

Town of Windham

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MEMO

DATE: January 6, 2021

TO: Windham Town Council

THROUGH: Barry Tibbetts, Town Manager

FROM: Amanda Lessard, Planning Director 

Cc: Jennifer Curtis, Planner

RE: "Little Falls - South Windham Village Master Plan" Community Development Block Grant (CDBG) Application

The Town of Windham Planning Department and the Town of Gorham Department of Community Development are jointly applying for Community Development Block Grant (CDBG) funding from Cumberland County, which oversees the allocation of funding to projects serving low-and moderate-income communities across Cumberland County. The grant application is attached for your review.

The Department, in collaboration with the Town of Gorham, is proposing a master planning process for the South Windham-Little Falls village area. The original master plan in the form of a village report was done in 1984 and a revitalization plan was done in 1998. The 1998 revitalization plan touched on creating opportunities for economic development strategies, traffic calming and safety, streetscape improvements, open space improvements, trail improvements, historic improvements, and regulatory improvements. A copy of the complete revitalization plan can be found at <https://www.windhammaine.us/DocumentCenter/View/6739/S-Windham--Little-Falls-Revitalization-Vol1Vol2-1998>.

It is time once again to create an updated unified vision with the intention of improving the livability, economic vibrancy, and enhancing the character of the area in a consistent way. More recent planning discussion for this area has taken place on a town level scale, as Windham and Gorham have both recently updated their Comprehensive Plans. Both Plans call for more focused attention on the South Windham and Little Falls Village areas. Windham's 2017 Comp Plan has a recommended strategy to develop neighborhood or district plan for South Windham. As currently envisioned, the study area for the proposed effort would be similar to that work from the 1990's.

The Town of Gorham has implemented a number of the recommendations from the 1998 plan including: adding new sidewalks along Huston Road, promoting river access, pedestrian safety improvements along State Routes 237 and 202, as well as other pedestrian amenities such as benches, pedestrian scale lighting, and installation of street trees.

The Town of Windham has also implemented a number of the recommendations from the 1998 plan including: zoning amendments, sewer pump station, signage, crosswalks, sidewalks, street lights, parking, Mountain Division Trail improvements and purchase of Gambo fields.

Staff estimates the cost of a study at \$113,450 total. If successfully awarded, CDBG funds would total \$25,000, Windham funds would total \$25,000 and the Town of Gorham would be responsible for \$25,000 plus in-kind donation of staff time from both towns. Each town would be responsible for \$12,500 per year of the 2-year planning process.