

**Goals and Policies  
by Inventory Chapter**

High Priority = undertake project in 1-2 years  
Lower Priority = undertake project in 3+ years  
Ongoing = Change in practice or process

						Priority	Responsibility of Implementation
<b>Future Land Use Plan</b>							
					1 To coordinate the community's land use strategies with other local and regional land use planning efforts.		
			1.a		Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	High	Staff
					2 To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.		
			2.a		Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	High	Town Council, Long Range Planning Committee
			2.b		Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.	High	Long Range Planning Committee
			2.c		Track new development in the community by type and location.	High	Long Range Planning Committee, Staff
			2d		Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	High	Long Range Planning Committee, Staff
					3 To support the level of financial commitment necessary to provide needed infrastructure in growth areas.		
			3.a		Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	High	Town Council, Long Range Planning Committee
					4 To establish efficient permitting procedures, especially in growth areas.		
			4.a		Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Ongoing	Town Council
					5 To protect critical rural and critical waterfront areas from the impacts of development.		
			5.a		Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Ongoing	Town Council

Historical & Archaeological Resources						
				1 Protect to the greatest extent practicable the significant historic and archaeological resources in the community.		
			1.a	For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation	Ongoing	Staff
			1.b	Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Ongoing	Staff
			1.c	Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	Ongoing	Staff
				2 Identify and build public awareness of Windham's most significant historical resources and structures.		
			2.a	Work with the Windham Historical Society to complete the historic building and site inventory started by the Society.	Lower	Town Council, Staff
			2.b	Use the mapping provided by the MHPC showing potential prehistoric archeological resources as the basis for a professional survey of the highlighted areas.	Lower	Staff
			2.c	Identify historic resources with signage at the street. According to members of the Historical Society, there were signs installed by the Town to identify between 30-40 historic sites and buildings many decades ago. Over the years, this signage has not been maintained or gone missing for all but a few locations.	High	Town Council, Staff
				3 Protect Windham's most significant historic resources and structures.		
			3.a	Work with the Windham Historical Society, land trusts and private property owners to permanently protect significant historic buildings and sites through acquisition or listing in the National Register of Historic Places.	Lower	Town Council, Staff
			3.b	Re-establish the Historic Preservation Commission in order to update and implement the Historic Preservation Ordinance.	Lower	Town Council, Staff
Water & Natural Resources						
				1 To protect current and potential drinking water sources		
				2 To protect significant surface water resources from pollution and improve water quality where needed.		
				3 To protect water resources in growth areas while promoting more intensive development in those areas.		
				4 To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.		
				5 To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.		
				6 To conserve critical natural resources in the community.		
				7 To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.		

			7.a	Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:		
				i. Maine Stormwater Management Law and Maine Stormwater Regulations (Title 38 MSRA 420-D and 06-096 CMR 500 and 502).	Ongoing	Staff
				ii. MaineDEP allocations for allowable levels of phosphorous in Lake/Pond watersheds.	Ongoing	Staff
				iii. Maine Pollution Discharge Elimination System Stormwater Program	Ongoing	Staff
			7.b	Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	High	Staff
			7.c	Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	N/A	N/A
			7.d	Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	High	Town Council, Staff
			7.e	Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine	Ongoing	Staff
			7.f	Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	Ongoing	Staff
			7.g	Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Ongoing	Staff
			7.h	Provide educational materials at appropriate locations regarding aquatic invasive species.	Lower	Staff
			7.i	Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	High	Staff
			7.j	Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Lower	Staff
			7.k	Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation	Ongoing	Staff

			7.l	Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	Ongoing	Staff
			7.m	Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	Ongoing	Staff
			7.n	Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	High	Town Council, Long Range Planning Committee, Staff
			7.o	Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	Ongoing	Staff
<b>Agriculture &amp; Forestry</b>						
<b>1 To safeguard lands identified as prime farmland or capable of supporting commercial forestry.</b>						
			1.a	Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	Ongoing	Staff
			1.b	Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Ongoing	Staff
			1.c	Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	N/A	N/A
			1.d	Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	N/A	N/A
			1.e	Create an Open Space Plan for the Town that identifies the most important working farms forest lands in Windham. Properties identified should be targeted for preservation of productive capacity.	High	Long Range Planning Committee
<b>2 To support farming and forestry and encourage their economic viability.</b>						
			2.a	Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	Ongoing	Staff
			2.b	Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	Ongoing	Staff
<b>3 To establish programs that incentivize keeping farms and forest lands in production.</b>						

			3.a	Create a program that is funded annually to create and build-up a source of funding for the purchase of development rights or of land as opportunities present themselves to the community. This fund could be used as matching funds when working grant money or funding sources from other organizations.	High	Town Council
			3.b	Encourage owners of productive farm and forest land to enroll in the current use taxation program	Ongoing	Staff
<b>Economy</b>						
			1 To support the type of economic development activity the community desires, reflecting the community's role in the region.			
			1.a	Enact or amend local ordinances to reflect the desired scale, design, intensity and location of future economic development.	High	Long Range Planning Committee
			1.b	Continue to implement the Town's Economic Development Strategic Plan, and update this plan every 5 years.	Ongoing	Town Council, Windham Economic Development Corporation
			2 To make a financial commitment to support desired economic development, including needed public improvements			
			2.a	Assign responsibility and provide financial support for economic development activities to the Windham Economic Development Corporation.	Ongoing	Town Council
			2.b	Identify the mechanisms to be considered to finance public investments that support economic development (local tax dollars, creating a tax increment financing district , a Community Development Block Grant or other grants, bonding, impact fees, development districts, etc.)	Ongoing	Town Council, Staff
			2.c	Develop a Capital Improvement Plan (CIP) that includes infrastructure projects in order to prioritize needed investments, allows the Town to incorporate local improvements with outside agency projects, (including MaineDOT, Portland Water District) and plan for required funding needs over time.	High	Town Council, Staff
			2.d	Focus on implementing existing and future plans that support economic development and create a true sense of place in North Windham, Windham Center and South Windham.	High	Town Council, Long Range Planning Committee, Staff
			2.e	Implement the 21 <sup>st</sup> Century Plan in a manner that creates a true town center.	High	Town Council, Staff
			2.f	Develop neighborhood or district plans for Windham Center and South Windham.	Lower	Long Range Planning Committee
			3 To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.			
			3.a	Participate in any regional economic development planning efforts.	Ongoing	Windham Economic Development Corporation, Staff
<b>Housing</b>						
			1 To encourage and promote adequate workforce housing to support the community's and region's economic development.			

			1.a	Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	Lower	Town Council, Staff
			2 To ensure that land use controls encourage the development of quality affordable housing, including rental housing			
			2.a	Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road width or provide incentives such as density bonuses to encourage the development of affordable/workforce housing.	High	Town Council, Long Range Planning Committee, Staff
			2.b	Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Ongoing	Town Council, Staff
			2.c	Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	Ongoing	Town Council, Staff
			3 To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs			
			3.a	Create or continue to support a community affordable/workforce housing committee or regional affordable housing coalition.	Lower	Staff
			3.b	Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	Ongoing	Staff
			<b>Recreation, Parks &amp; Open Space</b>			
			1 To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.			
			1.a	Develop a Recreation and Open Space plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	High	Long Range Planning Committee
			1.b	Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	Ongoing	Staff, Parks and Recreation Advisory Committee
			1.c	Prioritize the build-out of Donnabeth Lippman Park per the Master Plan.	High	Staff, Parks and Recreation Advisory Committee
			2 To preserve Open Space for Recreational use as appropriate.			
			2.a	Identifying land for preservation should be included as part of the recreation and open space plan suggested in Strategy 1.1.	High	Long Range Planning Committee
			2.b	Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	High	Staff, Parks and Recreation Advisory Committee

			2.c	Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use. Title 14, M.R.S.A. §159-A.	High	Staff, Parks and Recreation Advisory Committee
			3 To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing and swimming and work with nearby property owners to address concerns.			
			3.a	Use the list of water bodies identified in the "Water Access Needs" section of this chapter as a starting point to prioritize proactive Town efforts related to additional public access .	Lower	Long Range Planning Committee
			3.b	Work with land trusts, lake associations, and landowners to establish new access points to Windham's lakes and ponds.	Ongoing	Staff, Parks and Recreation Advisory Committee
			4 Build new facilities to serve an expanding demand and a growing population.			
			4.a	Build a Community/Recreation Center. Note that the effort required to determine the size, services, and facilities of such a Center may or may not be part of a Recreation and Open Space Plan.	High	Town Council
			4.b	Identify and obtain land in order to build an Outdoor Field complex as part of a Recreation and Open Space Plan.	High	Town Council
			4.c	Build more playgrounds within walking distance of existing neighborhoods. This can be implemented through the subdivision process, or through the Recreation Capital Plan for properties identified in a Recreation and Open Space Plan.	Ongoing	Staff, Parks and Recreation Advisory Committee
			5 Preserve open spaces, forests, and agricultural lands important to the residents of Windham			
			5.a	Develop a Recreation and Open Space Plan to further detail and prioritize recreation needs and to create a framework for evaluating land to be preserved for environmental, scenic, cultural/historic, or agricultural and forestry purposes..	High	Long Range Planning Committee
			5.b	Establish a program for the preservation of land important to the people of Windham, similar to the state's Land for Maine's Future program, in order to contribute to the conservation of high priority conservation lands, establish points for public access to water and preserve agricultural land. This program should receive funds from the Town every budget cycle.	High	Town Council
			5.c	Maximize property tax reduction programs to the full extent allowed by state law to encourage and incentivize the private provision of open space, forested lands, and agricultural operations.	Ongoing	Town Council
			<b>Transportation</b>			
			1 To safely and efficiently preserve or improve the transportation system.			

			1.a	Implement recommendations from 21 <sup>st</sup> Century Plan including raised medians with either landscaping or a stamped pattern where feasible to improve traffic and vehicle movement and provide refuge space for pedestrians. These medians also assist with traffic calming and improve the aesthetic quality of the area.	High	Town Council, Staff
			1.b	Implement recommendations from the 21 <sup>st</sup> Century Plan to encourage the buildout of a local street network in North Windham in order to encourage more walking between homes and businesses in the area and to allow more vehicular trips to take place without having to use the existing Routes 302, 115 or 35.	High	Town Council, Staff
			1.c	Work with local businesses and property owners to modify driveway locations that are unsafe or unnecessarily contribute vehicle turning movements in the corridor.	High	Town Council, Staff
			1.d	Additional planning for the Windham Center and South Windham Village areas should be undertaken using an approach that considers future land use goals, similar to the 21 <sup>st</sup> Century Downtown Plan for North Windham.	Lower	Long Range Planning Committee
			1.e	Maintain, enact, or amend local ordinances as appropriate to address or avoid conflicts with the policy objective of the Sensible Transportation Act (23 M.R.S.A Sec. 73), state access management regulation pursuant to 23 M.R.S.A Sec. 704, and state traffic permitting regulations for large developments pursuant to 23 M.R.S.A. Sec. 704-A	Ongoing	Town Council, Staff
			1.f	Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	Ongoing	Town Council, Staff
			2 To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.			
			2.a	Develop a Town-wide Bicycle and Pedestrian Plan to address issues presented in the built-up and more rural parts of Windham. This plan should view the transportation system benefits and recreational benefits of walking and bicycling.	Lower	Long Range Planning Committee
			2.b	Sidewalks should be constructed on both sides of Roosevelt Trail/Route 302 and along Tandberg Trail/Route 35.	High	Town Council, Staff
			2.c	Amend ordinances to require the construction of sidewalks or the equivalent impact fee for all new roads constructed or reconstructed in Growth Areas. Sidewalks should be provided on both sides and crosswalks should be installed at all intersection locations.	High	Town Council, Staff
			2.d	Continue support of Bicycle Pedestrian ACE group working with GPCOG and Bicycle Coalition of Maine.	Lower	Staff



			2.e	Upgrade existing signalized intersections with crosswalks, ADA ramps, and pedestrian signals so that pedestrians can cross all approaches.	High	Town Council, Staff
			3 To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.			
			3.a			
			3.b	Continue to participate on regional planning projects and coordination with PACTS and the Greater Portland Council of Governments.	Ongoing	Staff
			3.c	Identify high-crash locations outside of the planning areas associated with the 21 <sup>st</sup> Century Plan and the Route 302 North Plan, and proactively coordinate with MaineDOT or PACTS on addressing the most serious safety issues.	High	Staff
			4 To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by promoting a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).			
			4.a	Develop procedures to implement the Complete Streets Policy adopted by the Town Council in 2014.	High	Staff
			5 Address the challenge that continued development along private roads presents to the provision of Town services for residents who live on these roads.			
			<b>Public Facilities &amp; Services</b>			
			1 To efficiently meet identified public facility and service needs.			
			1.a	Explore options for regional delivery of local services.	Ongoing	Town Council, Staff
			1.b	Continue to work with Raymond and St. Joeseeph's College on the provision of fiber optic broadband availability to the North Windham commercial area as a first step, with future expansion to other areas of the community as a possibility.	Ongoing	Windham Economic Development Corporation, Town Council
			2 To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.			
			2.a	Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Ongoing	Town Council, Staff
			2.b	Continue work to develop a wastewater system for North Windham that will allow the Town to meet its environmental, economic, and community development goals that will be financially acceptable to residents of the whole community.	High	Town Council, Staff
			2.c	Establish a water and sewer extension policy will ultimately serve the Town's designated growth areas with this infrastructure that will actually allow higher densities and more intense uses of property where it is desired.	High	Town Council, Staff
			2.d	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Ongoing	Town Council, Staff
			2.e	Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	Ongoing	Staff

