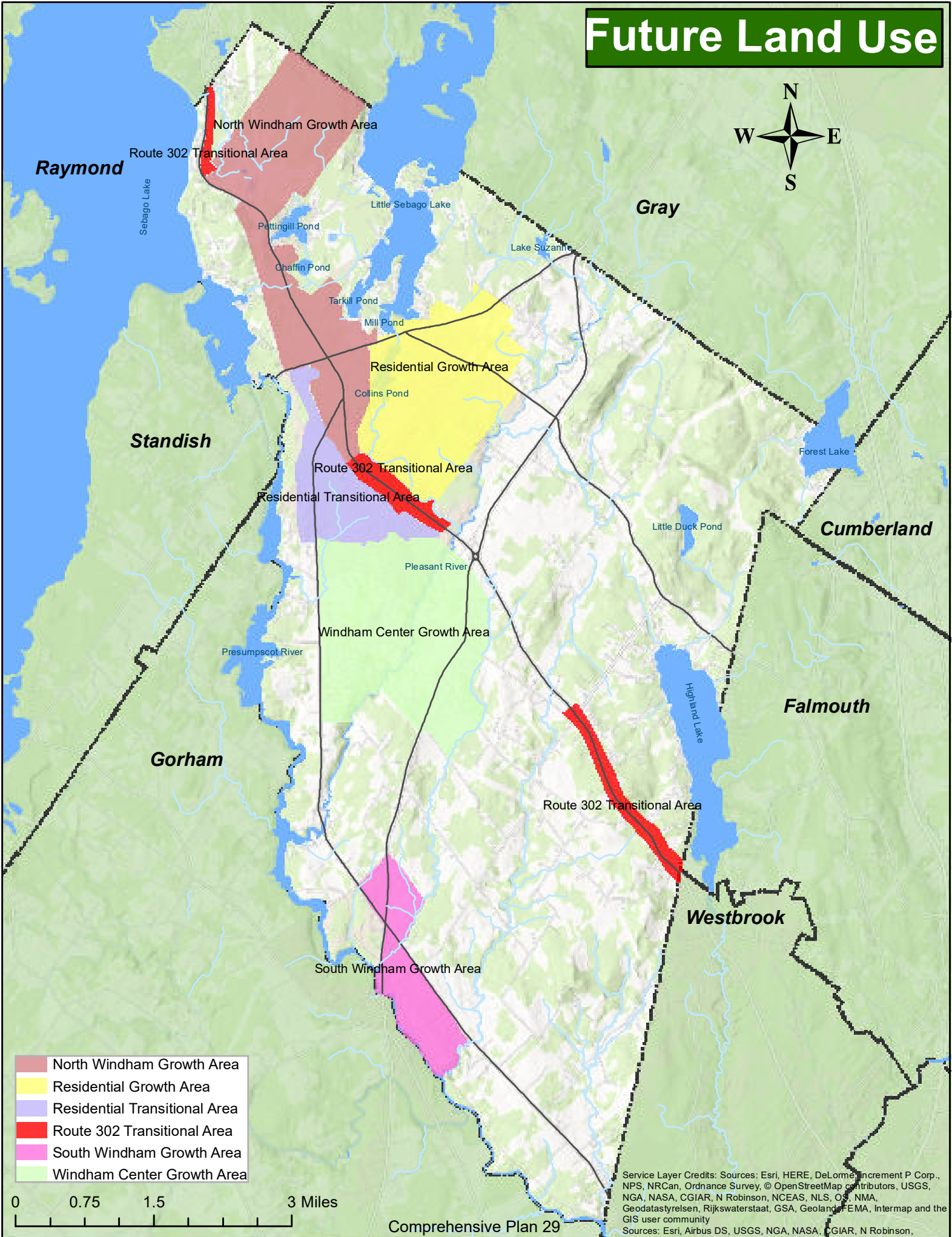
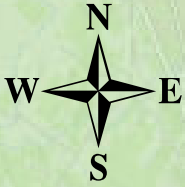


Future Land Use



- North Windham Growth Area
- Residential Growth Area
- Residential Transitional Area
- Route 302 Transitional Area
- South Windham Growth Area
- Windham Center Growth Area

0 0.75 1.5 3 Miles

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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson,

North Windham Growth Area. This area is envisioned to be the active mixed use district described in the Tour through Windham section above. It includes the commercial center of Windham, which is what most people think of when they think of North Windham, ~~but it also includes the area along Route 302 from north of the Pleasant River and the relatively undeveloped areas behind Enterprise Drive and the Sebago Heights Subdivision near the town line with Raymond.~~

Residential Growth Area. This area is generally bound by Route 115 (Tandberg Trail), Route 302 (Roosevelt Trail) and the Pleasant River. This area contains the established neighborhoods around Varney Mill Road. There are some wonderful open fields, forests and working lands, including North Star Sheep Farm within this area, and some of these areas are worthy of long term protection from development pressure. By and large, though, this area is an appropriate place to focus residential development within and around the existing built-up areas as well as some local-scale commercial development.

Windham Center Growth Area. The areas of town known as Windham Hill and Popeville are included in this area, which is generally located between River Road and Route 202 (Gray Road), north of Swett Road and south of the Rotary at Routes 302/202 and south of Otterbrook Drive off River Road. As noted above, this area serves as the civic core of the community and as such, more walkable, connected residential development should be encouraged in this area.

South Windham Growth Area. The South Windham Growth Area includes the area that most people think of as “the Village” between the Presumpscot River and the properties on both sides of the Mountain Division Trail, and down High Street to about Androscoggin Street. In addition, the Growth Area includes the additional areas between Route 202 (Gray Road) to Mallison Falls Road and the Correctional Center property on the west side of River Road and the areas between Newhall Road and ~~Chute Road~~ **Black Brook** on the east side of River Road. Additional higher density residential development is appropriate in this area of Windham, especially in the areas in the vicinity of the existing sewer system. Local and village-scale commercial development should also be encouraged in this area.

Residential Transition Area. This area is sandwiched between the North Windham and Windham Center Growth Areas. It is currently characterized by low to moderate residential development, which is appropriate for this area for the planning horizon of this plan.

Route 302 Transition Area. This area is characterized by a mix of residential and commercial development lining Route 302 in three (3) areas: 1) from the town line with Westbrook to about the Albion Road intersection; 2) from just west of the Rotary to about the Brookhaven Drive and Pope Road intersections; and 3) from about the Claman Drive intersection to the town line with Raymond. Maintaining traffic flow on Route 302 ~~south of the Rotary~~ is important, so this area is not an appropriate location to encourage or incentivize additional non-residential development or high-impact commercial businesses. Development at the current pace and intensity levels are appropriate for this planning period, but design standards should apply to all new development in this highly visible and highly traveled section of Route 302.