



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Agenda

Windham Middle School Repurpose Advisory Committee

Tuesday, April 7, 2026

4:00 PM

Council Chambers

Call To Order.

New Business.

[WMS 26-004](#) Proposed Community Center Plan Revisions.

Attachments:

[Windham Community Center Sketch Plan 2026-04-02.pdf](#)

[Windham Community Center.pdf](#)

[Windham New Library_opt.pdf](#)

[WINDHAM - COMMUNITY CENTER progress plans 040326.pdf](#)

[WMS 26-005](#) Flash Vote Community Survey Results.

Attachments:

[middle-school-building-03-26_filter_all.pdf](#)

Adjournment.



Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: WMS 26-004

Agenda Date: 4/7/2026

Version: 1

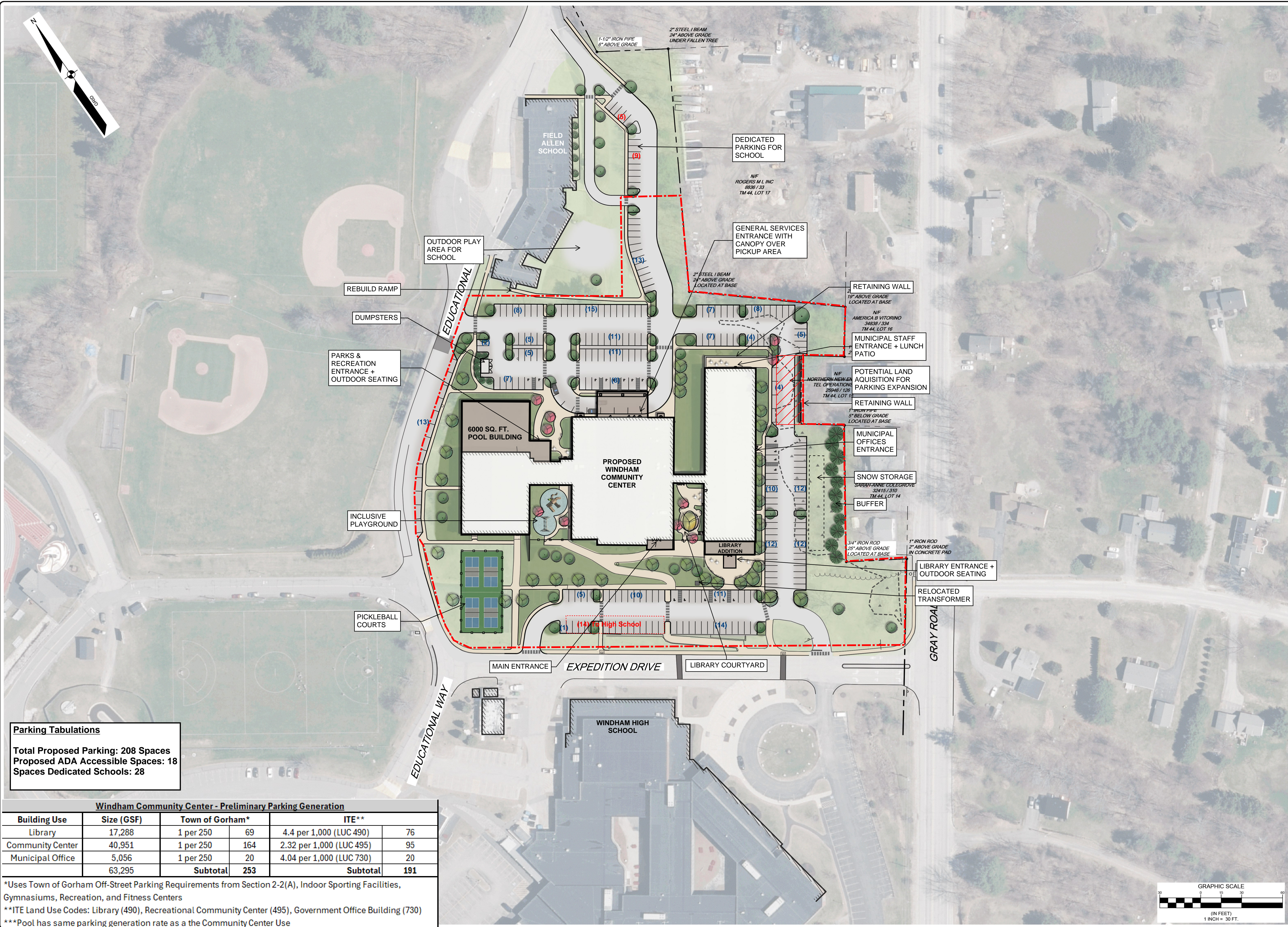
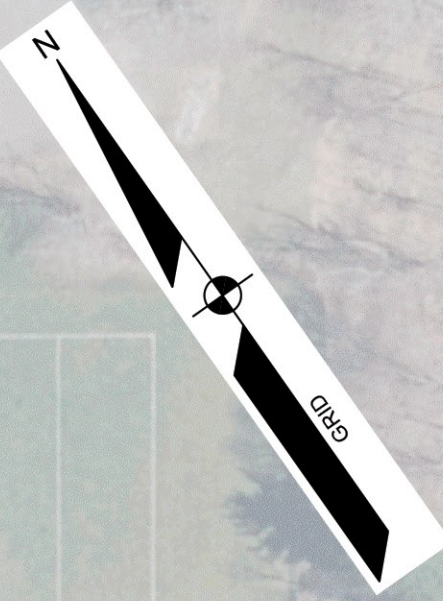
Status: Agenda Ready

In Control: Town Council

File Type: WMS Repurpose
Advisory Committee

Agenda Number:

Proposed Community Center Plan Revisions.



Parking Tabulations
Total Proposed Parking: 208 Spaces
Proposed ADA Accessible Spaces: 18
Spaces Dedicated Schools: 28

Windham Community Center - Preliminary Parking Generation					
Building Use	Size (GSF)	Town of Gorham*		ITE**	
Library	17,288	1 per 250	69	4.4 per 1,000 (LUC 490)	76
Community Center	40,951	1 per 250	164	2.32 per 1,000 (LUC 495)	95
Municipal Office	5,056	1 per 250	20	4.04 per 1,000 (LUC 730)	20
	63,295	Subtotal	253	Subtotal	191

*Uses Town of Gorham Off-Street Parking Requirements from Section 2-2(A), Indoor Sporting Facilities, Gymnasiums, Recreation, and Fitness Centers
 **ITE Land Use Codes: Library (490), Recreational Community Center (495), Government Office Building (730)
 ***Pool has same parking generation rate as a the Community Center Use

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 CONSTRUCTION

REV	BY	DATE	STATUS

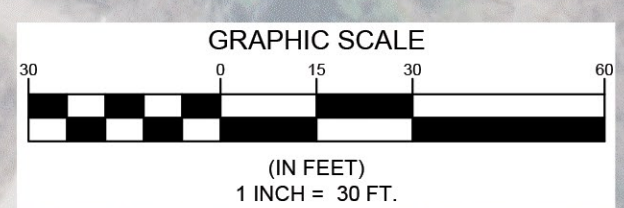
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SKETCH PLAN
 OF:
WINDHAM COMMUNITY CENTER
 408 GRAY ROAD
 WINDHAM, ME
 FOR:
GREAT FALLS CONSTRUCTION
 20 MECHANIC STREET
 GORHAM, ME

DESIGNED	TFG
DRAWN	MRS
CHECKED	DLR
DATE	02/06/2026
SCALE	1" = 60'
PROJECT	250282

SHEET SK



P:\Projects\250282\250282.dwg - 02/06/2026 3:02 PM - ALLIE HUBERT

SOURCE: SKETCH PLAN SCALE: AS SHOWN





OVERALL PLAN - UPPER FLOOR

Project:

WINDHAM
COMMUNITY CENTER

PROJECT ADDRESS

Owner/Client:

INPUT CLIENT NAME

INPUT CLIENT ADDRESS

Stamp:

NOT FOR CONSTRUCTION

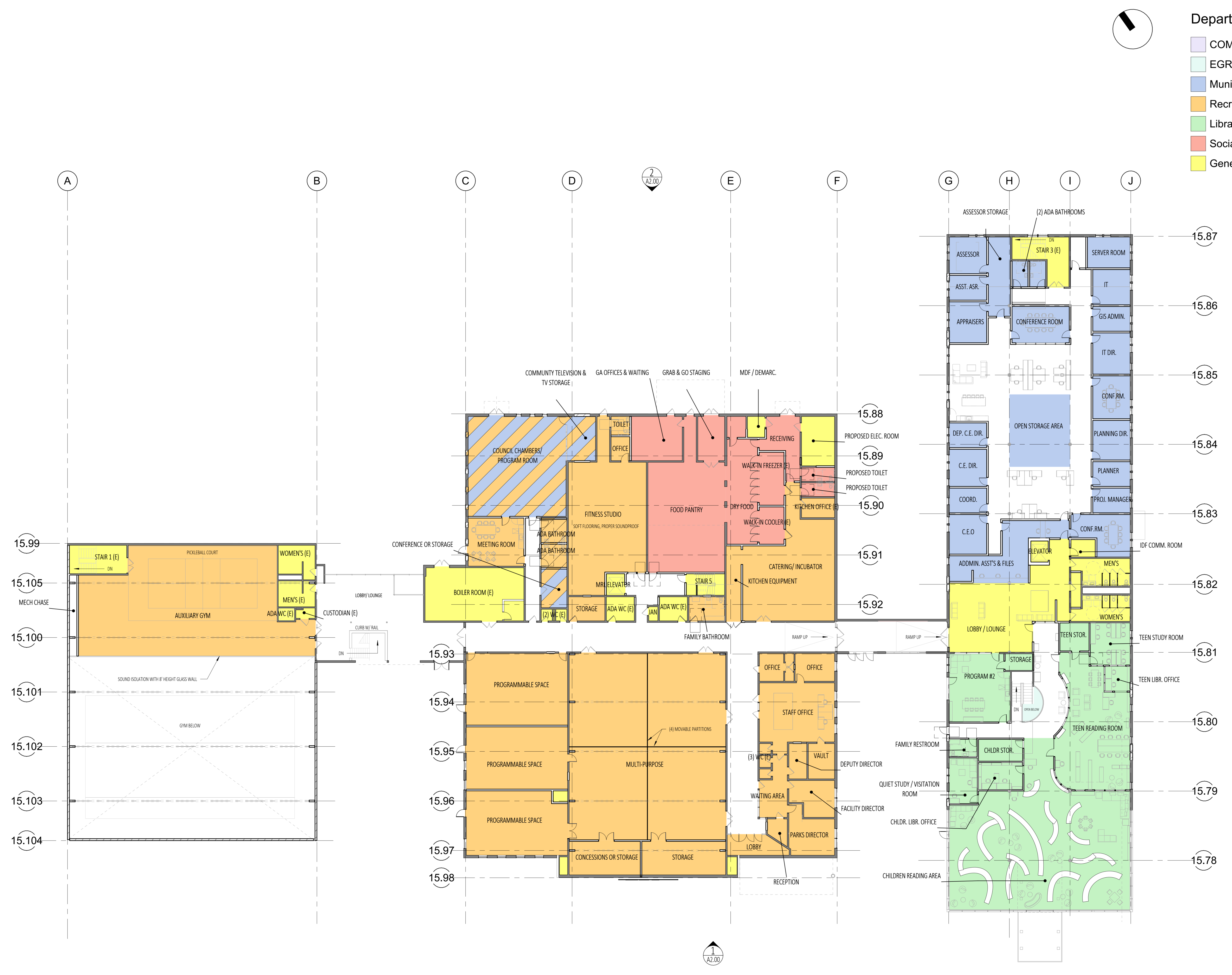
Consultant:

Issued:

PHASE

Revisions:

7



Department Legend

- COMMON AREA
- EGRESS
- Municipal
- Recreation Department
- Library
- Social Services
- General

OVERALL PLAN - UPPER FLOOR

Scale: 1/16" = 1'-0"

Date: 04/03/2026

A1.50.1

Project: WINDHAM COMMUNITY CENTER
PROJECT ADDRESS
Owner/Client: INPUT CLIENT NAME
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Stamp:
Consultant:
Issue:
PHASE
Revisions:

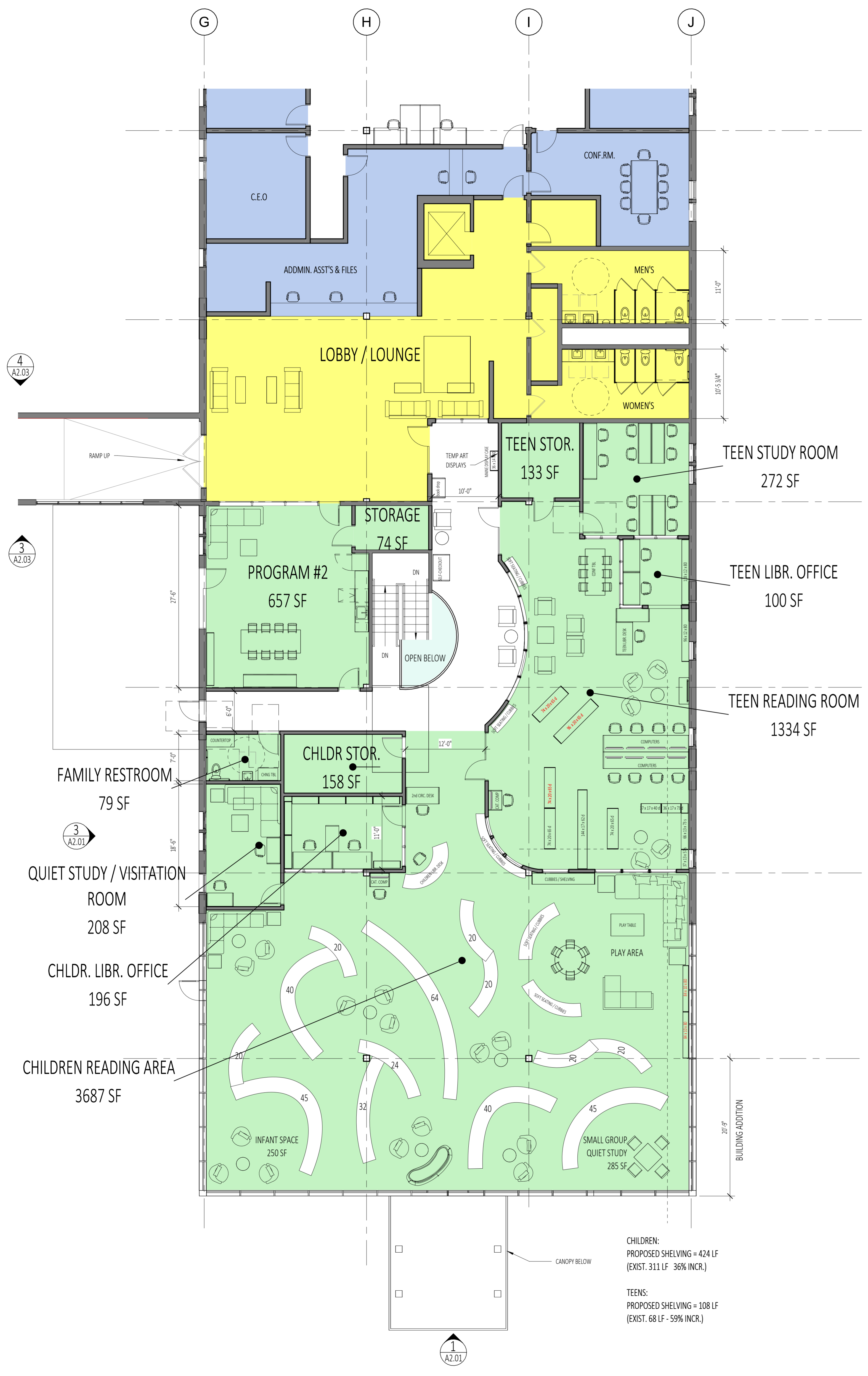
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ENLARGED LIBRARY - LOWER & UPPER FLOORS OPTION 3 - ADDITION
Scale: 1/8" = 1'-0"
Date: 04/03/2026

LIBRARY

UPPER FLOOR

LOWER FLOOR





Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: WMS 26-005

Agenda Date: 4/7/2026

Version: 1

Status: Agenda Ready

In Control: Town Council

File Type: WMS Repurpose
Advisory Committee

Flash Vote Community Survey Results.

Survey Results: Middle School Building

Survey Info - This survey was sent on behalf of the Town of Windham to the FlashVote community for Windham, ME.

These FlashVote results are shared with local officials

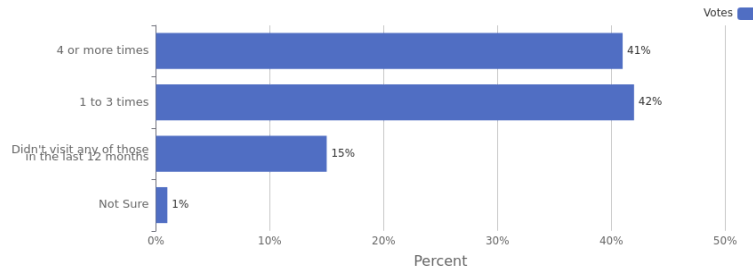
<p>325 Total Participants 301 of 506 initially invited (59%) 24 others Margin of error: ± 6%</p>	<p>Applied Filter: All Responses Participants for filter: 325</p>	<p>Response Time (ho...</p> 	<p>Started: Mar 12, 2026 11:16am EDT Ended: Mar 14, 2026 11:15am EDT Target Participants: All Windham</p>
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Q1 The Town of Windham has an opportunity to acquire the current middle school building for \$1 (as is) and invest in substantially remodeling it for Town use. This would allow Town offices and services to be relocated and expanded there, including recreation offices and facilities, a new and expanded library, social services and other Town offices.

In the past 12 months, about how many times have you visited the recreation department, the library, social services department or other Town offices?

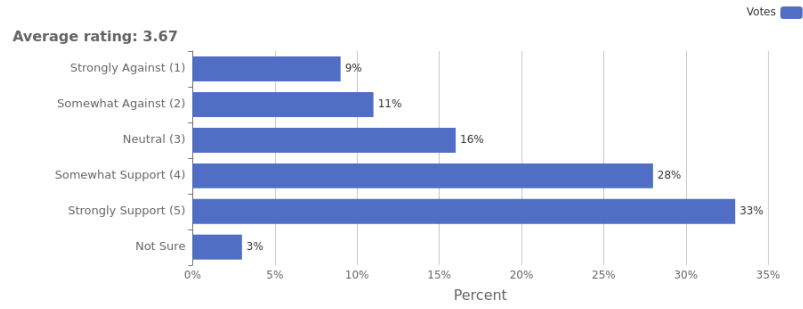
(325 responses)

Options	Votes (325)
4 or more times	41% (134)
1 to 3 times	42% (138)
Didn't visit any of those in the last 12 months	15% (49)
Not Sure	1% (4)



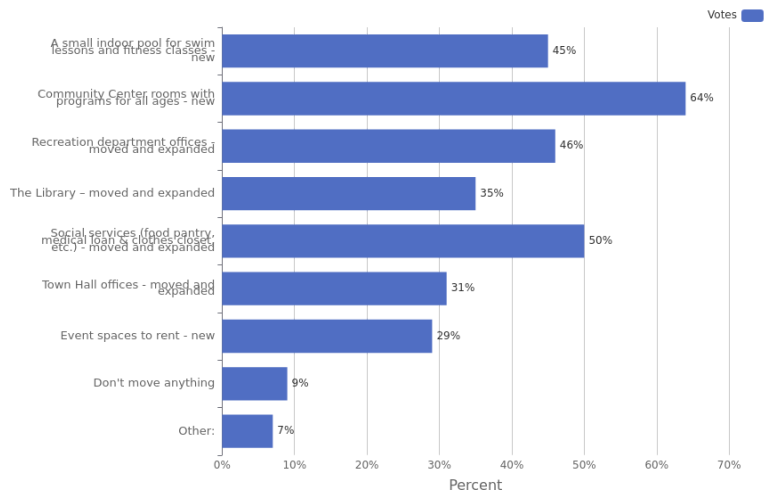
Q2 What is your reaction to the idea of potentially moving the recreation department, the library, social services department and other Town offices into the current middle school building location - potentially creating a one stop solution for Town services?
(322 responses)

Options	Votes (322)
Strongly Against (1)	9% (28)
Somewhat Against (2)	11% (37)
Neutral (3)	16% (52)
Somewhat Support (4)	28% (89)
Strongly Support (5)	33% (107)
Not Sure	3% (9)

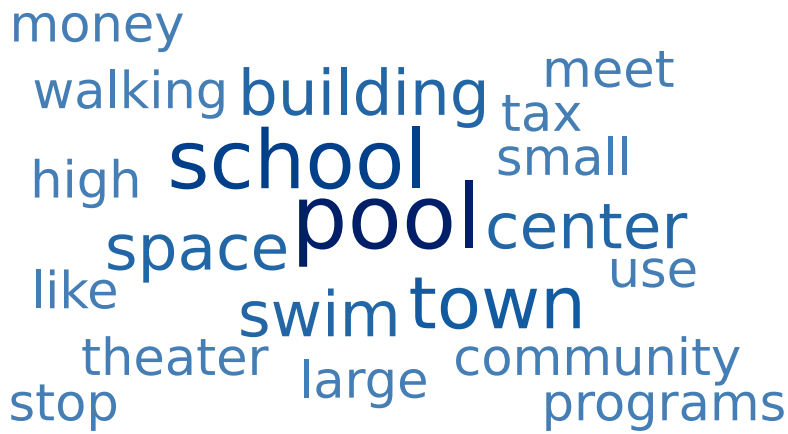


Q3 Which of the following offices/services would you most want to see in a remodeled middle school building, if any? (You can choose up to FOUR, if any)
(306 responses)

Options	Votes (306)
A small indoor pool for swim lessons and fitness classes - new	45% (139)
Community Center rooms with programs for all ages - new	64% (195)
Recreation department offices - moved and expanded	46% (140)
The Library - moved and expanded	35% (107)
Social services (food pantry, medical loan & clothes closet, etc.) - moved and expanded	50% (152)
Town Hall offices - moved and expanded	31% (94)
Event spaces to rent - new	29% (89)
Don't move anything	9% (27)
Other:	7% (22)



Responses for "Other":



- I like the library to be it's own stand-alone building
- I would like town to stop spending money as we can't even afford summer school
- Playground
- None- what about the safety of the students on campus? How will that be monitored?
- Buildings to be taken down or sold for financial offsets.
- Small theater space for community theater
- Indoor Walking Track, Indoor recreation spaces (Pickleball, wallyball, etc.), Teen center
- Large swimming pool
- A large pool for a swim team and community access. Many of us use pools outside Windham. This could
- A convertible theater space to partner with the high school space
- rooms for the High School to use as needed..... Pool for school use as well as other programs
- Pool Please!!
- Everything except the small swimming pool
- FITNESS CENTER/ GYM

There is no parking other than a few spots out back.

Senior center, town assisted day care center

Town Hall definitely, what a great resource to offer town clubs or organizations to meet.

This school building has had nothing but problems tear it down...

All this sound nice but if it raises tax burden I'm not for moving anything. It's too hard meeting

Depending on the cost. I don't want higher taxes

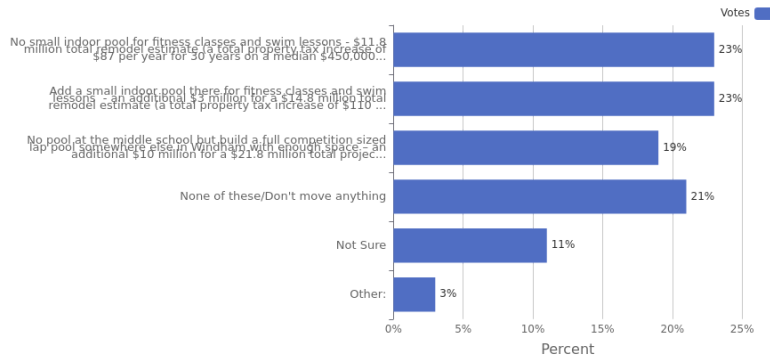
Other opportunities i.e. walking programs in winter months, educational sessions for public, more

Stop with wasting my money

Q4 If the Town went ahead with the middle school purchase and remodel project to move offices and services, which ONE of the following options would be your preference?

(315 responses)

Options
No small indoor pool for fitness classes and swim lessons - \$11.8 million total remodel estimate (a total property tax increase of \$87 per year for 30 years on a median \$450,000 f
Add a small indoor pool there for fitness classes and swim lessons - an additional \$3 million for a \$14.8 million total remodel estimate (a total property tax increase of \$110 per ye
No pool at the middle school but build a full competition sized lap pool somewhere else in Windham with enough space -- an additional \$10 million for a \$21.8 million total proj
None of these/Don't move anything
Not Sure
Other:



Responses for "Other":



Full size indoor pool. Seems like a no-brainer.

No pool

Would love to see a pool but not at the expense of taxpayers, our taxes are already too high

Pool at new middle school for community and school use

Would love a warm pool and hot tub for seniors. Horrible parking and handicapped accessibility.

Not in favor of high cost of renovating a building not structurally sound enough...wasted \$\$\$

Access to basketball hoops since we can't get any other indoor facility with open hours

Stop with wasting my money

Community mediation / resolution program.

Focus on combining resources to save taxpayers money, not expanding the already outrageous tax burden by creating new government run centers/areas. May I remind everyone that government run things are always outdone and made irrelevant by free market enterprises. If you want a pool find a private business to build and operate in Windham. Stop spending other peoples money on your own dreams and wants. A selfish government brings failure, a selfless government brings prosperity.

Expanding the library is my biggest priority. I think renovating and repurposing the middle school to give greater access to community resources like the library, fitness center and community center would be such a bolster for our community!!

Our property taxes have gotten out of control and are not in line with surrounding towns. Find areas to cut money from budget to either apply towards remodel or reduce taxes.

Property taxes are FAR too high. These plans may be nice but they are NOT NEEDED. Stop spending my money on things we do not need.

It's a lovely idea ONLY if it doesn't raise property taxes. Solutions would have to be found to entirely offset costs.

Westbrook has made fantastic use of their old school. Would love to see a similar resource in Windham, a one stop social service resource, plus so much more. A small pool would be a fantastic addition to host swim lessons, kids parties, etc.

I'd really love to see a competition size pool in Windham! I swim laps, but have to drive to St Joseph's or Westbrook for that.

While merging town offerings sounds ideal, loading everything into one area will bring heavy congestion to an already heavily congested area (drop-off pick-ups during school), and would require significant improvements to parking options. The location isn't ideal for all-in-one, and bringing town traffic into a school zone fosters disorder and danger. 302 rings an alarm here. Don't do it again.

I love the library where it is. I would definitely use the small pool for exercise classes, but not a full-sized pool. (As smaller pools for exercise are usually kept at a higher temp than colder pools for competition/laps.)

Windham needs a pool. Should also consider hockey rink!

Our property taxes are out of control as it is right now!

The lack of swimming pools in this area means that there will be high demand for use of the pool by individuals and groups alike. It will make up the money spent on it in no time!

Nope

Tired of taxes increasing so please stop spending money! Stop the growth too. Stop allowing the marijuana/vape shops in our town, high THC levels from this is our biggest problem in the state, it creates Psychosis. Proven fact. That's why the crime is up. Along w the darn apartment buildings, ughhhhhhhhh.

If you can't do what the taxes you're already given don't text us anymore

I would have some kind of signage in the building that also directs people to the Windham historical Society across the street. I was happy to have some input in these questions about the middle school, thank you.

Thanks for asking and for considering all of our community in your plans!

We are retired and live on a fixed income and the thought of taxes going up even more is quite scary

Taxes have increased so much. No more expanding please.

Taxes are too high already, not sure what should be done

Every \$100,000 adds .025 to the Mil rate. 28,500,000 divided by 100,000 = 28.500 x .025 = 712.50

Renew, reuse, and recycle. I love the idea of having a community center for young and old.

I think the town needs to be more fiscally responsible and only proceed with absolutely necessary projects. Needs not wants. Property taxes have been already going up at a rate way beyond inflation and wages. The actual homeowners unlike the town can't just keep spending. Every dollar increase in taxes means money has to be taken from somewhere else. You keep stating what looks like modest increases but the problem is there have been too many of these increases which have added up a very large increase. We have to budget and be responsible and so should the town.

Beyond the cost of a pool is a LARGE expense to maintain, supervis, etc. Windham is driving out seniors and middle class people who pay their own way.

What is the projected cost of renovation of the middle school - I remember when I worked there some years ago as custodian, that the building had a lot of issues- considering how both the library and the currnt town hall recently had upgrades, I have some concerns about renovating the middle school building- what about using the property where the middle school is located for a competition size swimming facility?

Seriously ! The average person is barely scraping by. It is time to control spending. The taxpayers do not even know how much you will be increasing their property taxes to pay for the new Gr 5-8 school system complete with pickle ball courts and greenhouses. school yet! Catch a breath.

Adult ed

With the way property taxes are climbing and while I think a lap size pool would be good I do not feel that it makes financial sense to go that route.

Is it a community center or a municipal center?

Why do we need more space for town offices? Our town is barely open now, the hours don't work for the average taxpayer in this town and they close for every little storm or reason they can come up(the taxpayers who pay for the salaries of these employees still have to work , I understand that in some instances it makes sense to close but I rarely agree with offices being closed and paying everyone to stay home at that). A pool is not a necessity and huge expense up front and maintenance going forward. And if we moved the town offices and library to middle school what would we do with those buildings which I'm pretty sure we just spent a lot of money on. What benefit is upgrading town offices to the taxpayers? I really don't care what they look like as long they get the services done that they provide, which they seem to do just fine

For many reasons I am particularly opposed to the library being moved to the building. As a weekly user of the library and being a senior citizen the added concern of parking, congestion, school vehicular and pedestrian traffic all concern me. Windham recently spent \$ renovating the current library and I don't want to support another renovation.

Would love to see the community garden moved over to the surrounding outside area! Maybe an outdoor events shell as well?

Could it be remodeled with a mindset for potential mixed use? Being able to convert to a temporary shelter, for example. Or a flexible coworking space for the local work-from-homers.

The old middle school is not an appropriate place for the library. Should stay in its self-standing building

Don't relocate offices or library. The library was just renovated. We need a place for our community, all ages.

Please keep our library where it is!

Now is not the time to take this on with taxes already so high.

Youth sports struggle to support their programs due to the lack of space available to rent. I would like to see Windham recreation work with more youth sports programs to support them and help to make space available. Youth sports are so great for our community.

I think Windham is ready for a competition sized swimming pool. If you can't swing that, then I am in favor of building a small pool as part of renovating the current Middle School.

I know I am being repetitive but I would really like a pool and gym for our town. Ideally a lap pool / competition pool at the old middle school (near the high school) but I didn't see that as an option.

I would be open to adding a competition pool at a later time

Our taxes are forcing people out of Windham. Buying this building will cause our taxes to go up. I've lived in Windham for over thirty years. I don't want to move but my tax bill is becoming unaffordable. Do we eat? Do we pay bills? How do we heat in the winter? Three thousand dollars goes a long way in paying things that will directly benefit me rather than giving it to a building so outdated that it needs to be abandoned by its current occupants. It's on school grounds and inviting the general public in there might not be a wonderful idea.

From what I understand, school is leaving current building do to cost of updating. How is that profitable for the town?

Don't listen to the naysayers! Windham is booming and should continue to grow and develop with a forward-thinking mentality to accommodate the growing population and to be competitive with other local desirable towns (Gorham, Falmouth, etc). The middle school acquisition gives Windham the opportunity to support its own community with services that are currently sought out in other towns by Windham residents.

Once again you want to raise taxes. Buy the building and then rent it or sell it to private business for development. Quit. Finding ways to raise our taxes.

We really need a pool, For years I have driven to other communities to exercise in their pools.

Community center, basketball gym, pool, a community center like the one in south portland

Regardless of other functions, social services upgrades should be prioritized. Pool ideas should be separated and considered at a later time.

deferred maintenance of Town buildings is more costly in the long term. If you build/renovate them you MUST maintain them on a yearly/as needed basis. To do otherwise is a misuse of our tax dollars.

With all the new construction cluttering up Windham, there should be less of increase in tax burden for community improvements. Where is the increase revenue going? I think we don't need bigger, newer, more expensive everything.

Our old city had a very community rooted and well funded parks & rec program. It ran all the community kids sports teams, offered camps using community facilities, ran swim lessons/adult swimming, parks, etc. which made for great convenient community. For the proposed price increase, it is worth it, provided it does not come at the cost of (different department) more housing/density growth/loss of every day character in Windham to help defray those costs.

Seniors have a hard enough time coming up with taxes now.I know a lot of us are dying and it will be the young ones .Why not just leave town offices alone they have enough space and the library ,If they want a pool do a thermometer and raise the money .With all the businesses coming in it shouldnt be hard . Westbrook has a pool because of Sappi .We need a big manufacturer to come in and help us

Expand library would be great!

Preference is income generating uses with minimal impact to taxes.

An indoor pool for residents to have swim lessons, and groups to rent, would be very useful.

No social services on the school campus. This should be a rec center.

Great idea for consolidation of services. I attend swim classes at St Joseph College now often full and difficult to get in. Would be great to have another community pool.

This spot could cover multiple town uses for years to come.

This town should use all its efforts into lowering property taxes and stop enlarging the bureaucracy's. Put a moratorium on apartment buildings and absorb the influx of the people already here. Lower the price of housing the average price being 450,000 to 550,000. Time to cut government and let's see the price of housing drop.

It all sounds great to have a pool, would love it but again not on the backs of tax payers. But I feel you will do what you want regardless of any voty

Sell for low income housing.

I would love to see the focus of the remodel be centered around a community center for Windham's youth and families.

I think the Windham community is in desperate need of a community center with a gym, classrooms, meeting rooms and pool. I'd agree to build a bigger lap pool somewhere else, but worry that it may not be a priority because of costs.

Can't afford to pay more. Windham needs to live within a budget just like the rest of us. It's hard on retirement income to pay for everything now.

These proposals are unnecessary

no

I highly support the addition of a pool. We are a lakeside community and there is high need. When my children we small, I needed to drive to Portland to obtain swim lessons for them. Space availability came after local need was met. I urge space and funds be devoted to increased public access to programs, physical activity, education, and more. Not just the relocation of town offices.

Stop over spending and raising taxes!!!

I strongly oppose the idea of the town acquiring the middle school building. Taxpayers in this town cannot afford additional long-term financial commitments. Even the estimated \$87 annual increase over 30 years does not reflect the full financial impact when you consider the many other future needs our town will face, including potential upgrades for the Police Department, Fire Department, and Public Works. These costs add up, and the town needs to look at the full financial picture before moving forward with a proposal like this. Many residents are already feeling the strain of rising expenses. There are already other places available in the community or nearby for residents to participate in activities, so acquiring and maintaining another large facility should not be a priority at this time.

Consider an indoor track for the community. This could provide a safe walking/running option for residents

Thanks to the previous Town Council and School Committee the town has over developed at an unsustainable rate and needs to stop overspending. It's time Town Services take a back seat and suck it up by continuing to work from the facilities they presently work from. When a Town government tells you that buying a building that WE ALREADY OWN for \$1 THAT in itself IS a red flag that IF "purchased" for ONLY \$1 that they have free will to spend Willy-Nilly on any improvements and upgrades that would be needed to inhabit such building. I have been a Windham resident for nearly 8 years and what little trust I had in local government is gone. The present situation with OUR State Leadership from the Governor on down certainly doesn't help your cause to purchase & rehab the old school. SHOULD this trend continue with escalating taxation I will be moving FROM the Once Great State of Maine to The Live Free or Die State of New Hampshire.

We dont need to be spending even more of our tax dollars for something my family and I will not benefit from.

I would like to see rooms for non-profit organizations (such as Historical Society) for programs, meetings, etc. at no cost. Fortunately for us, the town has a conference room we can use during the winter season. Also, as a member of the Windham Alumni Association, the annual banquet is held at the current Middle School's cafeteria - approx. 150 people attend. Just wanted to make sure this benefit does not fall between the cracks! Thanks for including me in your surveys - Susan Simonson, Windham Historical Society

I think it's important to have classrooms and space specifically for youth/teens and the older adults

create a town center somewhere to offset the strip mall appearance of Roosevelt Trial

A pool would be terrific

I guess I don't understand the full scope of the plan. If we move town offices and/or the library to the current building, what would we do with the existing buildings that house these offices? Would other departments utilize the space, or would existing buildings sit empty? Would those properties be sold off to offset the costs? It's tough to take a position without understanding the full vision, and the link on the next page is "still under construction" and does not provide further insights at this time.

Save money by not moving existing offices and buildings, but consider a small pool and recreation center to add new options in the town as affordable as possible.

Property taxes have risen enough lately. We don't need and cannot afford another tax hike at this time. Especially for things that aren't necessary right now. Move the town library into the old school and expand it. No new taxes necessary.

Swimming for seniors as well. Fitness classes for seniors like aqua aerobics

Indoor walking track would be awesome.

Would love a full parks and recreation space for town sports, fitness classes, town dances for school aged kids. I would also love to see a renovated library with more resources and classes, a full children's area with program, a creater space (3D printer, cricuit, sewing machines etc).

Youth sports, adult Ed, community services, rental space for events.

Stop wasting money

All for improving the town but the cost of living is outpacing people's income. People are often told to live within their means but it's important the town does as well.

Someplace for tweens and teens to go to do stuff

[Additional survey reports](#)