



Community Development Department

Town of Windham, New Hampshire

3 N. Lowell Road, Windham, NH 03087 | (603) 432-3806 Ext. 2 | www.WindhamNH.gov

Planning Board Meeting Agenda

January 14, 2026 @ 7:00 PM

Community Development Meeting Room

3 N. Lowell Road, Windham, NH 03087

1. Call to Order

2. Announcements / Liaison Reports

3. 2026 Zoning Amendments Public Hearings

a) Planning Board Amendment #1: Multifamily Residential in Commercially Zoned Districts

This amendment will add a new subsection, 605.1.20, to the Windham Zoning Ordinance to provide options for multi-family housing as required in RSA 674:80. This amendment will amend the list of permitted uses in any District where commercial uses are currently allowed to allow multi-family housing as detailed in the proposed subsection, 605.1.20, including setting the maximum number of dwelling units in a structure to eight and the minimum number of dwelling units in a structure to five, establishing requirements for number of stories, building height, setbacks, number of bedrooms, and a minimum percentage of workforce housing.

b) Planning Board Amendment #3: Short-Term Rentals

This amendment will add a new section, 621, to the Windham Zoning Ordinance that regulates short-term (less than 30 consecutive days) rentals (STRs) of residential dwellings classifying them as owner-occupied or non-owner occupied. Owner-occupied STRs would be allowed in Duplexes or single family dwellings with ADU with a Conditional Use Permit from the Planning Board in Rural and Residence A Districts. Non-owner occupied STRs are proposed to be allowed with a Conditional Use Permit from the Planning Board in the Village Center District. The new section includes requirements that address safety requirements, septic and water capacity, parking, trash, and neighborhood compatibility. Conditional Use Permits issued under this Section will be valid for only one-year and can be renewed. The Section includes provisions for an Application procedure, required records that an STR owner must maintain, annual reporting requirements, and revocation provisions.

c) Planning Board Amendment #4: Accessory Dwelling Units (ADUs)

This amendment will amend section 602.1.9 of the Windham Zoning Ordinance relative to Accessory Dwelling Units, including requirements under RSA 674:71. A new definition is proposed that identifies an “attached unit” and “detached unit” and the definition of “property owner” would be revised to allow certain trusts and personal business entities to own properties which have ADUs. The rules and regulations for ADUs are proposed to be revised to: allow only one attached ADU or detached ADU; indicating that ADUs are permitted without additional requirements for lot size, setbacks, etc.; allowing an attached ADU to have independent or shared ingress/egress with the principal dwelling; septic requirements; and an allowance for existing structures to be converted into ADUs.

d) Planning Board Amendment #5: Setback Requirements for Open Space Residential Development

This amendment will amend subsections 611.6.4.3.1 and 611.6.4.3.2 of the Windham Zoning Ordinance to adjust front yard setback and frontage requirements in the Open Space Residential Overlay District.

e) Planning Board Amendment #6: Limitations of Off-Street Parking

This amendment will amend subsections 704.2.1, 704.2.2, and 704.2.3 relative to limitation on off-street parking for motor vehicles and recreational vehicles/recreational campers by removing the requirement that such be inspected.

f) Citizen's Petition #1

This amendment will rezone the Gateway Commercial zoning district to the Rural zoning district.

g) Citizen's Petition #2

This amendment will amend Section 602.1.9.3.2 of the Windham Zoning Ordinance to state that a property owner of a property that includes an Accessory Dwelling Unit (ADU) may rent out the principal dwelling or the ADU for any period of time, including as a short-term rental. This amendment will also amend the definition of a "Dwelling: Single Family" in Section 200 to state that any single family dwelling may be rented for any length of occupancy.

h) Citizen's Petition #3

This amendment would insert a Growth Management Ordinance (GMO) within the Windham Zoning Ordinance (WZO). The proposed GMO would regulate the timing of development by withholding Certificates of Occupancy and barring Planning Board approval for projects that would cause estimated K-8 enrollment in Windham School District to exceed Functional Capacity as defined in the Ordinance. It would also amend Section 715.3.2.1 of the WZO by deferring the assessment of school impact fees for new residential development.

4. Old/New Business (click on underlined text to view documents)

5. Review and Approval of the minutes for: (click on underlined text to view documents)

September 3, 2025; November 5, 2025 Revised; November 12, 2025; November 19, 2025; December 3, 2025; December 10, 2025; December 17, 2025

6. Adjournment

NOTE: please check the agenda on the Town website for any changes.