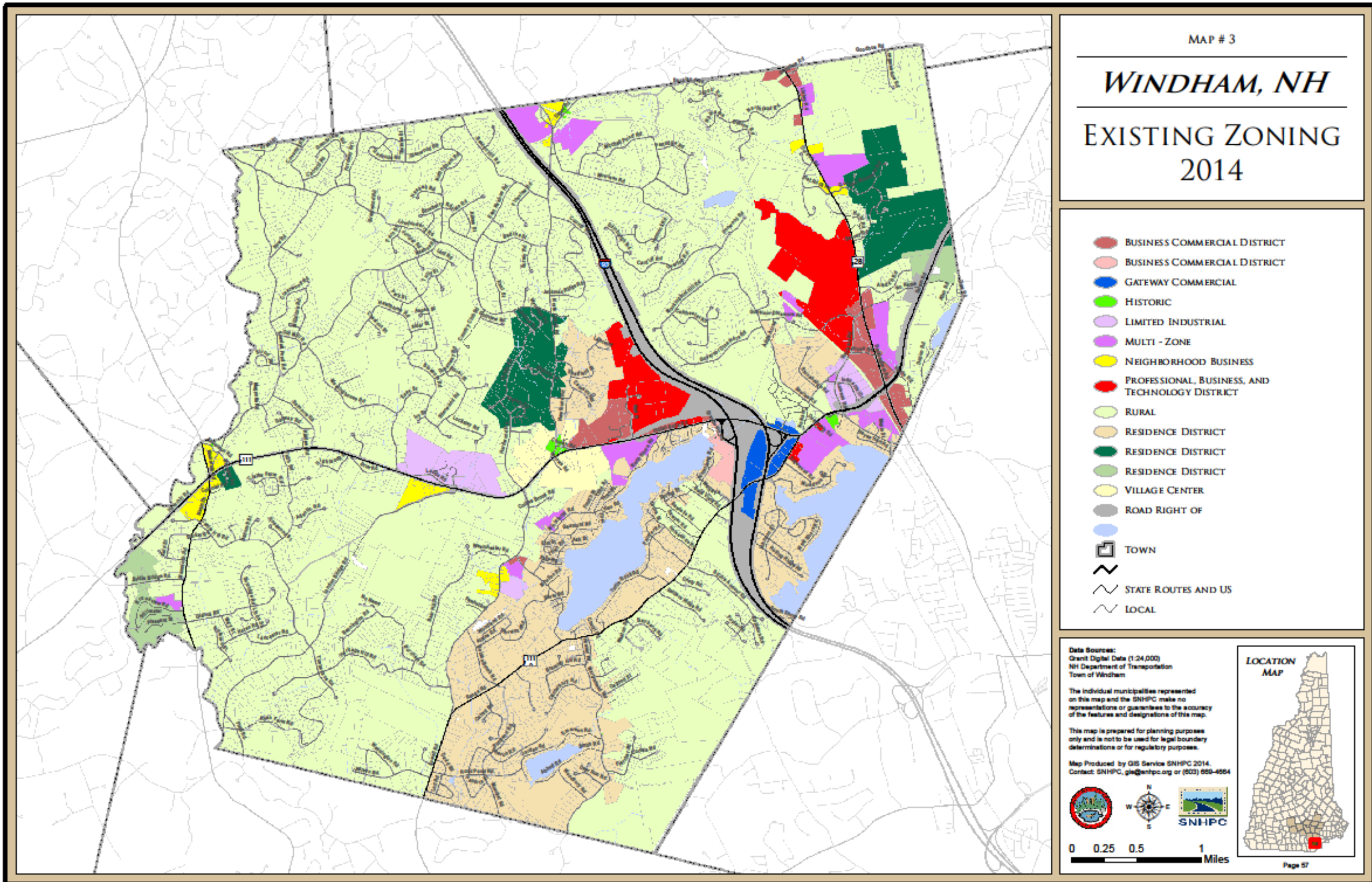
- Wetland and Watershed Protection District
- Floodplain District
- Aquifer Protection District
- Open Space Residential Overlay District
- Cobbett's Pond and Canobie Lake Watershed Protection Ordinance
- Route 28 Access Management Overlay District
- Housing for Older Persons Overlay District
- Workforce Housing Overlay District

Specific information about the regulations that apply within each zoning district is available directly from the Town’s Zoning Ordinance. A breakdown of the number of acres and size of each of the basic zoning districts in Windham is provided in Figure 2 and the Appendix. The location of all the basic zoning districts (excluding overlay districts) are shown on the following Existing Zoning Map – Map No# 3. Also provided is a brief overview and description of each of the town’s 20 zoning districts.

**Figure 2: Zoning Districts by Land Area**



Source: SNHPC and Town of Windham, Community Development Department, 2014



## Overview and Brief Description of Windham's Zoning Districts

### Environmental and Historic Districts

***Wetland and Watershed Protection District (WWPD):*** *The WWPD benefits public health, safety, welfare and convenience by protecting the Town's water resources.*

WWPD regulations guide the use of wetlands, lands draining into wetlands, as well as brooks, ponds, and water supply areas. Lands designated as a WWPD include all areas within this overlay district including wetlands one acre in size or larger; as well as brooks, streams and ponds.

***Flood Plain District:*** The purpose of this overlay district is protect property from flooding and regulate development within the special flood hazard areas delineated by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for Rockingham County, New Hampshire" dated May 17, 2005 or as amended in the future.

***Historic District:*** (15 Acres) This zoning district is authorized under RSA 674:45 and 674:46 to promote Windham's historic districts as designated on the Town's Zoning Map. It is the responsibility of the Town's Historic Commission to develop regulations for the Historic Districts.

***Aquifer Protection District:*** The purpose of this overlay district is to protect, preserve and maintain potential groundwater supplies and related groundwater recharge areas within known aquifers identified by the Town. Boundaries are delineated on the Stratified Drift Aquifers Map Adopted by the Planning Board.

***Cobbetts Pond and Canobie Lake Watershed Overlay Protection District:*** The purpose of this overlay district and accompanying regulations is to ensure the protection and preservation of Cobbetts Pond and Canobie Lake and their watershed from the effects of point and non-point source pollutions or sedimentation. Boundaries are delineated on the Maps Adopted by the Planning Board.

### Residential Districts:

***Rural (RD)***– (11,259 Acres) This district is intended for rural, residential and noncommercial uses. Only one single-family detached dwelling unit is allowed per lot. Other permitted uses include agriculture as accessory use; . pets and animals, including their kennels, for use of the residents of the premises; customary home occupation; accessory buildings and uses; accessory apartments; home-based day care; and overnight parking. Additionally, the following uses are allowed by Site Plan Approval of the Planning Board:

schools, playgrounds, cemeteries, hospitals, nursing homes, golf courses, farming, sanitariums, museums, churches, parish houses, nonprofit research laboratories.

**Residence District A (RDA)** – (2,150 Acres). Intended for residential uses, one single-family detached dwelling unit per lot; agricultural as an accessory use; accessory buildings and uses; accessory apartments; home occupations; and home-based day care.

**Residence District B (RDB)** – (563 Acres) Allows all the uses of Residence A, plus the district permits two-family structures, and up to six units per multi-family building with Site Plan Review.

**Residence District C (RDC)** – (163 Acres) Allows all the uses of Residence A and B, plus manufactured housing parks.

Whispering Winds is a town house development located on the western border of Windham, in the Residence District C Zone, and offers housing to persons aged 55+.



Whispering Winds Adult Community."

**Open Space Residential Overlay:** This overlay district is allowed within the Rural and Residence A, B, and C districts. The purpose is to encourage flexibility in the design and development of land for the conservation of open space, a more efficient use of Town services, and harmony with natural land features in residential communities. This overlay district also encourages “clustered development” with a neighborhood feel. Open space developments may be proposed for tracts of land having 10 acres or more. While the number of lots allowed is the same as would be allowed under a traditional subdivision, developers are granted substantial flexibility in dimensional requirements in exchange for setting aside 65% of the total area as open space.

**Housing for Older Persons Overlay:** This overlay district can also apply to all Rural, and Residence A, B, and C zones. The purpose is to permit housing facilities specifically suited to address the special housing needs of the older persons, including those 55 years of age or older. There is a minimum requirement of no less than four acres per parcel and fifty feet of frontage on an existing or proposed Class V, or better road. The ordinance includes allowance for density bonuses in the form of additional bedrooms if certain criteria are met.

**Workforce Housing Overlay District:** This district was established in accordance with RSA 674:59 for the purpose to provide “reasonable and realistic opportunities for the

development of workforce housing” within the town. The intent is to encourage a balance of housing types for people of a wide range of incomes to help foster community development, a self-reliant workforce, and support community engagement. Development under this district is allowed in the Residential B and C Districts, Rural District and Village Center District.

### **Commercial Districts:**

Approximately 1,238 acres in Windham are zoned as commercial uses. It is clear that the Town is deliberate in its consideration of where to best encourage commercial uses.

Elliot Pediatrics and Family Medicine,  
located at 5 Industrial Drive in the Limited  
Industrial District Zone.



Photo by: SNHPC

***Professional Business and Technology (PBT)*** – (448 Acres) Featuring businesses and professional offices, research and development facilities, light inventory and complementary educational uses, this district is intended to function as an employment center for Windham and surrounding communities. The District is meant to be compatible and transitional with neighboring uses. It also allows medical and dental laboratories, schools, health fitness clubs, printing & publishing shops, passenger depots, manufacturing, retail sales of merchandise manufactured on site, warehouse distribution sales, banks, ATM’s, restaurants, call centers, newsstands, barber shops, cafeterias, child care, accessory buildings, and off-street parking.

***Neighborhood Businesses (NBD)*** – (117 Acres) This district is intended for businesses that complement the neighborhood in character and scale, have minimal impact on the existing municipal infrastructure, and do not detract from the cultural, historic, or natural resources within the area. Typical uses include retail sales, offices and restaurants, commercial service establishments, assembly halls, overnight parking, farming, boarding houses, banks & ATMs, and personal service establishments. A single dwelling unit is allowed as an accessory use provided it is contained within the same structure.

***Commercial Business A (CDA)*** – (202 Acres) The most permissible of all commercial districts, and is intended primarily for businesses which provide goods and services to the motoring public. This zone allows all uses that are allowed in the Neighborhood Business District, plus: retail sales, restaurants, hotels, motels, gasoline service stations and repair garages, salesrooms, funeral homes, passenger depots, membership clubs, indoor amusement/museum/ assembly places (including theatres), bowling alleys, telephone exchange buildings, radio/TV stations, and adult entertainment (subject to conditions and



limited to the Route 28 section of the district). This is the largest of all commercially-zoned districts, and generally covers two areas: one along the north side of Route 111 between I-93 and the Village Center District, and the other along the east side of Route 28 from the Salem border to just past Hunt Road.

**Commercial Business B (CDB)** – (35 Acres) This district is primarily for businesses providing goods and services to the public. Typical uses include hotels, motels, restaurants (no-drive thrus), membership clubs, accessory buildings and uses, business and professional offices and banks. The major uses currently located in this zone are Castleton Banquet and Conference Center.

**Gateway Commercial** – (70 Acres) The purpose of this district is to provide for mixed use, retail, services, and professional offices, all of which are designed to reflect its proximity to the I-93 interchange. The district is also intended to ensure that the entrance of the Town reflects and/or complements the architectural style of New England, maintains the historical character of Windham, and will be of architectural merit. It is also intended to minimize sprawl, promote pedestrian-friendly design and maintain efficient traffic circulation and safety. Allowed uses include retail and wholesale establishments, bed & breakfast, offices, banks & ATM's, civic & public facilities, schools & day care facilities, personal service establishments, restaurant, call center, hotel/inn and accessory buildings and uses.



The Common Man Restaurant is located on 88 Range Road in the Gateway Commercial District.

"The Common Man Family in New Hampshire." *The Common Man Family in New Hampshire*. N.p., n.d. Web. 28 July 2014.

"NECPE." *13 Indian Rock Rd, Windham, NH*. N.p., n.d.

**Limited Industrial District (LID)** – (212 Acres) This district is intended for uses that are compatible with and transitional to neighboring uses. Typical permitted uses include research laboratories, photographic studios, manufacturing enterprises, building materials warehouses, printing or publishing, gasoline service stations and garages, radio stations, restaurants and contractor yards, medical oriented laboratories, cafeterias, caretaker's apartment, vehicle repair shops, gasoline service stations, telephone exchange building, Firearms, shooting ranges, fitness and recreational establishments, call



centers, funeral homes, office, personal service establishment, banks and ATM's, and commercial service establishments.

Windham's Cooperative Kindergarten located on 12 Industrial Drive in the Limited Industrial District.

***Village Center*** – (154 Acres) The purpose of this district is to create a walkable, mixed-use center that has residential, commercial, historic and public space components that enhance the quality of life in the Town. The Village Center District generally supports denser, mixed-use development, including retail, office, and residential uses.

***Route 28 Access Management Overlay:*** In order to provide for safe, orderly access to uses along the Route 28 corridor, this overlay sets standards for driveway location, width, number, shared parking, interconnecting driveways, and the use of service roads. A 50-foot setback is required and shall be a natural buffer or suitably landscaped to provide a visual barrier between the property and the roadway. However, to avoid discouraging new business dependent on drive-by traffic, this buffer requirement does not apply to Business Commercial A or Neighborhood Business Districts.

## Future Land Use

### Predicting Future Land Use

A number of tools are available to aid in the understanding of potential future land use patterns and composition. These include build-out projections based upon the town's existing and desired future zoning. Also, various models and scenarios of future growth rates can be assumed and developed.

In October 2010, the Rockingham Planning Commission prepared, under the NH DOT's I-93 Community Technical Assistance Program (CTAP), a "build-out analysis" for the Town of Windham showing both graphically and numerically the amount of available land for development in the community. This analysis utilized a GIS-based software program referred to as "Community Viz" and primarily looked at the community's existing zoning and land development constraints to develop a base build-out –plus an alternative build-out assuming a residential zoning density of 2.0 acres per unit. The results are shown below.

**Table 3: 2010 Build Out Analysis**

Category	Indicator	Units	Current	Base Build out	% Change	Standard Alt. Scenario	% Change
<b>Build out</b>	Developed Residential Acres	Acres	5,855	11,143	90%	11,201	91%
	Developed Non-Residential Acres	Acres	221	1,029	367%	970	340%
	Residential Dwelling Units	d.u.s	4,990	6,504	30%	6,525	31%
	Commercial Floor Area	sq. feet	1,365,458	4,286,930	214%	4,251,580	214%

Source: CTAP Buildout Report, p. 15, 2010

The Base Build Out identifies the maximum build-out of the town under zoning regulations which were in place in 2010. In addition, High Intensity Soil Surveys (HISS) were used in the base build-out to determine lot sizing within the town's zoning ordinance.

The Standard Alternative Buildout provided an alternative build-out scenario by applying the state's Natural Services Network (NSN) GIS layer as an additional development constraint. This layer identifies wetlands, wetland and shoreland buffers, steep slopes and other natural constraints which cannot be built upon.

In addition the build-out analysis, land use targets can also be reviewed as part of a community's master plan. These targets could identify a specific number of acres, area or timeframe within the community best desired for commercial or industrial development that the town may want to achieve in order to obtain a balance between residential and commercial growth. This targeting or balancing of land use is typically examined through what many planners refer to as the Residential: Commercial/Office and Industrial Ratio (R:COI). A R:COI ratio of 1:1 would typically be found in a densely populated city and for many smaller communities which strive to maintain an equal balance between residential and commercial lands, ratios of 2:1 are not uncommon. However, for many communities in NH which are predominately residential, typical ratios are well over 7:1 or 7:2. The Town of Windham's R:COI ratio is currently 10:1 which is similar or higher than surrounding towns (see Table 4, Residential to Commercial/Industrial).

Table 4: Residential to Commercial/Industrial Land

Ratio of Land to Commercial/Industrial Land												
Adjacent Municipalities	Residential Land (acres)		% Change	Percentage of Total Taxable Land		% Change	Commercial Industrial Land		% Change	Percentage of Total Taxable Land		% Change
	Year	2000		2014	2000		2014	2000		2014	2000	
Derry	16,884	10,578	-37%	86%	87%	2%	2775	1518	-45%	14%	13%	-2%
Hudson	7,670	7,600	-1%	76%	74%	-2%	2385	2652	11%	24%	26%	2%
Londonderry	12,083	11,036	-9%	79%	81%	2%	3137	2540	-19%	21%	19%	-2%
Pelham	10,783	8,269	-23%	91%	92%	0%	1028	754	-27%	9%	8%	0%
Salem	8,336	8,070	-3%	83%	79%	-4%	1734	2177	26%	17%	21%	4%
Windham	7,760	10,161	31%	91%	92%	1%	776	898	16%	9%	8%	-1%

Municipalities of Similar Demographics	Residential Land (acres)		% Change	Percentage of Total Taxable Land		% Change	Commercial Industrial Land		% Change	Percentage of Total Taxable Land		% Change
	Year	2000		2014	2000		2014	2000		2014	2000	
Amherst	8737	8229	-6%	92%	92%	-1%	712	751	5%	8%	8%	1%
Atkinson	3907	3793	-3%	96%	86%	-10%	170	619	264%	4%	14%	10%
Bedford	11600	12509	8%	90%	91%	1%	1313	1279	-3%	10%	9%	-1%
Chester	8055	6775	-16%	98%	96%	-2%	152	275	81%	2%	4%	2%
Hampstead	4781	4861	2%	90%	89%	-1%	557	620	11%	10%	11%	1%
Hollis	15391	7440	-52%	97%	96%	-2%	401	327	-18%	3%	4%	2%

Percentages rounded to nearest whole number

Source: New Hampshire Department of Revenue; SNHPC, MS-1 Reports, 2000, 2014

## Chapter Appendix

### Existing Land Use Map Descriptions

The following land use categories and map descriptions developed for the Existing Land Use Map in this plan are based on aerial photo interpretations and attempt to accurately describe the existing land use as close as possible.

#### Multi-Family Residential:

Multi-family consists of low rise apartments and townhouses with 3 or more units (1 to 3 stories) (111 Acres).

**Single Family Residential:**

Single-family residential consists of free standing single-family residential buildings and it also includes duplexes, which may have one or more dwelling unit configurations in one building having separate entries (5,288 Acres).

**Commercial:**

Commercial consists of retail (71 acres), services (91 acres), and other commercial complexes. The commercial category also consists of large or small “pad sites” that occupy shopping centers, grocery stores etc.

**Public, Quasi Public:**

This category consists of Government (13 Acres), Institutional (20 Acres), Educational (41 Acres), Indoor Cultural/Public Assembly (10 Acres), Outdoor Recreation (239 Acres) and Cemetery land uses (11 Acres).

**Industrial:**

The Industrial category is made up of Industrial (10 Acres), Industrial Parks (46 Acres) and Other Industrial Complex uses (18 Acres).

**Agriculture:**

Agriculture land use includes all agricultural lands (194 Acres) as well as farmsteads and greenhouses (14 Acres).

## Approved Subdivisions, Town of Windham, 2005-2014

Approved Subdivisions, 2005 - 2014			
Project Name	Location	Number of New (Buildable) Lots*	Planning Board Approval
Walkers Woods	Pine Hill Road, Sheffield Road	14	2014
Crossman Subdivision	4 Greenway Rd	1	2014
Rawley Subdivision	146 Range Rd	2	2014
Homes of Winslow	Winslow Lane	4	2013
Whelan Subdivision	139 Range Rd	1	2013
Scott Subdivision	51 Haverhill Rd	1	2013
Dinga Subdivision	127 Lowell St	1	2013
Subdivision	118 Kendall Pond Rd	1	2013
Weston Estates	Weston Road	9	2013
Cricket Ridge	Meetinghouse Road	12	2013
Devlin Subdivision	Londonderry Rd	1	2012
Subdivision	53 Blossom Rd	1	2012
Crayton Subdivision	30 Marblehead	2	2012
Faro Subdivision	130 Range Road	1	2012
Woodside South	London Bridge Road	5	2010
Woodside North	London Bridge Road	9	2010
Dalton Subdivision	82 Turtle Rock Rd	1	2010
Tate & Chiasson Subdivision	55 & 65 London Bridge Rd	5	2010
Subdivision	150 Lowell Rd & 5 Wilson Rd	1	2010
Marino Subdivision	21 Camelot Road	1	2009
Rosewood Subdivision	Rosewood Rd	1	2009
Great Mountain View Estates	Ryan Farm Road	40	2008
Subdivision	6 Johnson Street	1	2008
Pelletier Open Space Subdivision	66 West Shore Road	1	2008
Copps Hill Estates	Marblehead Road (Porcupine Road; Copps Hill Road)	9	2008
Spruce Pond Open Space Subdivision II	Rockingham Road	86	2007
Meetinghouse Road Subdivision	75 Meetinghouse Road	1	2007
Johnny Hill Road Estates Open Space	Bear Hill and Heritage Hill Roads	26	2007
Pesando Subdivision	Buttrick Road	2	2007
Terra Bella	Bear Hill Road	17	2007
Castle Reach IV Open Space Subdivision	Jenny's Hill Road	3	2006

<b>Clarke Farm South Open Space Subdivision</b>	Faith and Haverhill Road	32	2006
<b>Novick Subdivision</b>	6 Londonderry Road	1	2006
<b>Blanchard Subdivision</b>	18 Longmeadow Road	1	2006
<b>Gauthier Open Space Subdivision</b>	Marblehead Road	4	2006
<b>Bearhill Extension</b>	Bearhill Road, Westchester Road	19	2005
<b>Vessali Subdivision</b>	9 Sheffield Street	1	2005
<b>MHB Subdivision</b>	Settlers Ridge Road and Cristy Road	1	2005
<b>Johnson Street Subdivision</b>	Johnson Street	3	2005
<b>Pawtucket Estates Open Space</b>	58 Lowell Road	3	2005
<b>Flat Rock Road Open Space Subdivision</b>	16 and 18 Flat Rock Road	2	2005
<b>Butterfield Open Space Subdivision</b>	County Road, Jackman Ridge Road Ext.	18	2005

Source: Town of Windham, Community Development Staff, October 2014

\*Note: Total New Buildable Lots calculated as follows: (# Parent lots) minus (#Resultant Lots)

**Residential Site Plans, Town of Windham, 2005-2014**

Residential Site Plan's, 2005 - 2014			
Project Name	Property Location	Dwelling Units	Planning Board Approval
Deacon Place (Attached Units)	Mammoth Road (Wentworth Circle)	10	2012
Windham Meadows Phase II (attached and detached units)	Mammoth Road (Misty Meadow Road, Glen Meadow Road, Brookview Road, Stillwater Road)	58	2005
Lake View Farm (Attached and Detached Units)	Range Road (Harvest Road)	24	2005
The Willows (Attached Units)	Mammoth Road	21	2007
90 Indian Rock Road (Detached Units)	90 Indian Rock Road	5	2005

Source: Town of Windham, Community Development Staff, October 2014

## Approved Commercial Site Plans, Town of Windham, 2005-2014

Approved Commercial Site Plans, 2005 - 2014		
Project Name	Property Location	Planning Board Approval
Medicus Phase II	22 Roulston Road	2014
Dunkin Donuts/Convenience Retail	1 Delahunty Dr	2013
Castle Commons Medical Office/Retail/Service (Phase II)	49 Range Road	2013
Office/Restaurant	183 Rockingham	2012
Office	15 Indian Rock Rd	2012
Bank, Café & Urgent Care Site Plan	125 Indian Rock Road	2012
Quarry Brook Education Center	39 Roulston Rd	2012
Medicus Professional Office	22 Roulston Road	2011
Agricultural retail/gift shop (Alpaca)	2 Winter Street	2011
Minor Site Plan	4 Ledge Rd	2010
Industrial Site Plan	5 Industrial Dr	2010
B&H Oil Gas Station/Multi-tenant Plaza	32 Indian Rock Road	2010
CVS Pharmacy/Office/Retail Building	1 Wall Street	2009
Covnett Emergency Veterinary	3 Cobbetts Pond Road	2009
Dunkin Donuts and Retail Building	30 Indian Rock Road	2008
Golden Brook Crossing Site Plan & Special Permit	46 Lowell Road	2008
Common Man Reconstruction	83-99 Range Road	2008
Grace House Assisted Living Facility	23 Mammoth Road	2008
Richardson Storage/Office Building	Rt 28 / 105 Rockingham Road	2007
Windham Coop. Kindergarten & Nursery School	5 Industrial Drive	2007
Rogers Automotive	2 Rockingham Road	2006
Cobbetts Pond Plaza (New Building-4 Units)	4 Cobbetts Pond Road	2006
Granite State Animal Hospital	19 Roulston Road	2006
Windham Junction	128 North Lowell Road	2006
Lowell Crossing	46 Lowell Road	2006
Mill Stone Place (Granite Oaks) Office Building	127 Flat Rock Road	2005
Shaw's/Windham Super Market	43 Indian Rock Road	2005

Source: Town of Windham, Community Development Staff, October 2014



### Customary Home Applications, Town of Windham, 2010 - 2014

Customary Home Application		
Name	Property Location	Planning Board Approval
Pet Groomer	150 Lowell Rd	2014
Home-based Day Care	55 Londonderry Rd	2014
Enrichment Education	64 N Lowell	2014
Auto Repair	17 Twin Street	2013
Stone Artisans	16 Washington St	2013
Classic Car Sales	12 Collins Brook Road	2012
Wholesale	3 Princeton Street	2011
Yoga Classes	12 Sunridge Road	2011
Home-based Day Care	2 Country Rd	2010
Engineering	15 Bedros St	2010

Source: Community Development Staff, October 2014

### Existing Land Use (Acreage), Town of Windham, 2010

Existing Land Use			
Category	Acreage	Sq. Mi.	Percentage
Multi-Family Residential	112	0.2	1%
Single Family Residential	5,288	8	30%
Commercial	174	0.3	1%
Public, Quasi Public	326	0.5	2%
Industrial	75	0.1	.42%
Transportation	616	1	3%
Utilities	98	0.2	1%
Agriculture	194	0.3	1%
Brush and Forested	8,704	14	49%
Water	1,941	3	11%
Barren and Disturbed	244	0.4	1%
<b>Total Land Use</b>	<b>17,772</b>	<b>28</b>	<b>100%</b>

Source: SNHPC

## Zoning Districts (acres), Town of Windham, 2014

Existing Zoning				
Zone Description	Zones	Sq. Miles	Acres	Total Percentage
Rural District	RD	17.6	11,258.7	63%
Residence District A	RDA	3.4	2,149.8	12%
Road Right of Way & Water		3.3	2,101.6	12%
Professional, Business, and Technology District	PBT	0.7	447.6	3%
Residence District B	RDB	0.9	562.5	3%
Multi - Zone Parcels (Overlapping Zones)	MZ	0.5	330.4	2%
Business Commercial District A	CDA	0.3	202.3	1%
Limited Industrial Zone	LID	0.3	211.7	1%
Neighborhood Business District	NBD	0.2	117.1	1%
Residence District C	RDC	0.3	163	1%
Village Center District	VCD	0.2	153.8	1%
Gateway Commercial District	GCD	0.1	70.1	.39%
Business Commercial District B	CDB	0.1	35.1	.20%
Historic District	HD	0.02	14.7	.08%
<b>Total</b>		28	17,818	100%

Source: SNHPC

The SNHPC makes no representations or guarantees to the accuracy of the individual zoning districts and total land acreage shown in Figure 2 and Table #10. This zoning data is not exact because of the use of multiple data sources and an overlap of zoning areas. All figures referenced to zoning used in this document are approximations.