



WINDHAM OPEN SPACE MASTER PLAN

JANUARY 2021 DRAFT

ACKNOWLEDGMENT

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Parks & Recreation Advisory Committee
Highland Lake Leadership Team
Natural Resources Advisory Committee

SPECIAL THANKS TO STAKEHOLDERS FROM THE FOLLOWING ORGANIZATIONS:

Casco Bay Estuary Project
Collins Pond Association
Cumberland County Soil & Water District
Forest Lake Association
Highland Lake Association
Little Sebago Lake Association
Maine Farmland Trust
Mount Hunger Shore Road Association
New England Mountain Bike Association, Greater Portland Chapter
Presumpscot Regional Land Trust
Trout Unlimited, Sebago Chapter
Windham Drifters Snowmobile Club
Windham Troop 51, Scouts BSA
Windham Youth Sports Association

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EXECUTIVE SUMMARY

PURPOSE OF THIS MASTER PLAN

Windham has a deep history of working lands and traditional recreation assets that have made rural character essential to Windham's identity. While the town has seen incredible growth and development in recent years, much of the landscape is still scattered with working farms and rural lands. Windham is fortunate to have acquired over time, a large network of open space properties that have become significant assets to the community. This Open Space Master Plan highlights the importance of these assets to the community for both the recreational and environmental benefits, while also serving as a guide for the management and enhancement of the open space network in Windham. This document provides recommendations for town staff and policy makers on how to prioritize actions that have to do with open space in town, ranging from management plans of existing facilities to acquisitions of new properties and construction of additional facilities or access points.

Similar to much of the region, Windham has experienced significant development and population growth since the mid 1900s which has made open space planning even more critical. The community has identified through numerous planning efforts that predate this plan, that open space and rural character should be preserved in Windham. This open space plan will help protect

and prioritize the maintenance of farmland, large unfragmented blocks of land, water access, wildlife habitat, and recreation facilities. Through the planning process for this Open Space Master Plan, the community is able to think critically about how to manage and develop existing open spaces while identifying mechanisms to enhance the overall network of open spaces and connections.

The 2017 Comprehensive Plan identified that preservation of rural character and protection of important open spaces and scenic views are a top priority to Windham community members. The Comprehensive Plan includes recommendations to minimize the amount of growth and change in Windham's rural areas including taking initiative to work with partners to permanently protect important rural places. While this plan is the first comprehensive look at Windham's open space network of conservation and recreation assets in many years, it is also the first step in the implementation of the mentioned recommendations of the Comprehensive Plan.



Image: Town of Windham

OPEN SPACE AND RECREATION VISION FOR WINDHAM

The Town of Windham will work with partners to meet important conservation and recreational goals. The town will play a proactive role in the acquisition of new properties and assets and improvements to existing facilities that preserve rural character and functions such as protection of groundwater and surface water quality, protection of important habitats and large habitat blocks, and working lands. The town will also prioritize properties that provide a more diverse range of recreational opportunities for Windham residents in the future.

Open space and recreational opportunities will be integrated into existing neighborhoods and commercial areas to ensure equitable access to a range of places and activities.

SUMMARY OF RECOMMENDATIONS

Recommendations are broken into three major policy areas. These areas deal with the acquisition of new properties and development of new facilities, the improvement of existing properties and Open Space assets, and updating town policy and practices.

POLICY 1 – ACQUIRE NEW PROPERTIES & DEVELOP NEW FACILITIES

Windham needs to protect additional lands for conservation, water quality and recreational purposes. Windham also has a number of public properties that could be developed to provide water access or recreational opportunities.

Goal 1.1: Increase access to water, including lakes, ponds, and rivers

Goal 1.2: Develop linked, long-distance trail system

Goal 1.3: Focus large scale conservation efforts on East Windham and Southern Windham lands

Goal 1.4: Develop neighborhood-scale playgrounds and public spaces in underserved areas

Goal 1.5: Partner with youth sports programs on new playing field space and other needs

POLICY 2 – IMPROVE EXISTING PROPERTIES AND OPEN SPACE ASSETS

Windham has a handful of existing properties, including Donnabeth Lippman Park, Dundee Park, the Lowell Preserve and small recreational complex, and the town park next to the Public Safety Building that can serve a wider diversity of users and play a larger role in the community through additional programming, development, and facilities. Some of these parks have existing facilities plans that need to be updated and implemented.

Goal 2.1: Evaluate all existing Town properties for potential to contribute to Open Space and Recreation priorities

Goal 2.2: Maximize the diversity and mix of activities and uses available in each activity center

Goal 2.3: Formalize and protect existing open space and recreational assets

Goal 2.4: Management Plans for Town of Windham properties

Goal 2.5: Signage and Wayfinding

POLICY 3 – UPDATE POLICY AND PRACTICE

The Town has made great progress on Open Space and recreation policies in recent years, including changes to subdivision ordinances and adoption of new impact fees. There are some additional policy updates the Town Council should be thinking about next, in addition to practices that town staff can undertake to advance conservation and recreation goals.

Goal 3.1: Open Space Acquisition Policy

Goal 3.2: Enhance protections for surface waters and wetlands, especially in the watersheds of waterbodies most at risk of development and for streams and rivers

Goal 3.3: Develop and Maintain open space partnerships and relationships

Goal 3.4: Educate and incentivize private property owners to keep lands as undeveloped open space

Goal 3.5: Reorganize Town committees and volunteers to clarify roles and ensure good staff support

INTRODUCTION

Open space includes permanently protected public and private lands that provide recreational, environmental, and social value to Windham, as well as informal spaces that are used for recreation purposes. These lands may include:

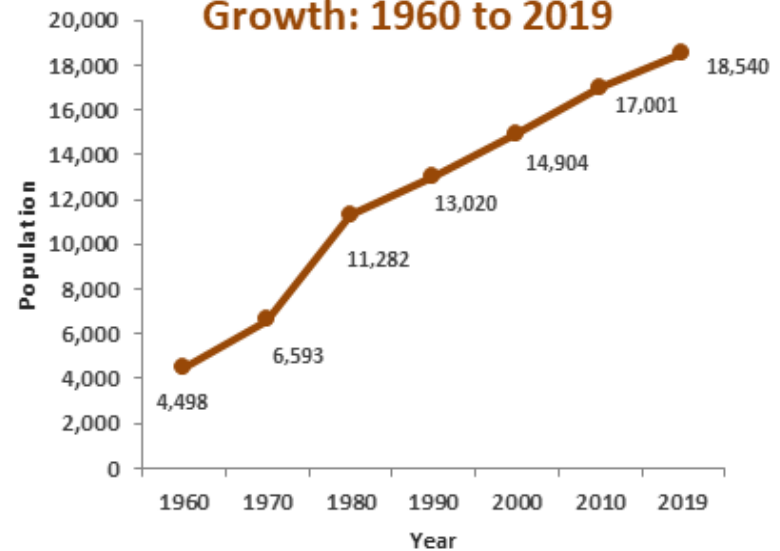
- **undeveloped spaces with natural resources, scenic resources & habitats;**
- **places to access rivers, ponds and lakes;**
- **conserved lands that protect water quality;**
- **working farmlands and woodlots; or**
- **developed parks, playgrounds and recreational fields**



These places provide physical access to recreational assets like trails, water, and fields or visual access to scenic views of water, fields and distant hills that provide a sense of rural character. Open spaces may be large properties that provide significant ecological value or small parcels of land within neighborhoods that serve as important community spaces.

Windham is located approximately 11 miles northwest of the City of Portland. The town has a significant land area of 47 square miles and a population density of 388.7 people per square mile, which is significantly lower density than neighboring Westbrook but higher than both Gray and Gorham directly south and north of Windham (ACS 2018). Since the mid 1900s, Windham has seen significant growth in both population and building development. As Figure 1 shows, the population has almost tripled in size since 1970 growing from 6,593 persons in 1970 to 18,540 in 2019 (US Census population estimates 2020).

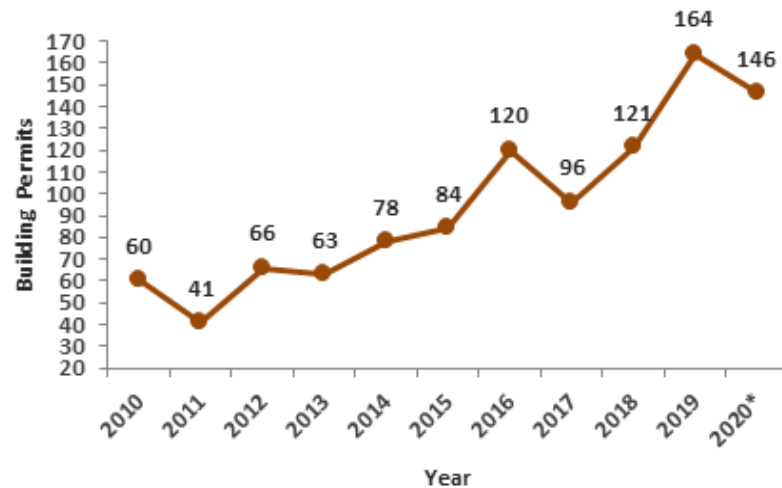
Figure 1. Windham Population Growth: 1960 to 2019



Images: Town of Windham

As the population has increased, so has development in Windham. As shown in Figure 2 below, dwelling unit permits per year have increased significantly since 2010. This growth has impacted the visual landscape of the community, need for public services, and school enrollment.

Figure 2. Dwelling Units permitted in Windham: 2010 to 2020



During the Comprehensive Plan public process, growth pressure and the subsequent loss of rural character were highlighted as critical challenges facing Windham. Without well-planned land use and an open space plan that helps direct growth to desired locations while targeting preservation and conservation in other parts of town, rural lands and open spaces can disappear at a rapid pace. While Windham is fortunate to have a vast network of open spaces and recreational access points, a lot of the town-owned properties and facilities have

been gifts to the town rather than the result of proactive and targeted policies and acquisitions. Additionally, some of the Windham open space network is not owned or managed by the town even though they are critical community assets, such as the Gambo Road Fields.

PROJECT APPROACH & PUBLIC PARTICIPATION

While this plan is the first comprehensive look at Windham's open spaces and recreational assets in recent years, it is important to highlight the prior planning work that has provided significant context to the recommendations outlined in this plan. Below is a list of relevant plans including municipal planning efforts such as the Comprehensive Plan, park management and master plans, as well as regional planning efforts from organizations such as Presumpscot Regional Land Trust and Casco Bay Estuary Project.

2017 WINDHAM COMPREHENSIVE PLAN

The Comprehensive Plan identifies four "Big Things" as important priorities for the town to focus on in the coming years. One of these "Big Things" is to "Invest in rural Windham." The Comprehensive Plan vision statement recognizes the balance of development and growth with preservation of open space and agricultural lands.

LAND CONSERVATION IN THE LOWER PRESUMPSCOT (2013)

One of the key objectives of this document was to create a common vision and agreed upon values across the region. The vision has been identified as: “We share a vision that future generations benefit from diverse and healthy terrestrial and aquatic habitat, high water quality, recreational access to natural areas, and vibrant, working woodlands and farms in the Presumpscot River Watershed. The watershed’s conservation community is strengthened through collaboration and successfully conserves land and implements strategies to achieve this vision.”

DONNABETH LIPPMAN PARK MASTER PLAN (2012)

This planning effort included a public process conducted in 2012 to identify a vision for the park.

WINDHAM PARKS AND RECREATION FACILITY SUMMARY (2012)

This facility study, completed in 2012, inventoried the parks and recreational facilities in town. The study includes the condition and recommended improvements of each facility.

FOREST STEWARDSHIP MANAGEMENT PLAN FOR LOWELL PRESERVE (2011)

This management plan, completed in 2011, was drafted for the 308-acre Lowell Preserve in Windham. The Lowell Preserve is home to miles of recreation trails as well as unfragmented habitat blocks.

RECREATIONAL FACILITIES AND OPEN SPACE: A NEEDS ANALYSIS (1988)

This need analysis, completed in 1988, was drafted to guide the Town on realistic recommendations for the current needs at the time. While the report is over 30 years old, it is interesting to note that back in 1988 development and growth pressures were still relevant.

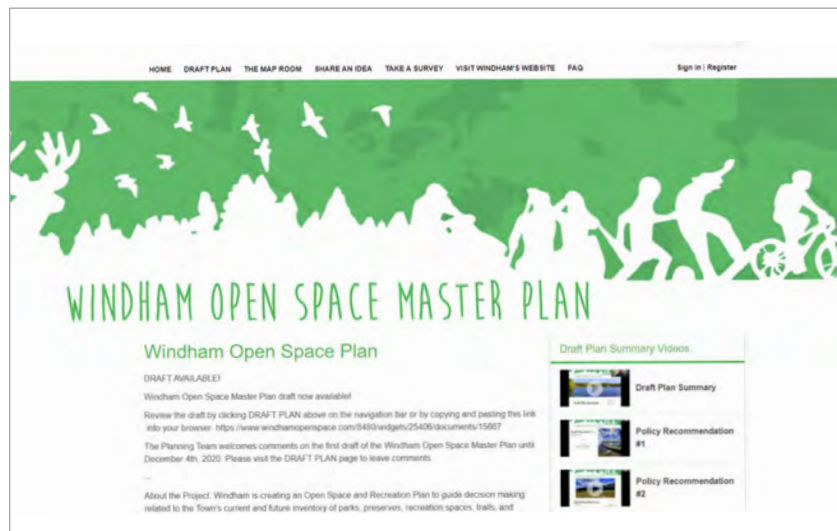
PUBLIC PROCESS OVERVIEW

The planning team conducted a public process as part of this open space plan. While the team has planned on public meetings and workshops in addition to a community-wide survey, the project kicked off just as the COVID-19 pandemic swept across the United States. Due to COVID-19 limiting in-person meetings, the planning team created an alternative public process that included an interactive website, community survey, online stakeholder focus groups, short informational videos, and virtual workshops.

INTERACTIVE WEBSITE

The launch of the Open Space Planning public outreach presented the planning team with a challenge. Around the same time this project kicked-off the COVID-19 pandemic was also beginning to spread throughout the country. The team quickly adjusted the public participation plan to include online, web based engagement. With the creation of an interactive website, community members were able to participate in an online survey, drop pins on a map of the town with associated comments, and provide “sticky note” like comments to influence the direction of this Open Space Master Plan.

The Windham Open Space website was also home to informative videos created by the planning team and stakeholder posted throughout the public participation process.



www.windhamopenspace.com



ONLINE COMMUNITY SURVEY

The Community Survey was published on the Open Space website. The goal of the survey was to identify the types of open space and recreation facilities that are used most frequently by the Windham community in addition to identifying the types of open spaces and recreation facilities that are needed. According to the community survey, hiking and walking trails and water access are the top activities enjoyed by the Windham community. When enjoying open spaces, survey respondents are looking to relax, unplug and decompress in addition to experiencing and observing nature.

Survey respondents highlighted the importance of preserving open space for protection of water quality, wildlife habitats, and passive recreation. Also important to survey respondents was the preservation of open spaces to manage growth and create available spaces for active recreation.

For a full summary of the survey see Appendix B.

STAKEHOLDER FOCUS GROUPS

The planning team contacted key stakeholder groups, as identified by the Long Range Planning Committee and Town Staff, to begin a conversation around open space, recreation, conservation, and preservation in Windham. The stakeholders that participated in the focus group online meetings included Lake Association representatives, recreation groups, conservation organizations, and environmental groups. A meeting agenda, full list of participants and meeting notes can be found in Appendix B of this report.

The planning team held three online zoom meetings, April 30th, May 1st, and May 5th. A few common themes began to emerge from all three meetings.

- **Public Water Access**
- **Coordination for Athletic Fields**
- **Water Quality & Aquifer Protection**
- **Connectivity**

PUBLIC WATER ACCESS

Public water access to the lakes in Windham is limited. The only public access to any of Windham's lakes and ponds is at Donnabeth Lippman Park (Chaffin Pond) and through a State-owned trailered boat launch on Little Sebago Lake, accessed through Mt. Hunger Shore Road. This boat launch has issues with parking, safety, road maintenance, and traffic throughout the season. Public water access is supported by many stakeholders and

public comments but is limited due to numerous factors ranging from funding to land available on water bodies.

COORDINATION FOR ATHLETIC FIELDS

Stakeholders that have a role in in-town recreation expressed the challenge around coordination of athletic fields. Because the town doesn't own the majority of in-town ball fields, there is often a conflict in availability for recreation programs.

WATER QUALITY & AQUIFER PROTECTION

Stakeholders from lake associations and environmental groups prioritized water quality as an important consideration in open space planning. This includes water quality of lakes, rivers, streams, tributaries, and aquifers. Erosion and stormwater runoff associated with development are major contributors to water quality issues, so special attention should be paid to riparian lands and buffers. There are also opportunities in Windham to preserve undeveloped lands in sensitive watershed.

CONNECTIVITY

Connectivity through Windham's open space network was highlighted as an important factor for both recreation and habitat preservation purposes. Connecting local and regional trail networks should be prioritized while also considering the acquisition of land adjacent to large, unfragmented habitat blocks.

VIRTUAL WEBINAR

On July 29, 2020 the planning team held a Webinar to present what we've heard from the public participation thus far. This included updates from the survey and stakeholder conversations. Based on the public input, the planning team presented the start of the framework to this plan. This included categories of recommendations:

- **Connections**
 - Open space or recreation assets
 - Other destinations
- **Access & Equity**
 - Availability
 - Distance
- **Management**
 - Individual properties
 - Multiple users
- **Conservation**
 - Habitats & Ecology
 - Working landscapes
 - Water quality
 - History & Culture



CURRENT OPEN SPACES

The following pages consist of various maps highlighting Windham's open space network, areas of high environmental value, and significant blocks of unfragmented lands.

MAP #1 WINDHAM HYDROLOGY & WATER ACCESS

MAP #2 WINDHAM HABITATS

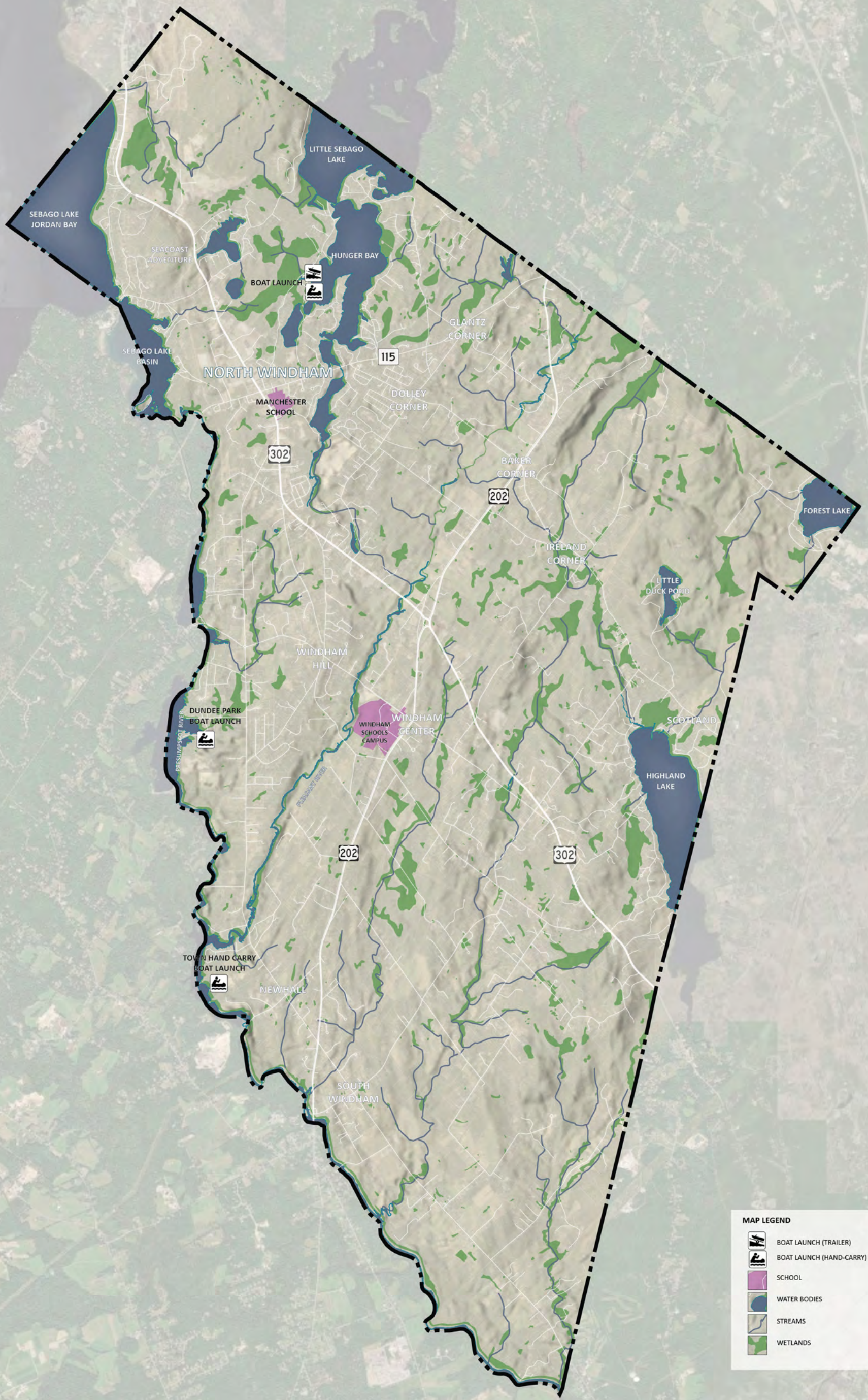
MAP #3 WINDHAM PARKS & CONSERVED LANDS

MAP #4 WINDHAM TRAILS & RECREATION

MAP #5 PRESUMPCOT REGIONAL LAND TRUST; REGIONAL COMBINED CONSERVATION VALUES HEAT MAP

MAP #6 WINDHAM BEGINNING WITH HABITAT; UNDEVELOPED HABITAT BLOCKS & CONNECTORS AND CONSERVED LANDS



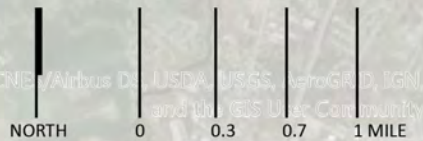


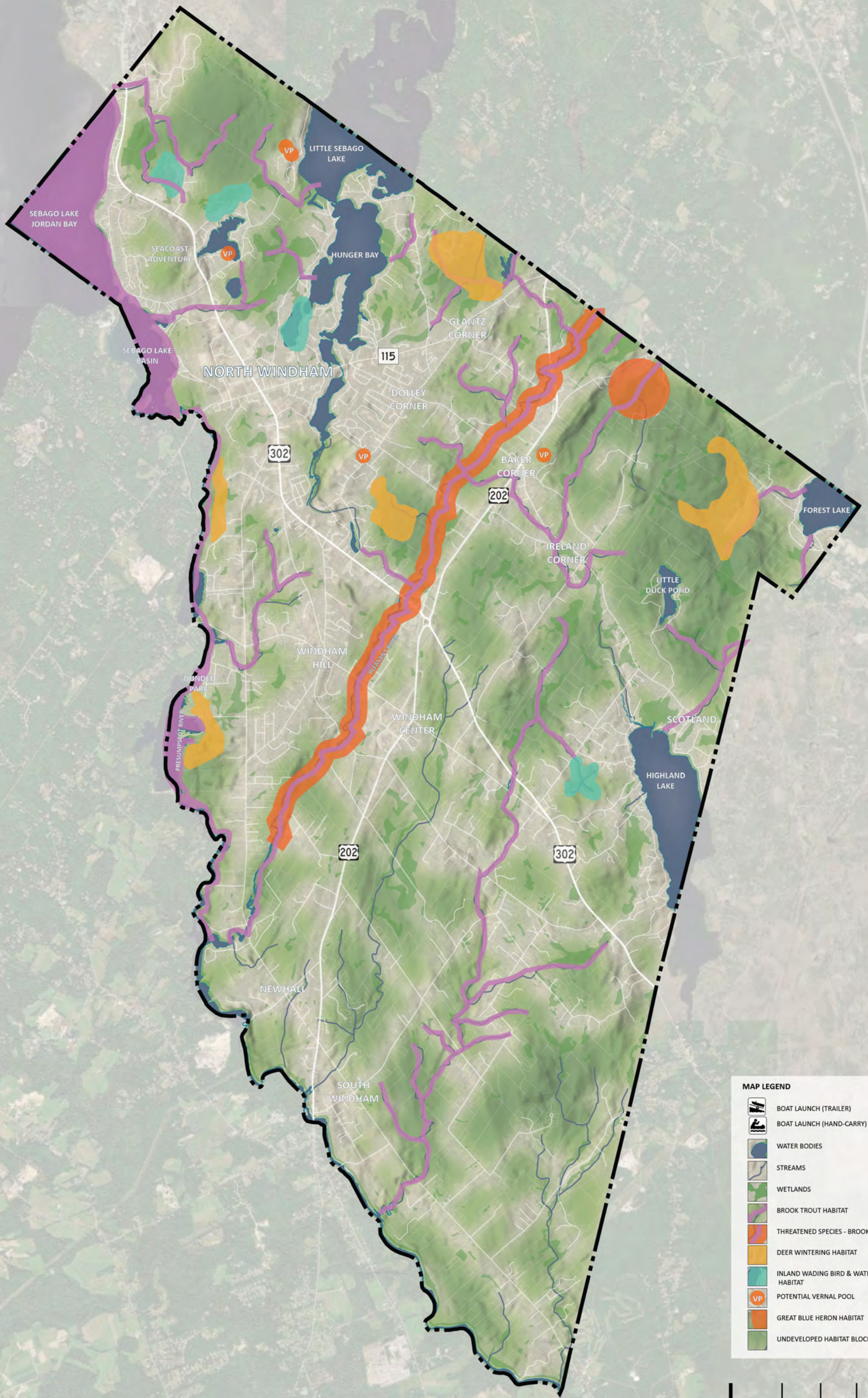
MAP LEGEND

- BOAT LAUNCH (TRAILER)
- BOAT LAUNCH (HAND-CARRY)
- SCHOOL
- WATER BODIES
- STREAMS
- WETLANDS

HYDROLOGY & WATER ACCESS

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



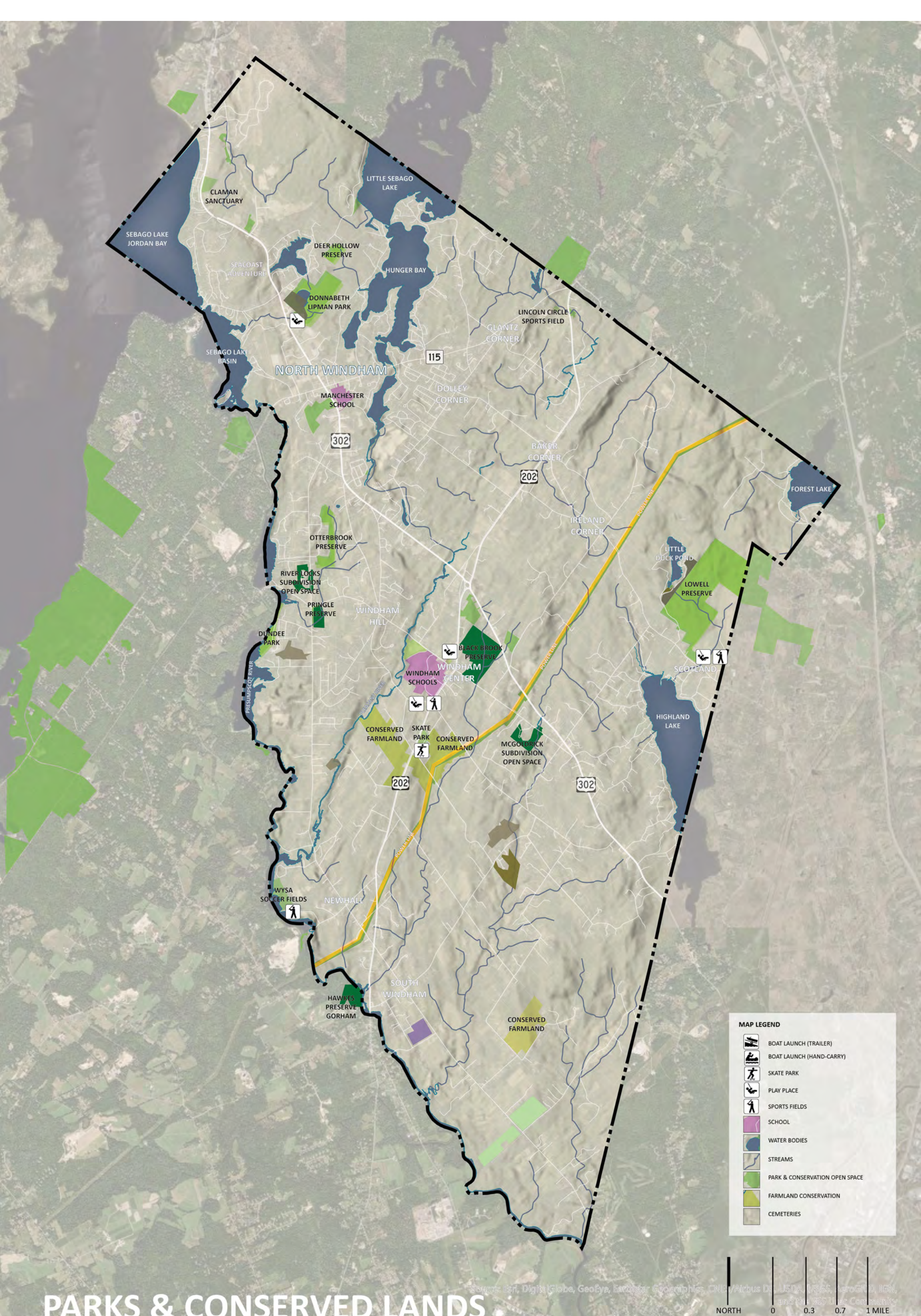


MAP LEGEND

- BOAT LAUNCH (TRAILER)
- BOAT LAUNCH (HAND-CARRY)
- WATER BODIES
- STREAMS
- WETLANDS
- BROOK TROUT HABITAT
- THREATENED SPECIES - BROOK FLOATER
- DEER WINTERING HABITAT
- INLAND WADING BIRD & WATERFOWL HABITAT
- POTENTIAL VERNAL POOL
- GREAT BLUE HERON HABITAT
- UNDEVELOPED HABITAT BLOCKS

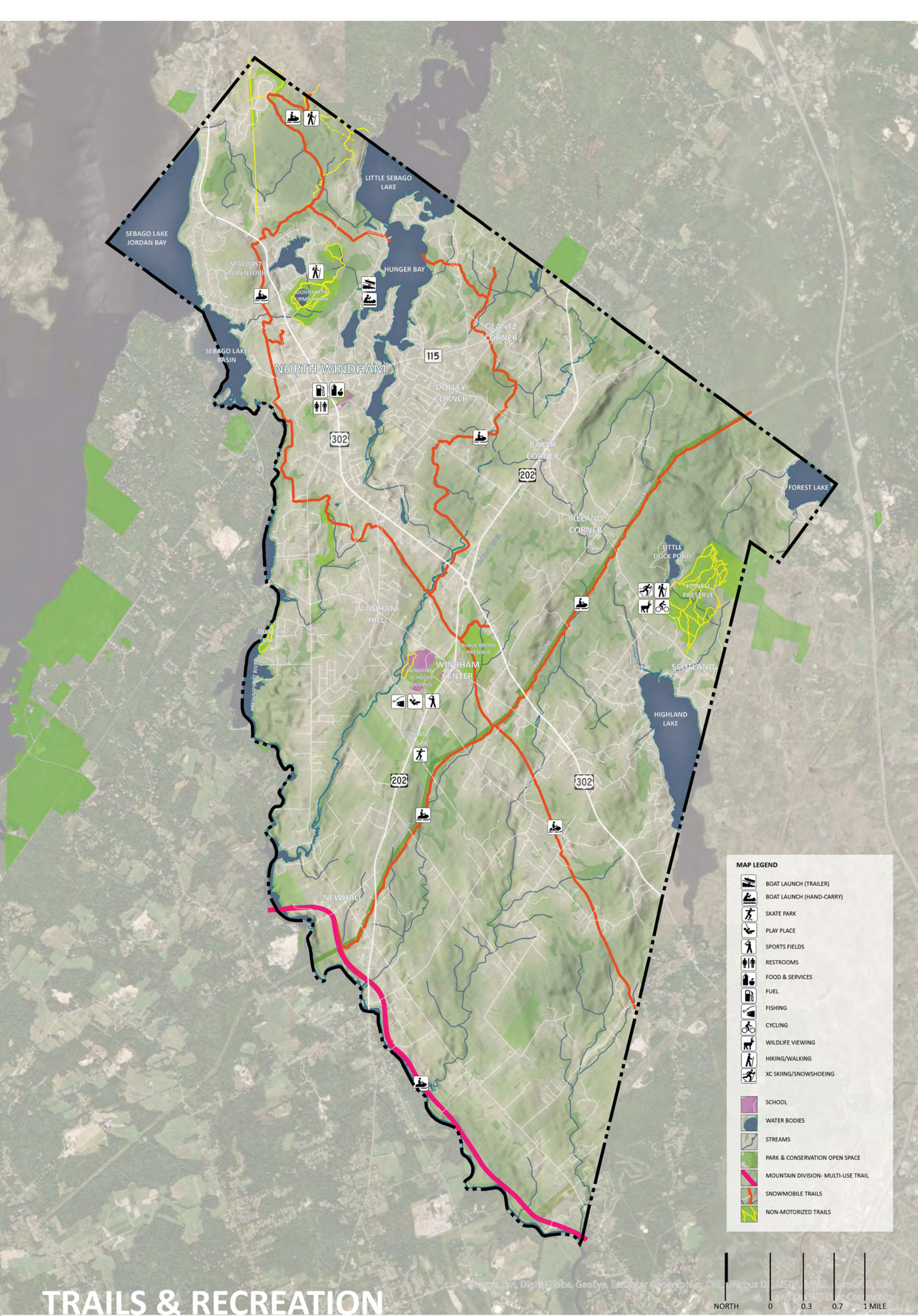
HABITAT





PARKS & CONSERVED LANDS



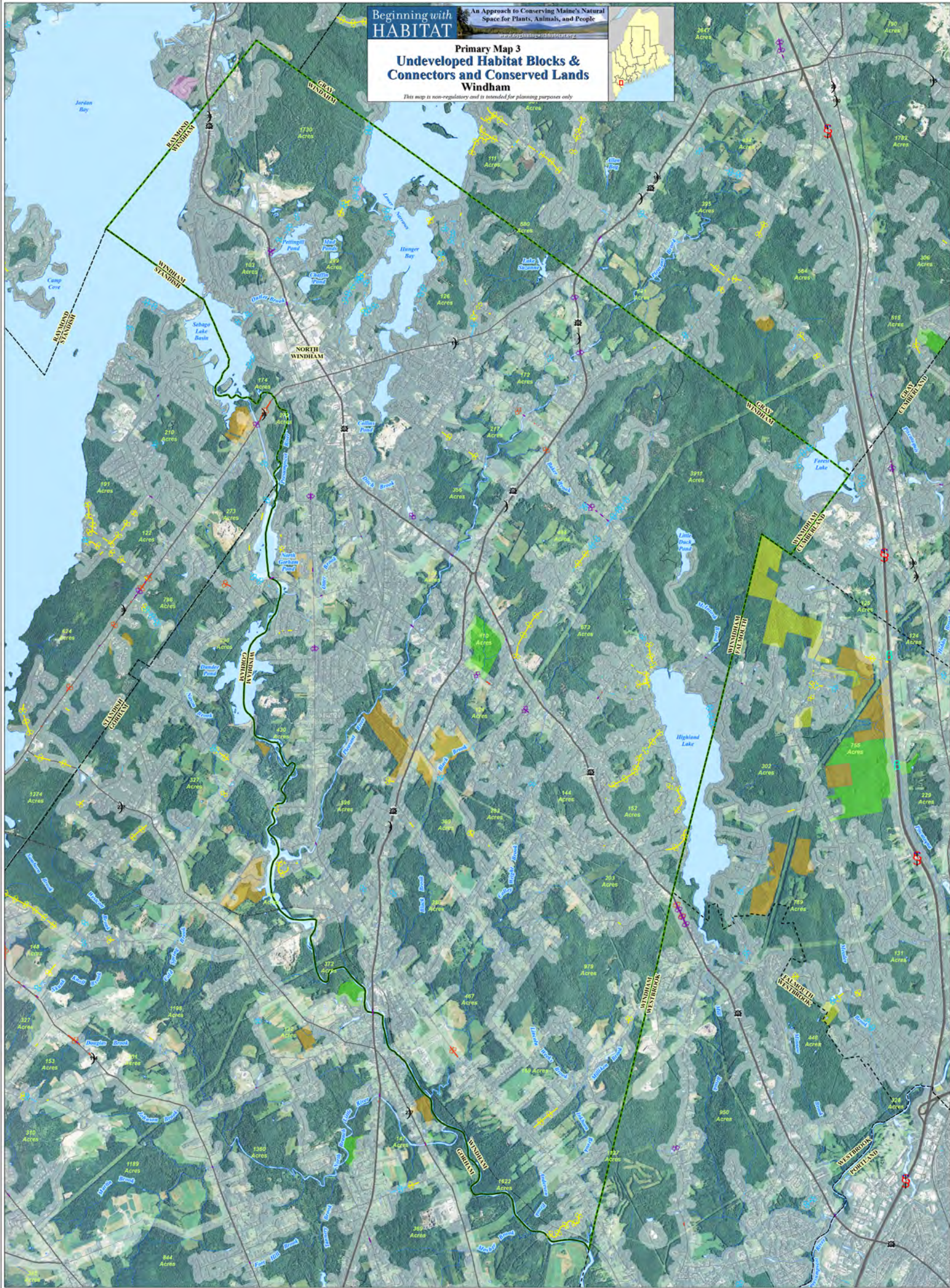


TRAILS & RECREATION



GIS-modeled Combined Conservation Values





LEGEND

This map highlights undeveloped natural areas likely to provide core habitat blocks and habitat connections that facilitate species movements between blocks. Undeveloped habitat blocks provide relatively undisturbed habitat conditions required by many of Maine's species. Habitat connections provide necessary opportunities for wildlife to travel between preferred habitat types in search for food, water, and mates. Roads and development fragment habitat blocks and can be barriers to moving wildlife. By maintaining a network of interconnected blocks towns and land trusts can protect a wide variety of Maine's species—both rare and common—to help ensure rich species diversity long into the future. Maintaining a network of these large rural open spaces also protects future opportunities for forestry, agriculture, and outdoor recreation.

- Organized Township Boundary
- Unorganized Township
- Selected Town or Area of Interest

Habitat Blocks

Development Buffer (pale transparency)
250-500 foot buffer around improved roads and developed areas based on development intensity.
Undeveloped Habitat Block
Remaining land outside of Development Buffers. Blocks greater than 100 acres are labeled with their estimated acreage.

Approximate Road Crossing Habitat Connections

Represented habitat connections identified through computer modeling highlight locations where quality habitat is likely to occur on both sides of a given road between undeveloped habitat blocks greater than 100 acres and between higher value wetlands. These representations are approximate and have not been field verified.

Undeveloped Block Connectors

Likely road crossing areas linking undeveloped habitat blocks greater than 100 acres. The threat of habitat fragmentation and animal mortality corresponds to traffic volume.
Yellow lines represent habitat road crossings with daily traffic volumes less than 2000 vehicles per day. Red lines represent habitat road crossings with daily traffic volumes greater than 2000 vehicles per day.

Riparian Connectors

Likely crossing locations for wetland dependent species moving between waterways and wetlands divided by roads.

Blue lines represent riparian road crossings with daily traffic volumes less than 2000 vehicles per day. Purple lines represent riparian road crossings with daily traffic volumes greater than 2000 vehicles per day.

Highway Bridge Connectors

Highway bridges along I-95 and I-295 that span riparian habitat connecting adjacent but separated habitat blocks. These are locations where species are likely to take advantage of infrastructure to move between habitat blocks.

Conserved Lands

The State of Maine's conserved lands database includes lands in federal, state, and non-profit ownership. It does not include many privately owned conservation lands, especially those protected by local land trusts, or town owned conservation lands. For the most accurate and current information about land ownership, consult with the local assessor and/or other local land management agencies. If public access potential to any of the properties displayed here is uncertain, landowners should be contacted to determine if permission is necessary.

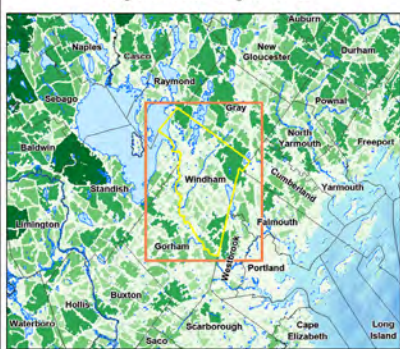
Ownership Type (transparent layers)

- Federal**
National parks, forests, and wildlife refuges. (Includes Canadian conserved lands.)
- State**
Wildlife Management Areas and other properties managed by the Department of Inland Fisheries and Wildlife, state parks, and parcels managed by the Bureau of Parks & Lands.
- Municipal**
Town parks, athletic fields, community forests, etc.
- Private Conservation**
Properties owned and managed by private (usually non-profit) organizations such as The Nature Conservancy, Maine Coast Heritage Trust, Trust for Public Land, and local land trusts.
- Easement**
Voluntary legal agreements that allow landowners to realize economic benefit by permanently restricting the amount and type of future development and other uses on all or part of their property as they continue to own and use it.

Aerial Imagery

Aerial imagery is often the best tool available to visualize existing patterns of development and resulting changes in the natural landscape. By depicting undeveloped habitat blocks, habitat connectors and conserved lands with aerial photos, the map user can more easily identify opportunities to expand the size and ecological effectiveness of local conservation efforts.

Regional Undeveloped Blocks



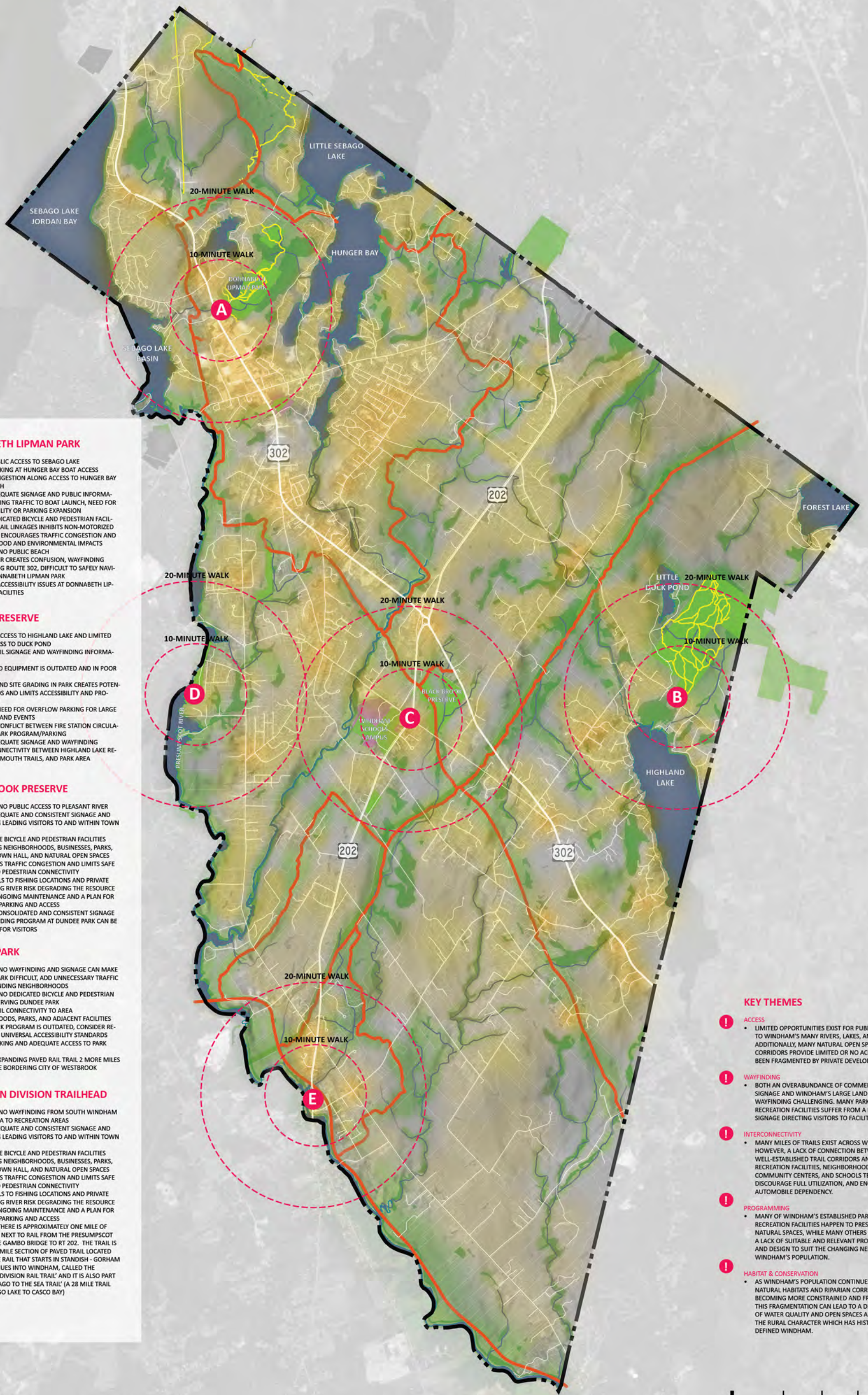
Data Sources

DATA SOURCE INFORMATION
TOWNSHIP BOUNDARIES
Maine Office of GIS: mshp24 (2013)
ROADS
Maine Office of GIS, Maine Department of Transportation: medotpub (2013)
HYDROLOGY
U.S. Geological Survey: NHD_Maine (2012)
UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER, CONNECTORS
Maine Department of Inland Fisheries and Wildlife
CONSERVATION LANDS
Bureau of Parks and Land, Land Use Regulatory Commission, Department of Inland Fisheries and Wildlife: conserved_land (2014)
AERIAL IMAGERY
U.S. Department of Agriculture: NAIP 2013 - state-wide 1-meter color orthomography
DATA SOURCE CONTACT INFORMATION
Maine Office of GIS - <http://www.maine.gov/regs/catalog/>
Maine Natural Areas Program - <http://www.maine.gov/doc/mnmap/>
Maine Dept. of Inland Fisheries & Wildlife - <http://www.maine.gov/ifw/>
Maine Department of Transportation - <http://www.maine.gov/medot/>
Maine Department of Environmental Protection - <http://www.maine.gov/dep/>
DIGITAL DATA REQUEST
To request digital data for a town or organization, visit our website:
http://www.beginningwithhabitat.org/the_maps/gis_data_request.html

OPEN SPACE CHALLENGES & CONSTRAINTS

The next page shows a map of Windham that begins to identify challenges and constraints throughout town.





A DONNABETH LIPMAN PARK

1. LIMITED PUBLIC ACCESS TO SEBAGO LAKE
2. LIMITED PARKING AT HUNGER BAY BOAT ACCESS
3. TRAFFIC CONGESTION ALONG ACCESS TO HUNGER BAY BOAT LAUNCH
4. LACK OF ADEQUATE SIGNAGE AND PUBLIC INFORMATION DIRECTING TRAFFIC TO BOAT LAUNCH, NEED FOR SHARED FACILITY OR PARKING EXPANSION
5. LACK OF DEDICATED BICYCLE AND PEDESTRIAN FACILITIES AND TRAIL LINKAGES INHIBITS NON-MOTORIZED ACCESS AND ENCOURAGES TRAFFIC CONGESTION AND NEIGHBORHOOD AND ENVIRONMENTAL IMPACTS
6. LIMITED OR NO PUBLIC BEACH
7. SIGN CLUTTER CREATES CONFUSION, WAYFINDING ISSUES ALONG ROUTE 302, DIFFICULT TO SAFELY NAVIGATE TO DONNABETH LIPMAN PARK
8. POTENTIAL ACCESSIBILITY ISSUES AT DONNABETH LIPMAN PARK FACILITIES

B LOWELL PRESERVE

1. NO PUBLIC ACCESS TO HIGHLAND LAKE AND LIMITED PUBLIC ACCESS TO DUCK POND
2. LIMITED TRAIL SIGNAGE AND WAYFINDING INFORMATION
3. PLAYGROUND EQUIPMENT IS OUTDATED AND IN POOR CONDITION
4. DRAINAGE AND SITE GRADING IN PARK CREATES POTENTIAL HAZARDS AND LIMITS ACCESSIBILITY AND PROGRAMMING
5. POTENTIAL NEED FOR OVERFLOW PARKING FOR LARGE BALLGAMES AND EVENTS
6. POTENTIAL CONFLICT BETWEEN FIRE STATION CIRCULATION AND PARK PROGRAM/PARKING
7. LACK OF ADEQUATE SIGNAGE AND WAYFINDING
8. LACK OF CONNECTIVITY BETWEEN HIGHLAND LAKE RESOURCE, FALMOUTH TRAILS, AND PARK AREA

C BLACK BROOK PRESERVE

1. LIMITED OR NO PUBLIC ACCESS TO PLEASANT RIVER
2. LACK OF ADEQUATE AND CONSISTENT SIGNAGE AND WAYFINDING LEADING VISITORS TO AND WITHIN TOWN FACILITIES
3. LACK OF SAFE BICYCLE AND PEDESTRIAN FACILITIES CONNECTING NEIGHBORHOODS, BUSINESSES, PARKS, SCHOOLS, TOWN HALL, AND NATURAL OPEN SPACES ENCOURAGES TRAFFIC CONGESTION AND LIMITS SAFE BICYCLE AND PEDESTRIAN CONNECTIVITY
4. SOCIAL TRAILS TO FISHING LOCATIONS AND PRIVATE TRAILS ALONG RIVER RISK DEGRADING THE RESOURCE WITHOUT ONGOING MAINTENANCE AND A PLAN FOR MANAGING PARKING AND ACCESS
5. LACK OF A CONSOLIDATED AND CONSISTENT SIGNAGE AND WAYFINDING PROGRAM AT DUNDEE PARK CAN BE CONFUSING FOR VISITORS

D DUNDEE PARK

1. LIMITED OR NO WAYFINDING AND SIGNAGE CAN MAKE LOCATING PARK DIFFICULT, ADD UNNECESSARY TRAFFIC TO SURROUNDING NEIGHBORHOODS
2. LIMITED OR NO DEDICATED BICYCLE AND PEDESTRIAN FACILITIES SERVING DUNDEE PARK
3. LIMITED TRAIL CONNECTIVITY TO AREA NEIGHBORHOODS, PARKS, AND ADJACENT FACILITIES
4. DUNDEE PARK PROGRAM IS OUTDATED, CONSIDER RE-EVALUATING UNIVERSAL ACCESSIBILITY STANDARDS
5. LIMITED PARKING AND ADEQUATE ACCESS TO PARK FACILITIES
6. CONSIDER EXPANDING PAVED RAIL TRAIL 2 MORE MILES TO MEET THE BORDERING CITY OF WESTBROOK

E MOUNTAIN DIVISION TRAILHEAD

1. LIMITED OR NO WAYFINDING FROM SOUTH WINDHAM VILLAGE AREA TO RECREATION AREAS
2. LACK OF ADEQUATE AND CONSISTENT SIGNAGE AND WAYFINDING LEADING VISITORS TO AND WITHIN TOWN FACILITIES
3. LACK OF SAFE BICYCLE AND PEDESTRIAN FACILITIES CONNECTING NEIGHBORHOODS, BUSINESSES, PARKS, SCHOOLS, TOWN HALL, AND NATURAL OPEN SPACES ENCOURAGES TRAFFIC CONGESTION AND LIMITS SAFE BICYCLE AND PEDESTRIAN CONNECTIVITY
4. SOCIAL TRAILS TO FISHING LOCATIONS AND PRIVATE TRAILS ALONG RIVER RISK DEGRADING THE RESOURCE WITHOUT ONGOING MAINTENANCE AND A PLAN FOR MANAGING PARKING AND ACCESS
5. THE TRAIL: THERE IS APPROXIMATELY ONE MILE OF PAVED TRAIL NEXT TO RAIL FROM THE PRESUMPSCOT RIVER AT THE GAMBO BRIDGE TO RT 202. THE TRAIL IS PART OF A 5 MILE SECTION OF PAVED TRAIL LOCATED NEXT TO THE RAIL THAT STARTS IN STANDISH - GORHAM AND CONTINUES INTO WINDHAM, CALLED THE 'MOUNTAIN DIVISION RAIL TRAIL' AND IT IS ALSO PART OF THE 'SEBAGO TO THE SEA TRAIL' (A 28 MILE TRAIL FROM SEBAGO LAKE TO CASCO BAY)

KEY THEMES

- ACCESS**
 - LIMITED OPPORTUNITIES EXIST FOR PUBLIC ACCESS TO WINDHAM'S MANY RIVERS, LAKES, AND STREAMS. ADDITIONALLY, MANY NATURAL OPEN SPACE CORRIDORS PROVIDE LIMITED OR NO ACCESS OR HAVE BEEN FRAGMENTED BY PRIVATE DEVELOPMENT.
- WAYFINDING**
 - BOTH AN OVERABUNDANCE OF COMMERCIAL SIGNAGE AND WINDHAM'S LARGE LAND AREA MAKE WAYFINDING CHALLENGING. MANY PARKS AND RECREATION FACILITIES SUFFER FROM A LACK OF CLEAR SIGNAGE DIRECTING VISITORS TO FACILITIES.
- INTERCONNECTIVITY**
 - MANY MILES OF TRAILS EXIST ACROSS WINDHAM. HOWEVER, A LACK OF CONNECTION BETWEEN WELL-ESTABLISHED TRAIL CORRIDORS AND PARKS, RECREATION FACILITIES, NEIGHBORHOODS, COMMUNITY CENTERS, AND SCHOOLS TENDS TO DISCOURAGE FULL UTILIZATION, AND ENCOURAGES AUTOMOBILE DEPENDENCY.
- PROGRAMMING**
 - MANY OF WINDHAM'S ESTABLISHED PARKS AND RECREATION FACILITIES HAPPEN TO PRESERVE VALUABLE NATURAL SPACES, WHILE MANY OTHERS SUFFER FROM A LACK OF SUITABLE AND RELEVANT PROGRAMMING AND DESIGN TO SUIT THE CHANGING NEEDS OF WINDHAM'S POPULATION.
- HABITAT & CONSERVATION**
 - AS WINDHAM'S POPULATION CONTINUES TO GROW, NATURAL HABITATS AND RIPARIAN CORRIDORS ARE BECOMING MORE CONSTRAINED AND FRAGMENTED. THIS FRAGMENTATION CAN LEAD TO A DEGRADATION OF WATER QUALITY AND OPEN SPACES AND LOSS OF THE RURAL CHARACTER WHICH HAS HISTORICALLY DEFINED WINDHAM.

CHALLENGES & CONSTRAINTS

NEED FOR ACCESS AND EQUITY

There are several key open space properties in the community that provide a range of experiences and activities, including Donnabeth Lippman Park, the Lowell Preserve/East Windham property and Dundee Park. These larger properties offer a lot of options to visitors, but rely on people to arrive by car. There are many residential areas in Windham that do not have nearby or walkable access to publicly available open space or recreation opportunities. Locating play structures and inviting public open spaces in proximity to underserved areas like the densely settled Varney Mill Road area or in South Windham Village will add to the quality of these places.

Thinking about not only underserved geographies is important, but so is thinking of traditionally underserved populations. There are many places in Windham where residents do not have access to a big suburban backyard or don't enjoy the traditional open access to the woods and fields that Windham residents may have benefited from in the past. Additionally, there are special considerations to keep in mind when designing open space system improvements for Windham's youngest residents, oldest residents, and residents who may have limited mobility or other physical needs that can't be met in many public locations today.



DIVERSIFY OPEN SPACE ACTIVITIES

Many of Windham's open space and recreation properties are multi-use, meaning they provide opportunities for multiple user groups on the same piece of land or at the same location. Examples of this include the Gambo Road Fields, home to Windham Youth Soccer and other sports teams while also providing hand-carry boat access to the Presumpscot River and access to the Mountain Division Trail; Lowell Preserve, where Windham Little League plays, includes a playground and access to miles of trails throughout the preserve. When there are diverse recreational opportunities in Windham there are also diverse user-groups.

Increasing the number of user groups has an important implication on the maintenance and operations of each Open Space asset. More open space uses, and more types of open space uses, increases the number of people feeling ownership and responsibility for these places. A location such as Lowell Preserve is used by many, which means there are multiple groups and organizations that have an interest in maintaining and protecting the property. This contribution can help the town grow their open space network, while working with user groups to maintain properties.

One key area in which this has played out in Windham is the need to protect the water quality of Windham's lakes and ponds. Various lake associations have been struggling to maintain water quality in the face of challenges from invasive plants and nutrient loading due to stormwater

runoff. With very limited public access to these lakes and ponds, it is very difficult to build a coalition of residents and resource users beyond people who own shorefront properties. Despite the efforts of well organized lake associations to make improvements on the ground and raise the issue with the Town Council, it can be difficult to get residents town wide, or even within the watershed, to make changes that will benefit these important resources.



LOOK AT UNDERSERVED AREAS

Windham is fortunate to have multiple hubs of open space and recreation facilities. As part of this planning process, properties, facilities, and trails have been inventoried and mapped. While, much of the town is in close proximity to open spaces and recreation areas; certain facilities are more robust and better maintained than others. Considering specific hubs of concentrated recreation opportunities is very useful, but Windham should also think about places in town where there is a lack of access and identify underserved areas and neighborhoods where residents are unable to walk or bike to open space, or the facilities in their part of town are less safe or less maintained than other, further away facilities. South Windham Village is an example of an area that has significant opportunity for additional access to recreation and safer facilities.



SIGNAGE AND WAYFINDING

As shown on the Windham Open Space Inventory map (map #1), Windham has a network of open spaces and recreation facilities that span the entire town. According to the community survey, of the respondents who do not use Windham open space and recreation facilities, the primary reason was that they did not know what was available and where places were located. Until the drafting of this plan, Windham lacked a comprehensive map of all open space properties including recreation facilities. As a way to increase awareness of the types of spaces and their locations, all accessible to the public, the community must create approachable maps and cohesive signage throughout town.



NEED FOR CONNECTIONS AND NETWORKS

Many of Windham's open space assets have some type of trail network, but for the most part, these are a system of internal trails that do not connect to the wider community or other open spaces in town or destinations outside Windham.

LINEAR OPEN SPACES TO CREATE CONNECTIONS

Some of the highest value lands for water quality and important habitat connections are the riparian areas associated with rivers, brooks, and streams. These lands associated with water provide not only the important rural functions listed above, they can provide important recreational opportunities in the form of points of access to flowing waters and the opportunity for longer trails to connect places in the community.

A great example of the start of such a system is along the Pleasant River. Even though there is no formal public access to the river, there is an opportunity to access the river at every road crossing in an informal, uncoordinated system of access. For example, at the Route 302 crossing, there is a small parking area on private property, at the Windham Center Road crossing spaces have been paved for riverside access, and other locations provide wide sandy shoulders at the most for access. Downstream from the Windham Center Road Crossing, on a mix of private property, Town property, and RSU 14 property, there is a system

of trails along the river. These are comprised of informal fisherman trails, a cross country race trail maintained by school groups, and a trail from the school campus down to the river as part of the wastewater treatment system. There is no signage for any of these assets, and none of the access is formalized or permanently secured as points of access or trail networks.

Utility corridors crisscross Windham in the form of electrical transmission lines and petroleum and natural gas pipelines. The corridors traverse the length of the town in all directions. They range in condition from steep, muddy, and rutted maintenance pathways that are usable only by all terrain vehicles, to relatively flat and walkable connections.



Together, there are ready made off-street trail network. They are used today mostly by the adventurous. If the town works to partner with utility companies to receive public easements and with targeted improvements and signage, the system would be much more accessible to the general public.

The Mountain Division Trail is a well used facility, a paved multiuse trail from where it crosses Route 202/Main Street in South Windham, north over the Presumpscot into Gorham and beyond. There is a great local loop that can be made with the paved trail in Gorham connecting Shaw Park, the Land Trust's Gambo Preserve, back across the river on the pedestrian bridge to Gambo Road in Windham to the trailhead at the WYS soccer fields.



There is an opportunity to expand the paved trail next to the rail for two additional miles through South Windham, along the Presumpscot River, to the Westbrook border. This trail corridor is also called the Sebago to the Sea Trail. An improved, paved trail connection would provide recreational and potentially bike commuter options to South Windham residents.

NETWORKS OF CONNECTED OPEN SPACE RESOURCES

Groups of open space assets that are in proximity to each other amplify the value of each individual asset. Building on the ideas of diverse types of places and ways to connect and access open spaces indicated above, open spaces can do more and function better when considered as part of a broader network.

The rural areas of Windham as identified in the Comprehensive Plan, make up a large portion of Windham's land area, and are characterized by large, unbroken blocks of undeveloped areas, like the wooded area in East Windham around Forest Lake and Little Duck Pond or the areas of fields and woods around Canada Hill and Highland Cliff Road in southern Windham. These places provide important rural functions like groundwater recharge areas, wildlife habitats like deer wintering areas and water bird habitats, as well as farmland, woodlots and other rural economy uses. These areas also provide opportunities for sporting and recreation activities based on trails and playing field areas.



Protection of larger areas of land in these places can support many compatible goals. For example, low impact uses like hiking and biking trails are compatible with landscape preservation and permanently protected working landscapes are compatible with hunting and fishing access. Additionally, having open fields and pasture in proximity to wooded and wetland areas provides a more diverse mix of habitats for wildlife. Bringing more people to working landscapes and nearby properties can strengthen the viability of full time agricultural operations through for-profit recreational activities like bike parks or winter recreational opportunities as well as opportunities for direct from farm sales.

Of course, there are some situations and times of year when certain uses are not compatible with the land. For example, unfettered public access

to farms or working woodlots can pose safety issues for the public or damage sensitive soils and agricultural crops in the springtime or wet times of year. The town should keep this in mind when preparing management plans for certain open space properties.

In more built up areas of Windham, generally designated as places where much of the community's future growth and development should be appropriately focused, different open space goals should have priority. In the built up areas of Windham, more structured assets like play structures and community gathering places should be considered. These should be places for people to find community connections and for recreational opportunities within and close by growing neighborhoods.



NEED TO ENGAGE AN ECOSYSTEM OF PARTNERS AND VOLUNTEERS

The Town of Windham needs to take a leading role in proactively addressing open space and recreational needs, but there is no need for the Town to be solely responsible for all of the recommendations in this plan. There are many organizations both within the town and involved with work in the region and around the state who are working to increase conserved lands, preserve water quality, maintain and develop trail networks, increase water access, and create youth sports facilities. These stakeholders have a vested interest in Windham open spaces and are all potential partners in helping the community meet its own goals.

The town must continue developing a network of partner groups who are working towards goals similar to those identified in this plan. When this network of groups and organizations aligns on common goals and targets, more complex and significant projects can be completed and multiple funding streams can be leveraged.

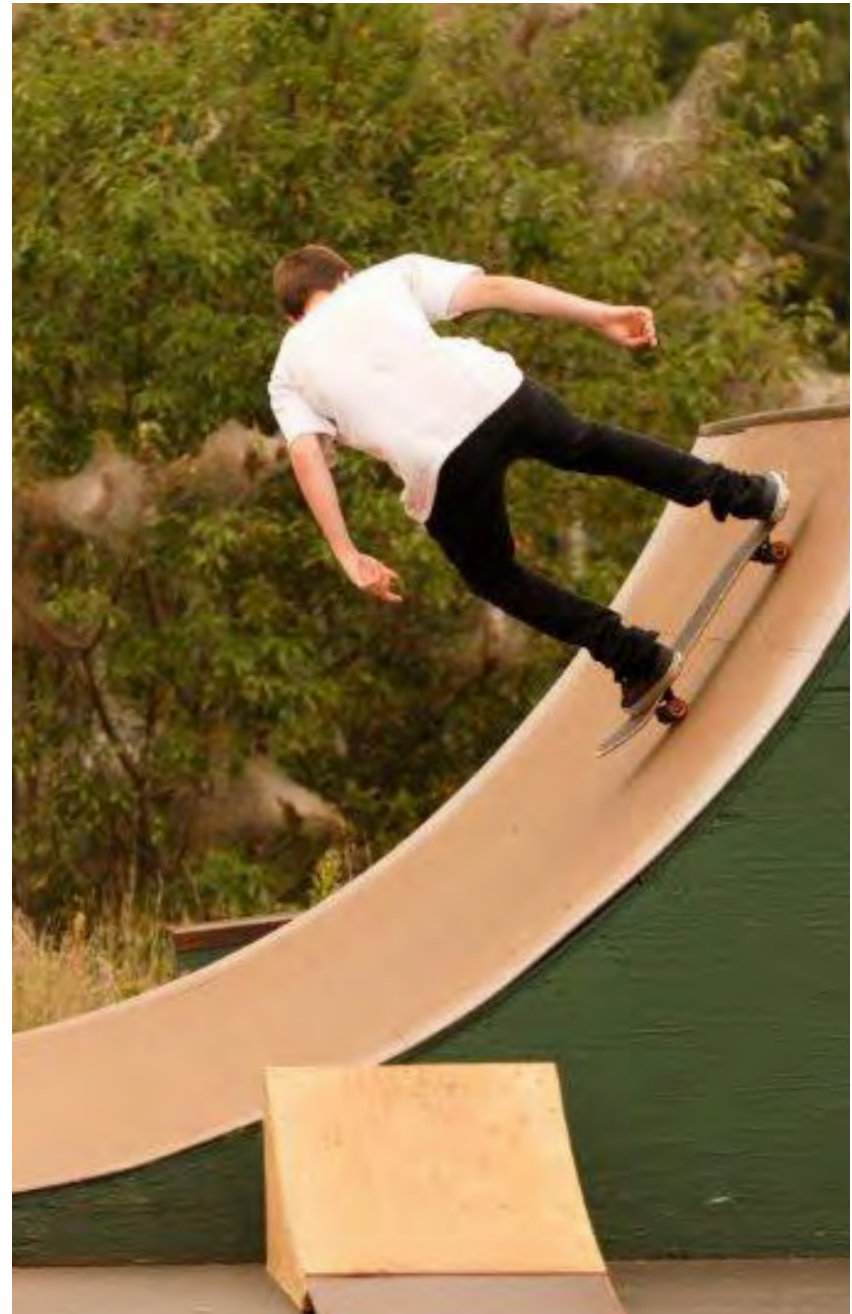


OPEN SPACE PRIORITIES & OPPORTUNITIES

There are many opportunities for Windham to enhance the existing open space network and facilities. Because Windham is geographically a large area consisting of 47 square miles, this plan breaks down the opportunities and priorities into “activity centers” throughout town. Each activity center is concentrated around an existing hub of open space and/or recreation facilities. In addition to two Rural Character Preservation Zones, there are four activity centers shown on the Opportunities map on the next page:

- **North Windham**
- **Lowell Preserve**
- **Windham Center**
- **South Windham**

Within each activity center, this plan identifies opportunities for added or extended connections, additional or enhanced facilities, targeted management plans, acquisitions, access, and signage or wayfinding. This is one way of organizing geographically specific recommendations of this plan.





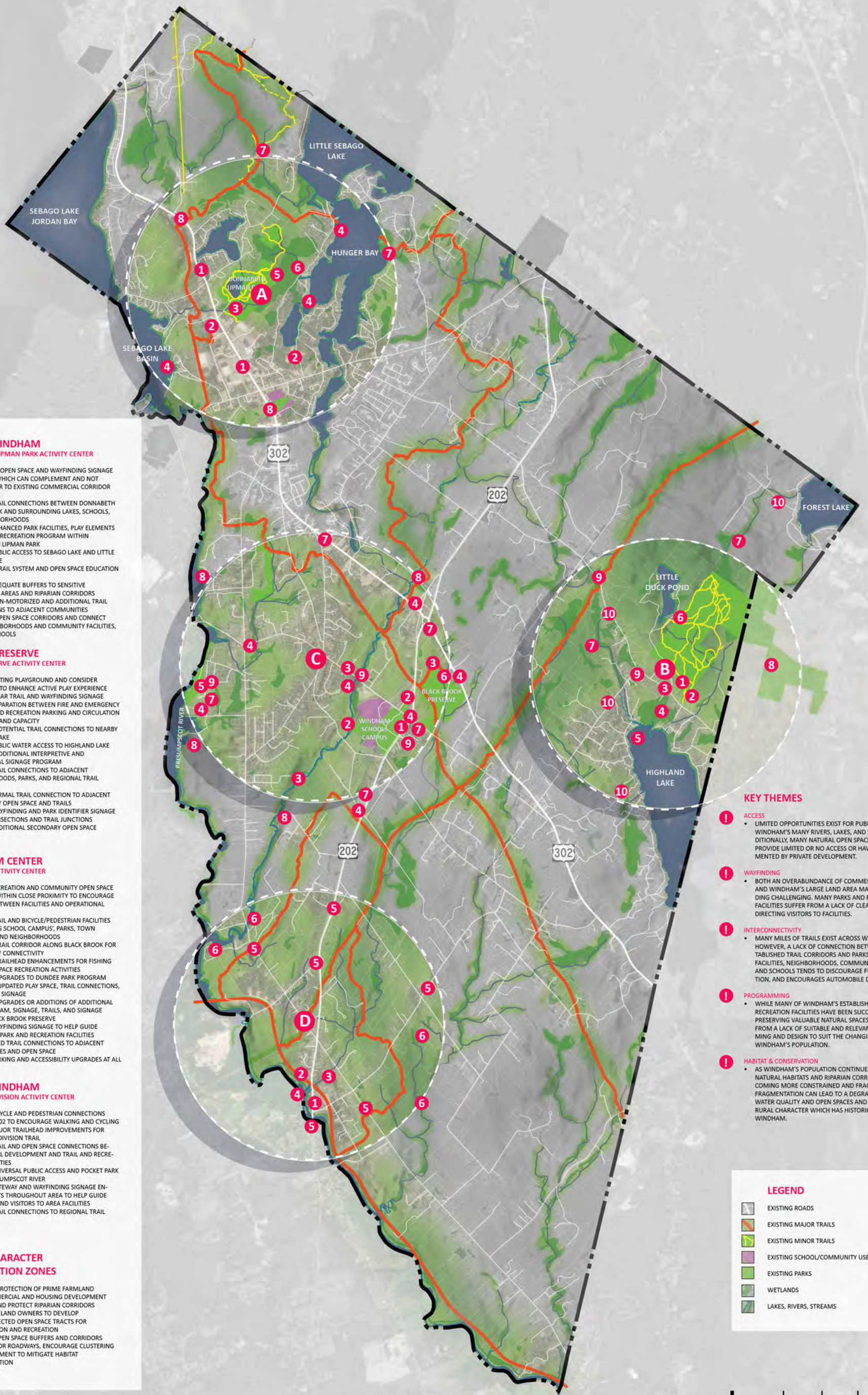
ACTIVITY CENTERS

WINDHAM OPEN SPACE MASTER PLAN



NORTHSTAR
PLANNING

ALA
ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN



A NORTH WINDHAM
DONNABETH LIPMAN PARK ACTIVITY CENTER

1. IMPLEMENT OPEN SPACE AND WAYFINDING SIGNAGE PROGRAM WHICH CAN COMPLEMENT AND NOT ADD CLUTTER TO EXISTING COMMERCIAL CORRIDOR SIGNAGE
2. PROVIDE TRAIL CONNECTIONS BETWEEN DONNABETH LIPMAN PARK AND SURROUNDING LAKES, SCHOOLS, AND NEIGHBORHOODS
3. PROVIDE ENHANCED PARK FACILITIES, PLAY ELEMENTS AND ACTIVE RECREATION PROGRAM WITHIN DONNABETH LIPMAN PARK
4. PROVIDE PUBLIC ACCESS TO SEBAGO LAKE AND LITTLE SEBAGO LAKE
5. AUGMENT TRAIL SYSTEM AND OPEN SPACE EDUCATION PROGRAM
6. PROVIDE ADEQUATE BUFFERS TO SENSITIVE ECOLOGICAL AREAS AND RIPARIAN CORRIDORS
7. PROVIDE NON-MOTORIZED AND ADDITIONAL TRAIL CONNECTIONS TO ADJACENT COMMUNITIES
8. MAINTAIN OPEN SPACE CORRIDORS AND CONNECT PARK, NEIGHBORHOODS AND COMMUNITY FACILITIES, SUCH AS SCHOOLS

B LOWELL PRESERVE
LOWELL PRESERVE ACTIVITY CENTER

1. UPDATE EXISTING PLAYGROUND AND CONSIDER REGRAVING TO ENHANCE ACTIVE PLAY EXPERIENCE
2. PROVIDE CLEAR TRAIL AND WAYFINDING SIGNAGE
3. EXAMINE SEPARATION BETWEEN FIRE AND EMERGENCY SERVICES AND RECREATION PARKING AND CIRCULATION FOR SAFETY AND CAPACITY
4. CONSIDER POTENTIAL TRAIL CONNECTIONS TO NEARBY HIGHLAND LAKE
5. PROVIDE PUBLIC WATER ACCESS TO HIGHLAND LAKE
6. CONSIDER ADDITIONAL INTERPRETIVE AND EDUCATIONAL SIGNAGE PROGRAM
7. PROVIDE TRAIL CONNECTIONS TO ADJACENT NEIGHBORHOODS, PARKS, AND REGIONAL TRAIL SYSTEM
8. PROVIDE FORMAL TRAIL CONNECTION TO ADJACENT COMMUNITY OPEN SPACE AND TRAILS
9. PROVIDE WAYFINDING AND PARK IDENTIFIER SIGNAGE AT KEY INTERSECTIONS AND TRAIL JUNCTIONS
10. PROVIDE ADDITIONAL SECONDARY OPEN SPACE TRAILHEADS

C WINDHAM CENTER
TOWN HALL ACTIVITY CENTER

1. CLUSTER RECREATION AND COMMUNITY OPEN SPACE PROGRAM WITHIN CLOSE PROXIMITY TO ENCOURAGE WALKING BETWEEN FACILITIES AND OPERATIONAL EFFICIENCY
2. PROVIDE TRAIL AND BICYCLE/PEDESTRIAN FACILITIES CONNECTING SCHOOL CAMPUS, PARKS, TOWN FACILITIES, AND NEIGHBORHOODS
3. CONSIDER TRAIL CORRIDOR ALONG BLACK BROOK FOR COMMUNITY CONNECTIVITY
4. CONSIDER TRAILHEAD ENHANCEMENTS FOR FISHING AND OPEN SPACE RECREATION ACTIVITIES
5. CONSIDER UPGRADES TO DUNDEE PARK PROGRAM INCLUDING UPDATED PLAY SPACE, TRAIL CONNECTIONS, KIOSKS, AND SIGNAGE
6. CONSIDER UPGRADES OR ADDITIONS OF ADDITIONAL PARK PROGRAM, SIGNAGE, TRAILS, AND SIGNAGE WITHIN BLACK BROOK PRESERVE
7. PROVIDE WAYFINDING SIGNAGE TO HELP GUIDE VISITORS TO PARK AND RECREATION FACILITIES
8. MAKE PHASED TRAIL CONNECTIONS TO ADJACENT COMMUNITIES AND OPEN SPACE
9. PROVIDE PARKING AND ACCESSIBILITY UPGRADES AT ALL PARKS

D SOUTH WINDHAM
MOUNTAIN DIVISION ACTIVITY CENTER

1. PROVIDE BICYCLE AND PEDESTRIAN CONNECTIONS ALONG RT. 202 TO ENCOURAGE WALKING AND CYCLING
2. PROVIDE MAJOR TRAILHEAD IMPROVEMENTS FOR MOUNTAIN DIVISION TRAIL
3. PROVIDE TRAIL AND OPEN SPACE CONNECTIONS BETWEEN INFILL DEVELOPMENT AND TRAIL AND RECREATION FACILITIES
4. PROVIDE UNIVERSAL PUBLIC ACCESS AND POCKET PARK ALONG PRESUMPSHOT RIVER
5. PROVIDE GATEWAY AND WAYFINDING SIGNAGE ENHANCEMENTS THROUGHOUT AREA TO HELP GUIDE RESIDENTS AND VISITORS TO AREA FACILITIES
6. PROVIDE TRAIL CONNECTIONS TO REGIONAL TRAIL SYSTEM

E RURAL CHARACTER
PRESERVATION ZONES

1. PRIORITIZE PROTECTION OF PRIME FARMLAND
2. LIMIT COMMERCIAL AND HOUSING DEVELOPMENT
3. PRESERVE AND PROTECT RIPARIAN CORRIDORS
4. WORK WITH LAND OWNERS TO DEVELOP INTERCONNECTED OPEN SPACE TRACTS FOR CONSERVATION AND RECREATION
5. PRESERVE OPEN SPACE BUFFERS AND CORRIDORS ALONG MAJOR ROADWAYS, ENCOURAGE CLUSTERING OF DEVELOPMENT TO MITIGATE HABITAT FRAGMENTATION

KEY THEMES

- ACCESS**
 - LIMITED OPPORTUNITIES EXIST FOR PUBLIC ACCESS TO WINDHAM'S MANY RIVERS, LAKES, AND STREAMS. ADDITIONALLY, MANY NATURAL OPEN SPACE CORRIDORS PROVIDE LIMITED OR NO ACCESS OR HAVE BEEN FRAGMENTED BY PRIVATE DEVELOPMENT.
- WAYFINDING**
 - BOTH AN OVERABUNDANCE OF COMMERCIAL SIGNAGE AND WINDHAM'S LARGE LAND AREA MAKE WAYFINDING CHALLENGING. MANY PARKS AND RECREATION FACILITIES SUFFER FROM A LACK OF CLEAR SIGNAGE DIRECTING VISITORS TO FACILITIES.
- INTERCONNECTIVITY**
 - MANY MILES OF TRAILS EXIST ACROSS WINDHAM. HOWEVER, A LACK OF CONNECTION BETWEEN WELL-ESTABLISHED TRAIL CORRIDORS AND PARKS, RECREATION FACILITIES, NEIGHBORHOODS, COMMUNITY CENTERS, AND SCHOOLS TENDS TO DISCOURAGE FULL UTILIZATION, AND ENCOURAGES AUTOMOBILE DEPENDENCY.
- PROGRAMMING**
 - WHILE MANY OF WINDHAM'S ESTABLISHED PARKS AND RECREATION FACILITIES HAVE BEEN SUCCESSFUL AT PRESERVING VALUABLE NATURAL SPACES, MANY SUFFER FROM A LACK OF SUITABLE AND RELEVANT PROGRAMMING AND DESIGN TO SUIT THE CHANGING NEEDS OF WINDHAM'S POPULATION.
- HABITAT & CONSERVATION**
 - AS WINDHAM'S POPULATION CONTINUES TO GROW, NATURAL HABITATS AND RIPARIAN CORRIDORS ARE BECOMING MORE CONSTRAINED AND FRAGMENTED. THIS FRAGMENTATION CAN LEAD TO A DEGRADATION OF WATER QUALITY AND OPEN SPACES AND LOSS OF THE RURAL CHARACTER WHICH HAS HISTORICALLY DEFINED WINDHAM.

LEGEND

- EXISTING ROADS
- EXISTING MAJOR TRAILS
- EXISTING MINOR TRAILS
- EXISTING SCHOOL/COMMUNITY USE
- EXISTING PARKS
- WETLANDS
- LAKES, RIVERS, STREAMS

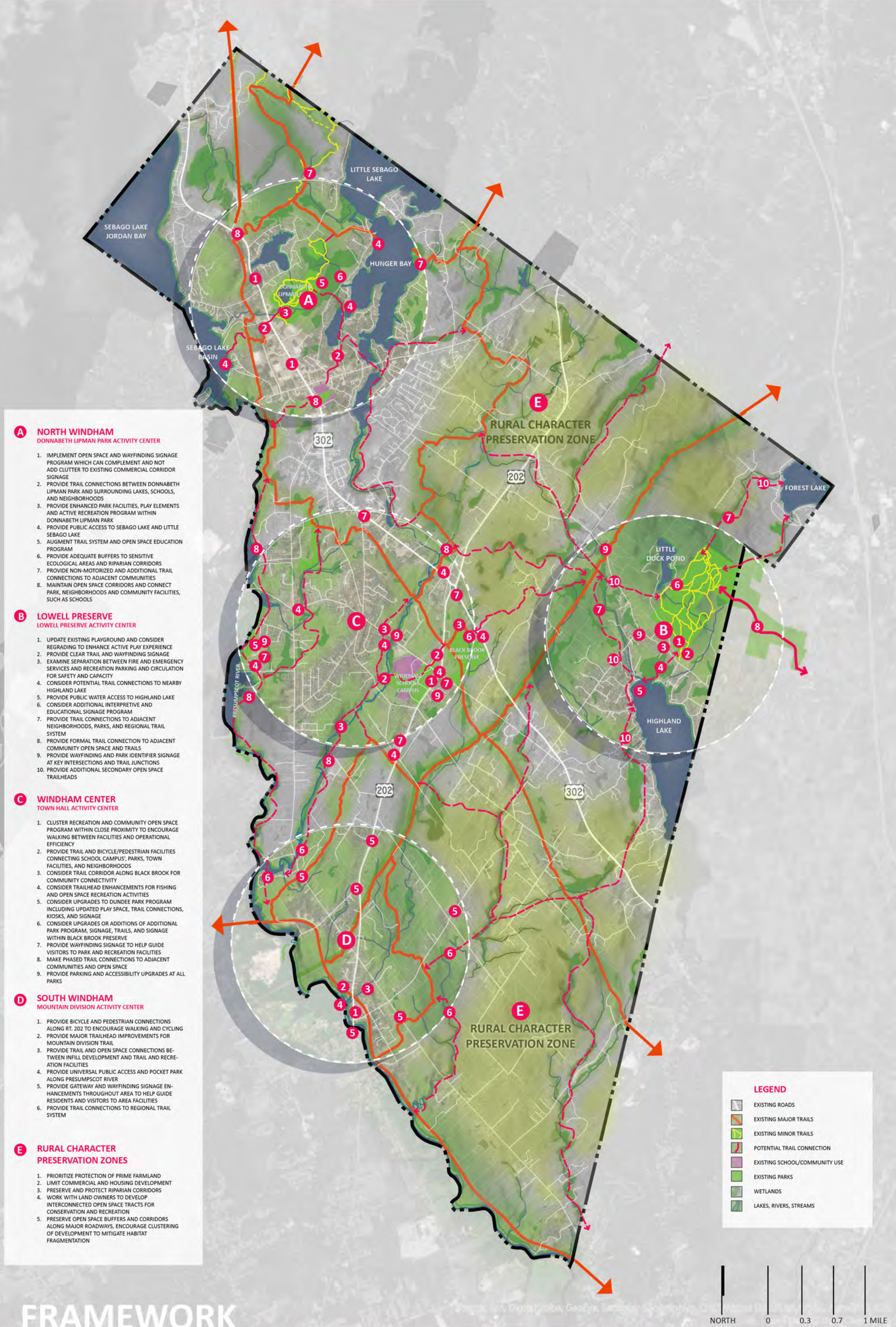
OPPORTUNITIES

WINDHAM OPEN SPACE MASTER PLAN



NORTHSTAR
PLANNING

ALA
ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN



A NORTH WINDHAM
DONNABETH LIPMAN PARK ACTIVITY CENTER

1. IMPLEMENT OPEN SPACE AND WAYFINDING SIGNAGE PROGRAM WHICH CAN COMPLEMENT AND NOT ADD CLUTTER TO EXISTING COMMERCIAL CORRIDOR SIGNAGE
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LOWELL PRESERVE ACTIVITY CENTER

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2. PROVIDE CLEAR TRAIL AND WAYFINDING SIGNAGE
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TOWN HALL ACTIVITY CENTER

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D SOUTH WINDHAM
MOUNTAIN DIVISION ACTIVITY CENTER

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3. PROVIDE TRAIL AND OPEN SPACE CONNECTIONS BETWEEN INFILL DEVELOPMENT AND TRAIL AND RECREATION FACILITIES
4. PROVIDE UNIVERSAL PUBLIC ACCESS AND POCKET PARK ALONG PRESUMPSCOT RIVER
5. PROVIDE GATEWAY AND WAYFINDING SIGNAGE ENHANCEMENTS THROUGHOUT AREA TO HELP GUIDE RESIDENTS AND VISITORS TO AREA FACILITIES
6. PROVIDE TRAIL CONNECTIONS TO REGIONAL TRAIL SYSTEM

E RURAL CHARACTER PRESERVATION ZONES

1. PRIORITIZE PROTECTION OF PRIME FARMLAND
2. LIMIT COMMERCIAL AND HOUSING DEVELOPMENT
3. PRESERVE AND PROTECT RIPARIAN CORRIDORS
4. WORK WITH LAND OWNERS TO DEVELOP INTERCONNECTED OPEN SPACE TRACTS FOR CONSERVATION AND RECREATION
5. PRESERVE OPEN SPACE BUFFERS AND CORRIDORS ALONG MAJOR ROADWAYS, ENCOURAGE CLUSTERING OF DEVELOPMENT TO MITIGATE HABITAT FRAGMENTATION

LEGEND

- EXISTING ROADS
- EXISTING MAJOR TRAILS
- EXISTING MINOR TRAILS
- POTENTIAL TRAIL CONNECTION
- EXISTING SCHOOL/COMMUNITY USE
- EXISTING PARKS
- WETLANDS
- LAKES, RIVERS, STREAMS

FRAMEWORK



NORTH WINDHAM OPPORTUNITIES

The North Windham Activity Center is concentrated around Donnabeth Lippman Park which is the most significant open space property in North Windham. Donnabeth Lippman Park consists of 123 acres of woodlands and wetlands with trails surrounding the 10 acre pond. Donnabeth Lippman Park is one of the few town-owned properties with a Master Plan, completed in 2012. While the park has seen significant updates in recent years, an opportunity to create cohesive signage and wayfinding in the town could start here. The entrance to the park is easily and often missed by passersby due to its location on busy Route 302.

North Windham is also home to the State-owned boat launch off Mount Hunger Shore Road which provides the only public access to Little Sebago Lake. This boat launch is often congested and overflowing with cars and trailers during the busy season. Within this Activity Center, properties should be identified that would provide additional public access to Little Sebago lake, reducing congestion at the current access point.

Within North Windham there are multiple opportunities to connect local and regional assets. A few connections that should be prioritized include:

- **Little Sebago Lake to Sebago (at The Basin)**
- **North Windham to other Activities Centers, particularly Windham Center**
- **Donnabeth Lippman Park to the Mud Ponds**
- **North Windham to Raymond and Raymond Village**



NORTH WINDHAM OPPORTUNITIES DIAGRAM



EAST WINDHAM OPPORTUNITIES

The East Windham Activity Center is concentrated around Lowell Preserve and Ciccarone Field at Lowell Farm. East Windham is positioned to become a local and regional destination for recreation. Lowell Preserve is a 308 acre recreation area that consists of hiking, mountain biking, snowmobile, ATV, and cross-country skiing trails. Lowell Preserve abuts Falmouth's Blackstrap Trails, offering informal connections to the two recreation destinations.

East Windham is also home to Highland Lake, Little Duck Pond, and Forest Lake creating a significant opportunity to create water access and connect water bodies through on and off-street connections.



EAST WINDHAM OPPORTUNITIES DIAGRAM



WINDHAM CENTER OPPORTUNITIES

The Windham Center Activity Center is concentrated around the civic area of town. Within this Activity Center are the Town Hall, Windham Raymond School Campus, Windham Public Works, and the Windham Public Library. This is a centralized area of town for all Windham community members and should be prioritized as such. Open space and recreational features that can be found in this Activity Center include the Black Brook Preserve, skatepark, Dundee Park, Windham Community Garden, and the Town Hall Park and Playground. The primary opportunity in the Activity Center is to connect existing open spaces and recreation centers with other community spaces through safe and accessible networks. Additionally, formalizing Pleasant River Access points (Route 302, Windham Center Road, and Pope Road) and providing accessibility upgrades at existing facilities would create additional awareness and use of these spaces.

Due to the proximity of the Windham Raymond School Campus, with appropriate access and connections, open spaces and recreation facilities have the opportunity in this Activity Center to serve as significant community spaces.



Image: Town of Windham



Image: Presumpscot Regional Land Trust

WINDHAM CENTER OPPORTUNITIES DIAGRAM



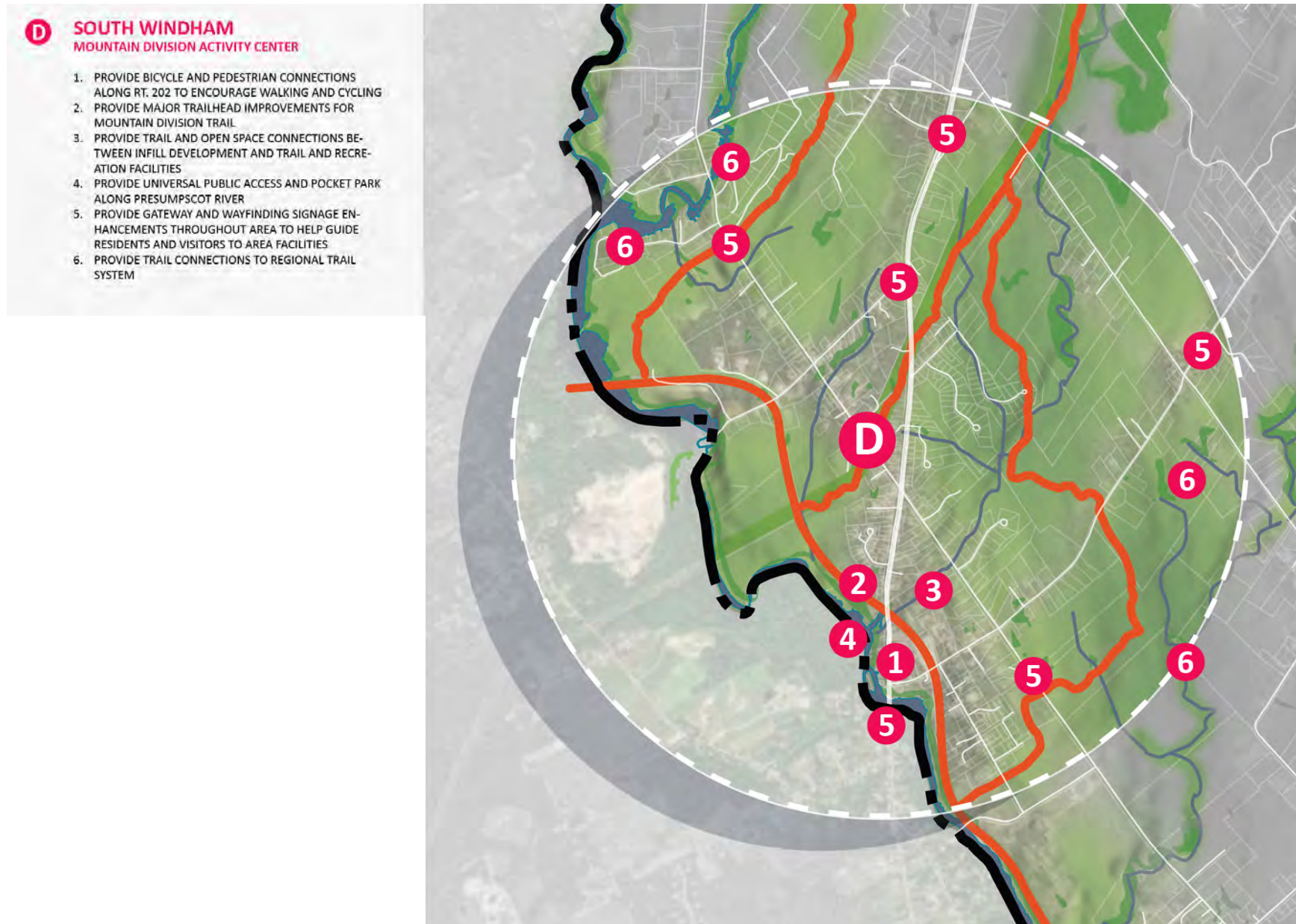
SOUTH WINDHAM OPPORTUNITIES

The South Windham Activity Center is concentrated around the Mountain Division Trail and the Gambo Road Fields. While this Activity Center is home to the Gambo Road Fields, which offers access to the Mountain Division Trail and hand-carry access to the Presumpscot River, overall South Windham is underserved in recreation and open space assets as compared to other areas of town. South Windham Village has informal water access and sidewalks that connect the Village to Little Falls Village in Gorham. Opportunities in this area focus on access and formalizing existing spaces.

- **Build and pave the Mountain Division Trail/ Sebago to the Sea Trail to Westbrook**
- **Expand on the existing Gambo Field Roads to offer municipal recreation (partner with Windham Youth Soccer)**
- **Formalize access to Presumpscot River at the old fire station**
- **Develop a community park space that serves South Windham Village (playground and courts)**



SOUTH WINDHAM OPPORTUNITIES DIAGRAM



RECOMMENDATIONS



POLICY 1 – ACQUIRE NEW PROPERTIES & DEVELOP NEW FACILITIES

The Windham community supports acquisition and conservation of properties that provide recreation opportunities, public access to the water, protect significant habitats and water quality, and maintains the rural character of the town. The town should be prepared and ready to act when opportunities arise to grow the network of open space and recreation properties.

There are many ways to fund and support these new conservation lands and recreational facilities. The town has experience with many of these methods, but others should be developed and become part of an ongoing focus on open space and recreation acquisition:

- **Gifts and donations**
- **Grants**
- **Impact Fees**
- **Municipal bonding**
- **Working with funding partners (local, state, federal/conservation organizations)**
- **Right of First Refusal**
- **Development restrictions and access easements on private property**
- **Sell town property that doesn't contribute to Open Space goals, and cannot be used for other town purposes.**

To that end, the town should, on its own and with partners, consider the following actions to preserve key properties in the face of growth pressure and add capacity to meet growing needs.



GOAL 1.1: INCREASE ACCESS TO WATER, INCLUDING LAKES, PONDS, AND RIVERS

CREATE NEW POINTS OF ACCESS FOR BOATING AND SWIMMING ON WINDHAM'S LAKES AND PONDS, ESPECIALLY SEBAGO LAKE, LITTLE SEBAGO LAKE AND HIGHLAND LAKE.

A longstanding recognized need in Windham is for more public access to the numerous lakes and ponds in town. The three largest water bodies with shoreland frontage in Windham are Sebago Lake, Little Sebago Lake, and Highland Lake. There is no public access from points in Windham to any of these lakes outside of the Anglers Road state boat launch on Little Sebago Lake. There are a handful of public launches on Sebago Lake and a hand carry boat launch on Highland Lake located in Falmouth.

It may be possible to locate larger facilities with more users on these three specific lakes, such as boating facilities and launches and small beach areas. Trailered boat access, with space demands for parking and turnaround areas and potential for relatively high traffic generation should be carefully considered, especially where access would be over private roads. Highland Lake, and smaller water bodies in town, like Little Duck Pond, Pettingill Pond, Forest Lake and others are more appropriate for hand carry launches.

The types of activities and size of projected use will depend on the size of the water body, the size of the property or right-of-way utilized, and the condition of the road to get there. Generally, though even small, limited access points on the larger lakes can serve two important purposes. First, these access points will provide opportunities for the general population to enjoy public water resources and take pressure off the very limited and overused points of access today. Second, new points of access will increase the number of people who use and care about resource issues like water quality and invasive species control.



CREATE NEW FORMAL ACCESS TO THE WATER AND ALONG THE PRESUMPSCOT AND PLEASANT RIVERS FOR HAND CARRY BOATING ACCESS & TRAILS FOR FISHING AND RECREATION.

The town's major rivers are underutilized recreational assets. The Presumpscot River is accessed at Dundee Park on Dundee Pond (an impoundment of the Presumpscot River) and two hand carry launches, one at the Gambo Road recreational area and the other a CMP owned and maintained launch and parking area on Windham Center Road. There are no formal access points for water access on the Pleasant River.

That said, there is more informal access to these rivers at road crossings and at fisherman's access points. Notable informal usage takes place at the Covered Bridge on the Presumpscot River, and at almost every road crossing over the Pleasant River. Evidence of access and use takes the form of soil erosion on informal pathways along the rivers, trash left along the roads and fishing line tangled in riverside trees.

Formalizing and extending these trails along the rivers, will not only provide more and better access to the water, but using trained trail crews to construct adequate trails, accommodate parking demand, and stabilize riverbanks will improve water quality. Creating and maintaining small pocket parks at roadside stops like the fisherman's areas on the SAPPI property at Route 35 on the Presumpscot or the one on private property where Route 302 crosses the Pleasant River can increase user safety and reduce riverside littering.



GOAL 1.2: DEVELOP LINKED, LONG-DISTANCE TRAIL SYSTEM

COMPLETE THE MOUNTAIN DIVISION TRAIL TO WESTBROOK

This project could build on the highly successful and well used paved section of the Mountain Division Trail that starts at Route 202 in South Windham, crosses the Presumpscot at a rail trestle to Shaw Park in Gorham, and returns to Windham via a pedestrian bridge to Gambo Road. This accessible loop is used by walkers, kids on bikes, bird watchers, and provides access to the water for swimming and hand carry boats.

A paved trail connection from South Windham into Westbrook would be a huge recreational asset for South Windham and the community at large. Such a trail would also provide the potential for bicycle commuting into Westbrook and Portland on a largely off-street trail facility. This facility could coexist with any future restoration of rail service in this corridor. Similar trails and rail trails exist in the Brunswick/Topsham/Lisbon area along the Androscoggin River and the Gardiner/Hallowell/Augusta area along the Kennebec.

CREATE A CROSS TOWN TRAIL NETWORK ALONG EXISTING UTILITY CORRIDORS TO PROVIDE ACCESS TO BUSINESSES AND RESIDENTIAL AREAS AND FOR RECREATION.

The utility corridors that cross Windham for electrical transmission lines and oil and gas pipelines are ready made trail corridors that could provide connections across Windham and into other communities.

The snowmobiling community has long established partnerships with utility companies for winter use of these corridors in Windham and around the state. This could be a great model to build on for year round use and access. Certainly, there are important safety considerations that need to be taken into account not only for users, but to maintain the integrity and operations of the utilities these corridors were established to serve. That said, these companies have been very willing to discuss trail easements and share their own requirements in other communities.

The characteristics and lay of the land are very different for above ground utilities like power lines than they are for underground utilities like pipelines. As a result, relatively flat, paved multiuse trails are more likely to be accommodated on pipeline corridors while the rougher, steeper and perhaps wetter lands of electrical transmission corridors could better serve hiking and mountain biking users.

Great regional examples of these kinds of trails can be found in Yarmouth's West Side Trail, the South Portland Greenway, and many portions of the East Coast Greenway, which utilizes utility corridors through South Portland, Scarborough and beyond.

CREATE TRAILS ALONG AND WITHIN THE RIPARIAN CORRIDORS CREATED BY THE PRESUMPSCOT AND PLEASANT RIVERS

Riparian corridors are important natural areas that are the physical connections between aquatic and upland habitats, and provide linear corridors for wildlife to move back and forth between other habitat blocks. What happens in the riparian area also has a very direct connection to the water quality of the river or stream it is associated with. These corridors can provide access for people to move, as well, and to enjoy the diversity of natural features found there. Well constructed and maintained trails can minimize stormwater runoff impacts while providing people with opportunities trail running, fishing, and observing nature.

GOAL 1.3: FOCUS LARGE SCALE CONSERVATION EFFORTS ON EAST WINDHAM AND SOUTHERN WINDHAM LANDS

These areas of town have large blocks of unfragmented wildlife habitat and are where most of Windham's agricultural land is located. Both of these characteristics contribute to the sense of rural character and rural functions in these parts of town. These areas are shown on the Opportunities Map as Rural Character Preservation Zones.

EAST WINDHAM PRIORITIES:

- Open agricultural lands along Route 202, from the rotary of Routes 202 and 302 to about Brand Road. These lands are generally on the westerly side of Route 202, and are located on either side of the Pleasant River, and
- Large blocks of forested lands between Dutton Hill Road, Falmouth Road and Forest Lake. Much of these lands are within the Highland Lake and Forest Lake watersheds.

SOUTHERN WINDHAM PRIORITIES:

- Open agricultural lands along local roads between Route 202, River Road and Route 302. Though these fields do not form the large contiguous blocks of land that the fields in East Windham do, they are still significant in their capacity for agricultural production and scenic qualities.
- Blocks of forested lands particularly around Canada Hill and around tributaries to the Presumpscot River, including Black Brook, Inkhorn Brook and Milliken Brook.

GOAL 1.4: DEVELOP NEIGHBORHOOD-SCALE PLAYGROUNDS AND PUBLIC SPACES IN UNDERSERVED AREAS

Access to public open space and recreation is important to all Windham residents, but there are places in Windham where access is limited based on the distance to, or accessibility of, public open space or recreation areas. Specifically, South Windham Village and the residential areas in the

Windham Plains/Varney Mill Road area do not have ready access to structured play spaces that would be expected in areas with their population size and density. The town should create neighborhood scale open spaces that should include playgrounds and might include areas for basketball or tennis courts or more open, less structured places to play catch, picnic, or community garden space.

GOAL 1.5: PARTNER WITH YOUTH SPORTS PROGRAMS ON NEW PLAYING FIELD SPACE AND OTHER NEEDS

The Town does not run youth sports programs, but residents are served by sport-specific organizations, like Windham Youth Soccer Association, Windham Little League, Windham Youth Lacrosse, and others. Outside of a few town-owned facilities at Lincoln Field and the playing fields in East Windham, which Windham Little League maintains, each of these organizations is in charge of its own schedule, maintenance, and field coordination.

Even though youth sports in Windham have largely been outsourced to groups of parents and volunteers, the Town can assist these organizations by playing a coordinating role to aid in defining and acquiring needed playing field space.

In addition to physical space acquisition, the Town Parks and Recreation Department should work with partner programs to understand other ways the Town may assist, whether that is through shared maintenance, centralized scheduling, funding and operations, or other needs.

POLICY 2 – EVALUATE AND IMPROVE EXISTING PROPERTIES AND OPEN SPACE ASSETS

Windham should create opportunities to enhance and expand uses and programming at existing open space and recreational facilities. Creating conditions where certain properties can serve more than one purpose, like conservation and recreation, or serve multiple user groups, will extend the base of users who will value and care for these assets.

GOAL 2.1: EVALUATE ALL EXISTING TOWN PROPERTIES FOR POTENTIAL TO CONTRIBUTE TO OPEN SPACE AND RECREATION PRIORITIES

The Town owns a number of properties throughout town. Some are well known, like the Town Office, popular parks and the Public Safety Building and surrounding park and Community Garden. The Town also owns or holds easements on many other lesser known properties, including small parcels on various water bodies, subdivision open space, and other properties acquired as gifts or through other means.

Each of these properties should be evaluated for their potential to meet Open Space or Recreation priorities outlined in Policy 1. If they have the potential to advance these goals, further thought and planning should take place (see Goal 2.4). If not, the Town should consider the sale of such properties with proceeds used for the acquisition and improvement of properties that can be used for recreation and open space.

GOAL 2.2: MAXIMIZE THE DIVERSITY AND MIX OF ACTIVITIES AND USES AVAILABLE IN EACH ACTIVITY CENTER

Each of the Activity Centers identified in this plan has a critical mass of properties and activities that make them attractive places to spend time and recreate at a town and even regional scale. The town should aim to build on these successes as outlined below.

NORTH WINDHAM

With Donnabeth Lippman Park as the key open space asset in North Windham, there is a lot to build on here. It is in the center of a large natural wetland area known as Boody Meadow that historically has been hydraulically connected to both Sebago and Little Sebago Lakes. There are also corridors and trail opportunities into the towns of both Raymond and Gray from here.

Multiuse, off street trails combined with a more complete on-street pedestrian network in and around North Windham can provide access for recreational users and to substitute biking and walking short local trips between residential areas and local businesses.

North Windham also needs an open space for community gatherings and events. As opposed to the more natural Donnabeth Lippman Park, this new space would have more of an “in-town” feel, and focus on being a focus of activity and energy in North Windham. It might include more hardscapes and flat open areas for flexible programming needs like the farmer’s market, community movie nights, or summer music series. This area could also include lighted area for courts and ice skating, along with facilities for concessions and equipment rentals.

WINDHAM CENTER

Thinking of Black Brook Preserve on the easterly side of this Activity Center with Dundee Park on the west provides an interesting perspective on potential on street and off-street connections to tie many existing neighborhoods together. These connections can be made through the long envisioned on-street loop around the triangle formed by Windham Center Road, Pope Road and Route 202, complete with pedestrian accommodations between the school campus and the new community park, skate park and community gardens next to the public safety building.

This area should be the home of the community center currently under discussion since at least the adoption of the Comprehensive Plan in 2017. Though the programming needs of the building itself and the potential for outdoor spaces associated with such a facility are still being discussed, Windham Center is the best location for such a investment in community based on the proximity of the school campus, library, and community services, and existing and emerging residential areas.

This area is also unique in that both the Presumpscot and Pleasant Rivers flow through this Activity Area. Access to and preserving and improving the water quality of these natural resources should be prioritized.

SOUTH WINDHAM

South Windham has tremendous opportunity to build off the structured assets of the Mountain Division Trail and the Gambo Road Soccer Field complex. Primary opportunities are to build a more in-town space within South Windham Village, which would provide recreational opportunities and play spaces in the Village itself.

There is also a tremendous opportunity to focus on the Presumpscot River as a recreational draw for the region, and as a natural amenity for new residential development in a small-scale urban setting.

South Windham is also positioned well to take advantage of Black Brook as a resource, which could provide connections to the more rural and natural areas easterly of River Road and Route 202.

EAST WINDHAM

Lowell Preserve is the anchor for this Activity Area. The Little League Field and a playground are located on this property. Additional work on the Lowell trails and formal, authorized connections to the mountain bike trails in the Falmouth Town Forest accessed via Blackstrap Road would create a regionally important trail system.

The northern end of Highland Lake is very close to the parking area at the East Windham Fire Station. The town should strongly consider acquiring property on Highland Lake, and make improvements for safe crossing locations on Falmouth Road for people to walk or bike back and forth between shared parking and trailhead access that would provide users with a number of options for walking, biking and waterfront access.



GOAL 2.3: FORMALIZE AND PROTECT EXISTING OPEN SPACE AND RECREATIONAL ASSETS

PERMANENTLY PROTECT EXISTING TRAILS THAT PROVIDE ACCESS OVER PRIVATE PROPERTY.

Many trails, including trails that are used to access rivers and for recreational trails like snowmobile trails, traverse private property. They are available for public use based on the willingness and goodwill of private property owners.

The town should secure permanent trail rights for important sections of trail or important links between destinations. Examples would include trails along rivers, and trails that connect destinations like potential trails between North Windham and Raymond or from the main snowmobile trail through North Windham to local destinations like food and gas.

PERMANENTLY PROTECT TOWN PROPERTIES THAT ARE USED AS PARKS TODAY

There are a number of open space properties in Windham that are permanently protected as parks or preserves based on deed restrictions, like Dundee Park, or the open spaces associated with the Deer Run and Otterbrook subdivisions. There are many more, however, that are not permanently protected as open space. For example, the important Windham properties at Donnabeth Lippman Park and Lowell Preserve are used as parks today, but they are not permanently protected as town park

properties in perpetuity. There are many town properties that are valued as open spaces and for their recreational value that could be used for other town purposes or even sold for development purposes.

PERMANENTLY PROTECT TOWN PROPERTIES THAT ARE ADJACENT TO SIGNIFICANT WATER BODIES

Town properties that have frontage on streams, rivers, ponds, and lakes are important not only for access opportunities, but to help ensure the stability of shoreland areas, to protect tributaries that have a large impact on water quality, and depending on size, may also provide important riparian habitat areas.



GOAL 2.4: MANAGEMENT PLANS FOR TOWN OF WINDHAM PROPERTIES

Every open space and recreational asset owned or controlled by the Town of Windham should have a management plan to provide guidance to town staff regarding acceptable uses of the property or trail system and to inform budgeting for maintenance and capital improvements for each property.

These plans should be developed in context of Activity Centers, with the philosophy that any individual property doesn't need to serve every role or use needed in town, but within each Activity



Management plans do not need to be overly complex. At a minimum, they should include:

- **a description of the physical aspects of the property**
Examples - size, location and inventory of features like parking, restroom facilities, trails inventory, important or rare habitats, unique community features and mapping
- **a description the property's role in the Activity Center and how the property adds value to the neighborhood, town or region**
Examples – conservation value, important trails, water access, etc.)
- **current activities and programming and user descriptions**
Examples – limited public use or extensive access, motorized access or non-motorized, winter use versus summer use, open to hunting or not, trail counts or parking lot surveys, results of user questionnaires, etc.
- **a list of physical improvements, programming, or further work needed to help them fill their expected role, as well as maintenance needs. These will form the basis for future budgeting and capital planning work**

Management plans can be somewhat technical documents, drafted by an appropriate town committee with input from open space users

and residents and businesses in the area. Larger properties that serve people from all over Windham and the region and properties with potential for development into such assets should be subject to more detailed master planning based on a community vision and values. Properties for which a master plan process and document would be appropriate include:

- **Donnabeth Lippman Park (current master plan drafted in 2012)**
- **Lowell Preserve**
- **Dundee Park**

GOAL 2.5: SIGNAGE AND WAYFINDING

To help address a recognized problem that some residents are not aware of where parks and open spaces are in town, Windham should create a signage program that includes a design template for all signage located on Windham park properties and trailheads. This could be part of a larger town-wide signage program, but at a minimum, establishing a design palate that includes common colors, fonts, sizes, materials, and iconography for Windham parks, it would help communicate to the public where Windham open spaces and recreational assets are located and what people can expect to find or do on individual properties. The town should also consider a wayfinding program for directional signage not located on park properties, but located on roadways in town. The goal of this signage would be to guide motorists and people walking or biking to open space and recreation destinations in the community.

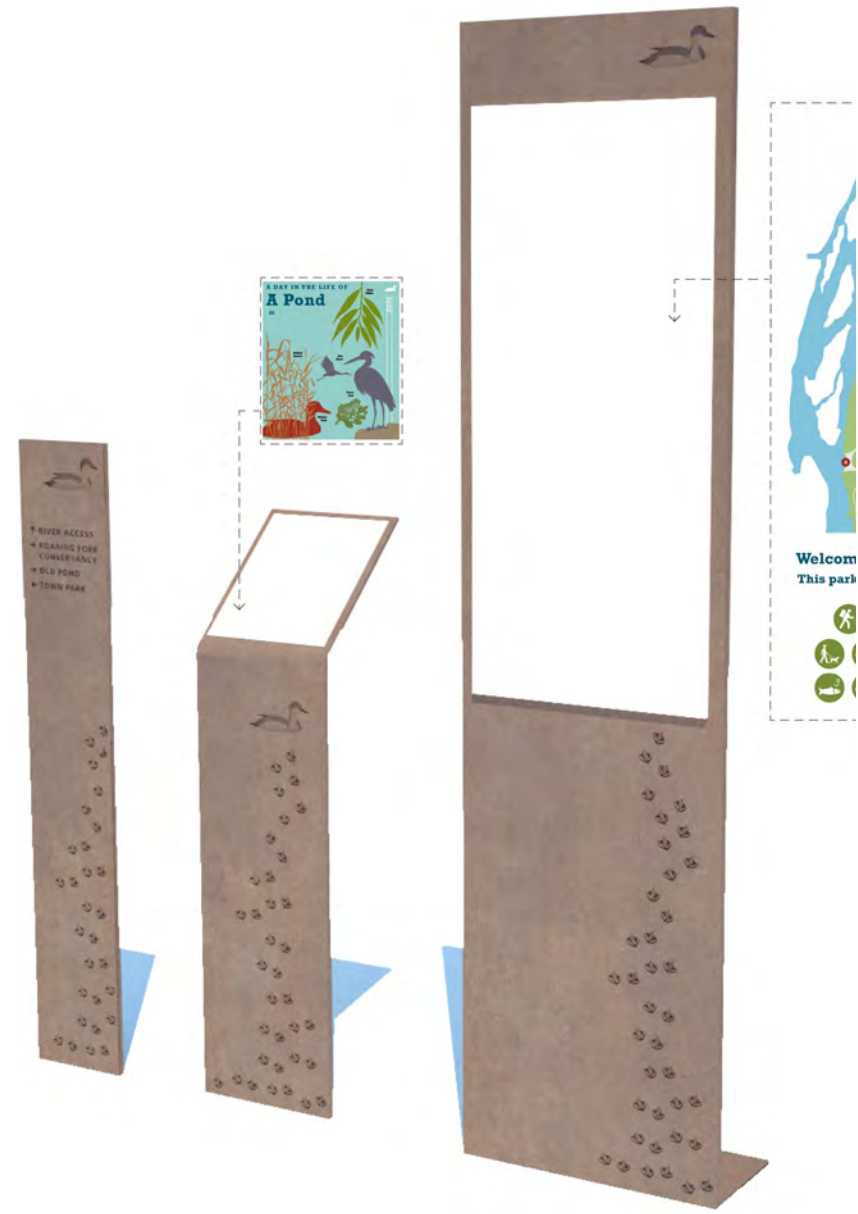


Image: Aceto Landscape Architects

POLICY 3 – UPDATE POLICY AND PRACTICE

Since the adoption of the Comprehensive Plan in 2017, the Town has made a number of ordinance changes aimed at protecting the character of rural Windham. These changes include updates to design requirements when creating Conservation Subdivisions and creation of Recreation and Open Space impact fees on new development. The Windham Town Council and town staff should do even more with policy focused on recreation and open space in Windham. Town Staff should also start to make changes in setting up operations and procedures to better organize, communicate and leverage the time and resources of potential partners.

GOAL 3.1: OPEN SPACE ACQUISITION POLICY

This Open Space Master Plan does not identify specific properties for acquisition but rather provides the criteria needed for the town to make smart and strategic decisions when identifying properties that would fulfill the needs of the community. To further that aim, please see the attached Open Space Acquisition Worksheet.

The process of identifying and securing potential acquisitions for open space and recreational facilities should be clear and affirmative so Town

Staff can act quickly when opportunities arise. While opportunities often arise suddenly, the town should also be proactive in identifying focus areas for acquisition and should conduct ongoing targeted landowner outreach based on identified focus areas. See Appendix A for the acquisition evaluation form which can be used to determine appropriate acquisition decisions.

This worksheet will make it easy to start getting a picture of a given property's potential value as a park or conserved open space. It will also be useful in comparing the relative value of open spaces if the town is presented with multiple opportunities at the same time. There is enough flexibility in the process however, for the Council to make decisions on the relative value of say, the recreational value of small property on a large lake versus the conservation value of a number of acres of land that includes significant habitats and wetlands.

GOAL 3.2: ENHANCE PROTECTIONS FOR SURFACE WATERS AND WETLANDS, ESPECIALLY IN THE WATERSHEDS MOST AT RISK OF DEVELOPMENT AND FOR STREAMS AND RIVERS

Protecting surface water quality and ground water quality are important conservation goals valued by Windham residents. Protecting streams and brooks high in the watershed has a large impact on water quality lower in the watershed. Increasing the Shoreland zoning setbacks for streams from the minimum of 75 feet will provide greater protection.

Cumberland County Soil and Water District presented recommendations for prioritizing watersheds to the Natural Resource Committee in October 2020. These recommendations included:

- **Protecting Lakes most at Risk from New Development, including Chaffin Pond, Forest Lake, Highland Lake, Little Duck Pond, Little Sebago Lake, Pettingill Pond, and Sebago Lake,**
- **Supporting the Portland Water District's efforts protecting Sebago Lake,**
- **Reducing phosphorus inputs for Highland, Forest, and Little Sebago Lakes (primarily from development and private roads),**
- **Improving waters flowing into the Presumpscot River with low dissolved oxygen and high E. coli, which include the Pleasant River, Black Brook, Inkhorn Brook and Colley Wright Brook.**



GOAL 3.3: DEVELOP AND MAINTAIN OPEN SPACE

PARTNERSHIPS AND RELATIONSHIPS

This plan should serve as a mechanism for creating partnerships and strengthening relationships with other organizations and groups both regionally and locally. The municipal office and elected officials do not have to accomplish all of these recommendations alone. Building strong relationships and leveraging regional funding is critical for long term success.

- **Regional Conservation Groups (Land Trust, Casco Bay Estuary Program, Maine Farmland Trust, The Trust for Public Land, etc.)**
- **Local Lake Associations**
- **Local Recreation Partners (Scouts, Windham Drifters snowmobile club, ATV groups, New England Mountain Bike Association, etc.)**

GOAL 3.4: EDUCATE AND INCENTIVIZE PRIVATE PROPERTY OWNERS TO KEEP LANDS AS UNDEVELOPED OPEN SPACE

As noted earlier, the purchase of development rights keeps the property in private ownership, which is most applicable in situations where the land is used for production, like farming, pasture and hay fields, and woodlots.

The town should be working to make all landowners aware of the “current use” tax programs designed to keep lands in their existing, undeveloped state. These programs include Open Space, Farmland,

and Tree Growth tax programs. These programs provide lower property tax rates for keeping land undeveloped, with state reimbursements to towns to make up portions of the lost tax revenues. Windham has another local option called the Voluntary Municipal Farm Support Program. This is another property tax program allowed by state law that would let Windham enter into an agreement with people who own agricultural properties for reductions in property taxes, up to 100%, in exchange for the development rights to that property for up to 20 years. This medium-term protection can provide time for the Town and partners to make arrangements for permanent protections.

GOAL 3.5: REORGANIZE TOWN COMMITTEES AND VOLUNTEERS TO CLARIFY ROLES AND ENSURE GOOD SUPPORT FROM STAFF

There are currently many volunteer groups that are focused on parks and recreation issues and open space and conservation issues. These groups include:

- **Highland Lake Leadership Team (with Town of Falmouth)**
- **Natural Resources Committee**
- **Parks & Recreation Committee**
- **Summerfest Organizing Committee**
- **Community Center Ad Hoc Committee**

The Town should consider consolidating these committees into two groups, in order to ensure all volunteers are aware of and coordinating with others working on related issues, and to make more efficient use of staff time, so that Town staff can continue to provide good professional support for ongoing efforts while potentially reducing the number of meetings to prepare for and staff.

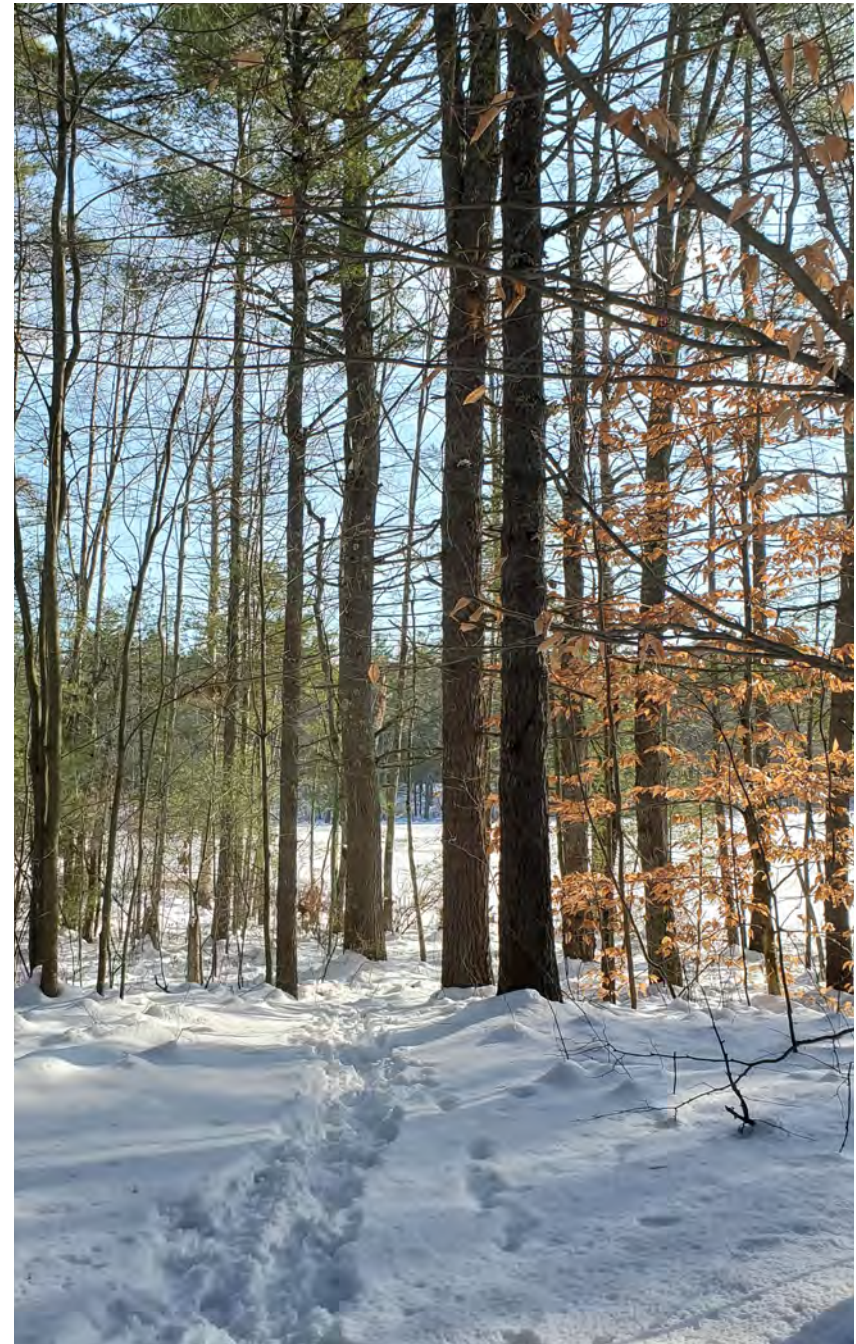
One committee might organize around the topics of natural resources, conservation and environmental issues and another around parks, recreation and community programming issues. Subcommittees of these groups could meet to carry out the more focused efforts of current groups.

CREATE A WINDHAM TRAILS GROUP THAT WOULD HAVE THE TOOLS, TRAINING AND RESOURCES TO WORK ON CREATING AND MAINTAINING A VARIETY OF TRAILS.

Similar to the recommendation for the Town to play a coordinating role in youth sports, there is an opportunity to pool resources - including volunteers, funding, training opportunities and tools - because there are a number of organizations that have an interest in creating, using and maintaining trails in Windham.

The Town can potentially increase the impact of volunteer efforts, and perhaps increase the amount of overall effort by coordinating the efforts of multiple groups and centralizing work plans.

Working together can also leveraging specific expertise in other contexts. For example, trail builders from New England Mountain Bike Association could help with bike specific trails at properties where there is no mountain biking today. Additionally, the Windham Drifters are expert in grooming snowmobile trails. With some additional shared equipment, they may be willing to groom cross country ski trails on town or land trust properties, or groom ski trails to the side of snowmobile trails.



IMPLEMENTATION

POLICY 1: ACQUIRE NEW PROPERTIES AND DEVELOP NEW

	Responsible Party				
	Town Council	Town Staff	Regional Partners	Volunteer Committees	Timeframe
Goal 1.1 Increase access to water, including lakes, ponds, and rivers	●	●	●	●	Immediate, On-going
Goal 1.2 Develop linked, long-distance trail system	●	●	●	●	Immediate, On-going
Goal 1.3 Focus large scale conservation on east Windham and southern Windham lands	●	●	●	●	Immediate, On-going
Goal 1.4 Develop neighborhood-scale playgrounds and public spaces in underserved areas	●	●	●	●	Immediate, On-going
Goal 1.5 Partner with youth sports programs on new playing field space and other needs	●	●	●	●	Short-term, 1-2 Years

POLICY 2: IMPROVE EXISTING PROPERTIES AND

	Town Council	Town Staff	Regional Partners	Volunteer Committees	Timeframe
Goal 2.1 Evaluate all existing Town properties for potential to contribute to Open Space and Recreation priorities		●			Short-term, 1-2 Years
Goal 2.2 Maximize the diversity and mix of activities and uses available in each Activity Center	●	●	●		Immediate, On-going
Goal 2.3 Formalize and protect existing open space and recreational assets	●	●			Immediate, On-going
Goal 2.4 Management Plans for Town of Windham properties		●		●	Medium-term, 3-5 Years
Goal 2.5 Signage and Wayfinding		●			Medium-term, 3-5 Years

POLICY 3: UPDATE POLICY AND PRACTICE

	Town Council	Town Staff	Regional Partners	Volunteer Committees	Timeframe
Goal 3.1 Open Space Acquisition Policy	●				Short-term, 1-2 Years
Goal 3.2 Enhance protections for surface waters and wetlands, especially in the watersheds of waterbodies most at risk of development and for streams and rivers	●	●			Short-term, 1-2 Years
Goal 3.3 Develop and maintain open space partnerships and relationships		●	●		Immediate, On-going
Goal 3.4 Educate and incentivize private property owners to keep lands as undeveloped open space		●		●	Immediate, On-going
Goal 3.5 Reorganize Town committees and volunteers to clarify roles and ensure good support from staff	●	●		●	Short-term, 1-2 Years

APPENDICIES

APPENDIX A: PROPERTY ACQUISITION EVALUATION FORM

APPENDIX B: PUBLIC PARTICIPATION REPORTS

- SURVEY

- PLACES TOOL

- BIG IDEAS

- VIDEO LINKS

- STAKEHOLDER NOTES

APPENDIX C: MAPS

APPENDIX A: PROPERTY ACQUISITION EVALUATION

Windham Open Space and Recreation Property Acquisition Prioritization Evaluation Form

Property Information			
Address:		Parcel Size:	
Owner:		Current Use:	
Zoning:		Parcel #:	
Structures:			

Prioritization Evaluation Criteria	
Criteria Met	<i>Open Space and Recreation Criteria</i>
<input type="checkbox"/>	Property would provide public access to a major water body in Windham (ie. Little Sebago Lake, Sebago Lake, Highland Lake).
<input type="checkbox"/>	Property provides open space and/or recreational access to underserved areas of the Community.
<input type="checkbox"/>	Property is adjacent to existing town-owned open space or recreational facilities.
<input type="checkbox"/>	Property provides recreational opportunities for multiple-user groups.
<input type="checkbox"/>	Property provides additional connection to local or regional assets or destinations.
<input type="checkbox"/>	Property is located within an activity zone or rural preservation area (as designated in the Open Space and Recreation Master Plan).
<input type="checkbox"/>	Property has high scenic value or contributes to rural character in Windham.
<input type="checkbox"/>	Preservation of this property would improve water quality in the applicable watershed.
<input type="checkbox"/>	Property would provide important habitat for endangered or at risk species.
	<i>Total # of criteria met</i>

Property Prioritization Results			
<input type="checkbox"/>	High	5 + criteria met	The property should be further evaluated for potential acquisition due to strong alignment with the Town of Windham's Open Space and Recreation Master Plan acquisition guide.
<input type="checkbox"/>	Medium	3-4 criteria met	The property may fulfill a community need and may be further evaluated based on financial circumstances (ie. property can be acquired under market value).
<input type="checkbox"/>	Low	0-2 criteria met	The property is a poor match for the community's priorities and does not align with the Town's goals and criteria listed above.

APPENDIX B: PUBLIC PARTICIPATION REPORTS

SURVEY

PLACES TOOL

BIG IDEAS

VIDEO LINKS

STAKEHOLDER NOTES

Windham Open Space Survey

SURVEY RESPONSE REPORT

07 May 2020 - 07 January 2021

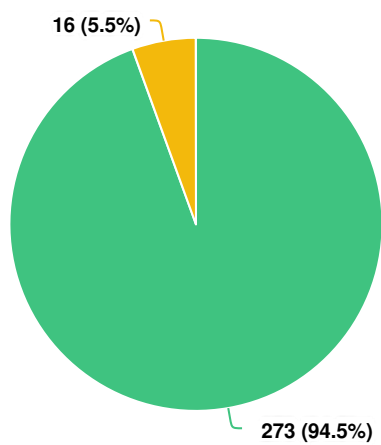
PROJECT NAME:

Take Our Survey



SURVEY QUESTIONS

Q1 Does your household use public open space or recreational facilities in Windham?



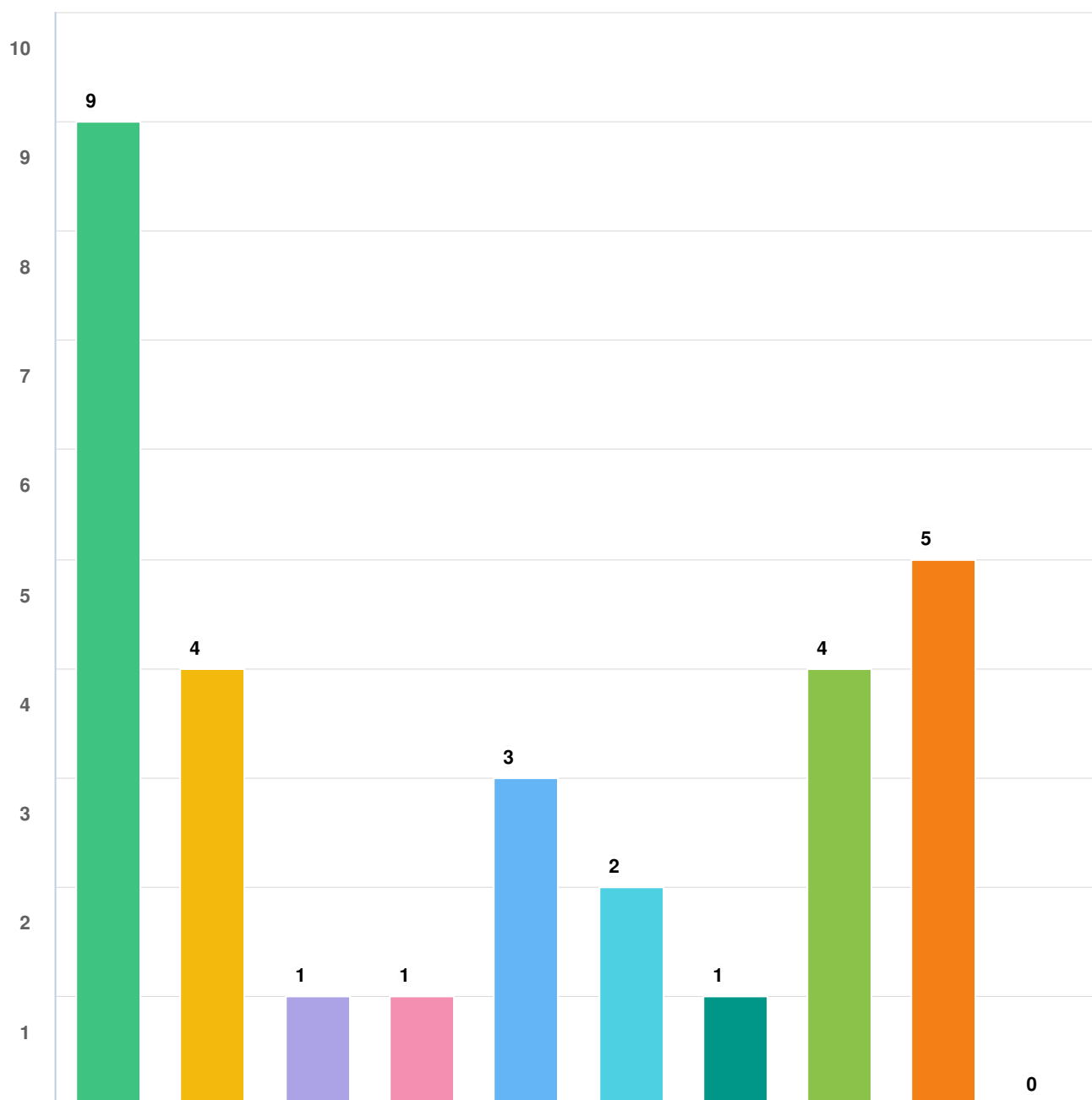
Question options

☒ Yes ☐ No

Mandatory Question (289 response(s))

Question type: Radio Button Question

Q2 If your household doesn't use public open space or recreational facilities in Windham, what is preventing you? Select all that apply.



Question options

- Don't know what is available. ● Don't know where spaces or facilities are located. ● Don't have the time.
- Not interested. ● Our household uses facilities and open space provided by other organizations or municipalities.
- Locations are not close to our home. ● Facilities are not safe.
- Type of use or space I would like to use, does not exist in Windham. ● Other (please specify)
- Facilities are not well maintained.

Optional question (16 response(s), 273 skipped)

Question type: Checkbox Question

Q3 How frequently (during peak season) do you or your family participate in the following recreational activities in Windham's open spaces?

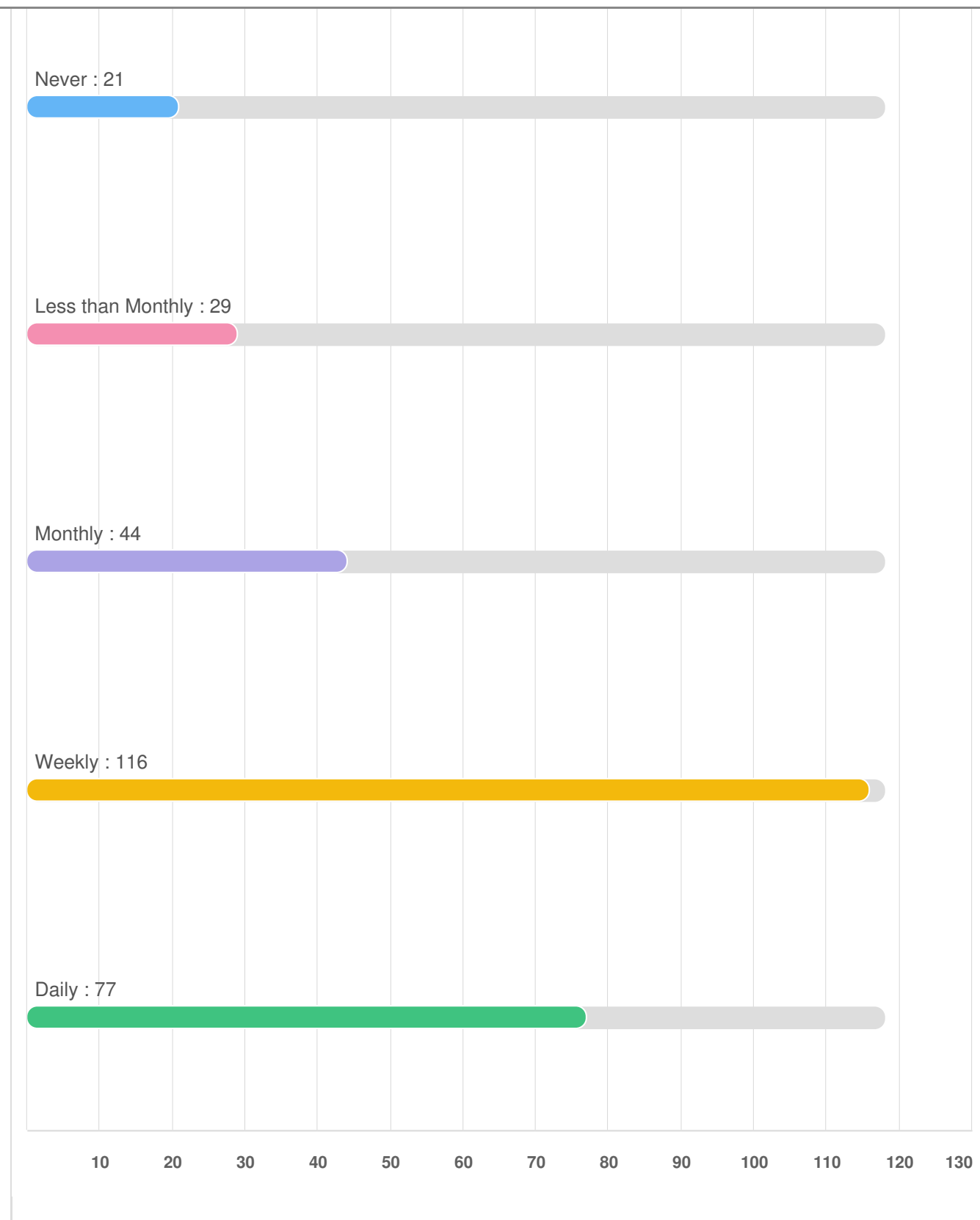


Optional question (289 response(s), 0 skipped)

Question type: Likert Question

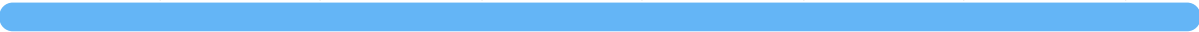
Q3 | How frequently (during peak season) do you or your family participate in the following recreational activities in Windham's open spaces?

Walking or Jogging



Mountain Biking

Never : 187



Less than Monthly : 37



Monthly : 20



Weekly : 32



Daily : 5



25

50

75

100

125

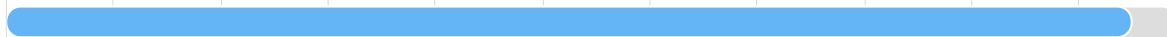
150

175

200

Biking

Never : 105



Less than Monthly : 58



Monthly : 55



Weekly : 47



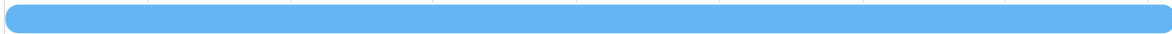
Daily : 15



10 20 30 40 50 60 70 80 90 100 110 120

ATV/Snowmobiling

Never : 205



Less than Monthly : 33



Monthly : 19



Weekly : 20



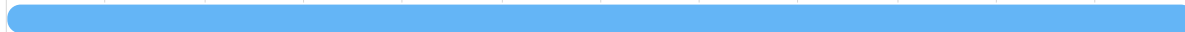
Daily : 4



25 50 75 100 125 150 175 200 225

Playgrounds

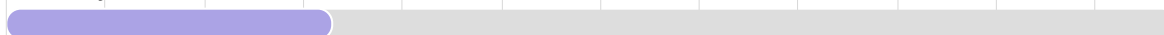
Never : 120



Less than Monthly : 36



Monthly : 33



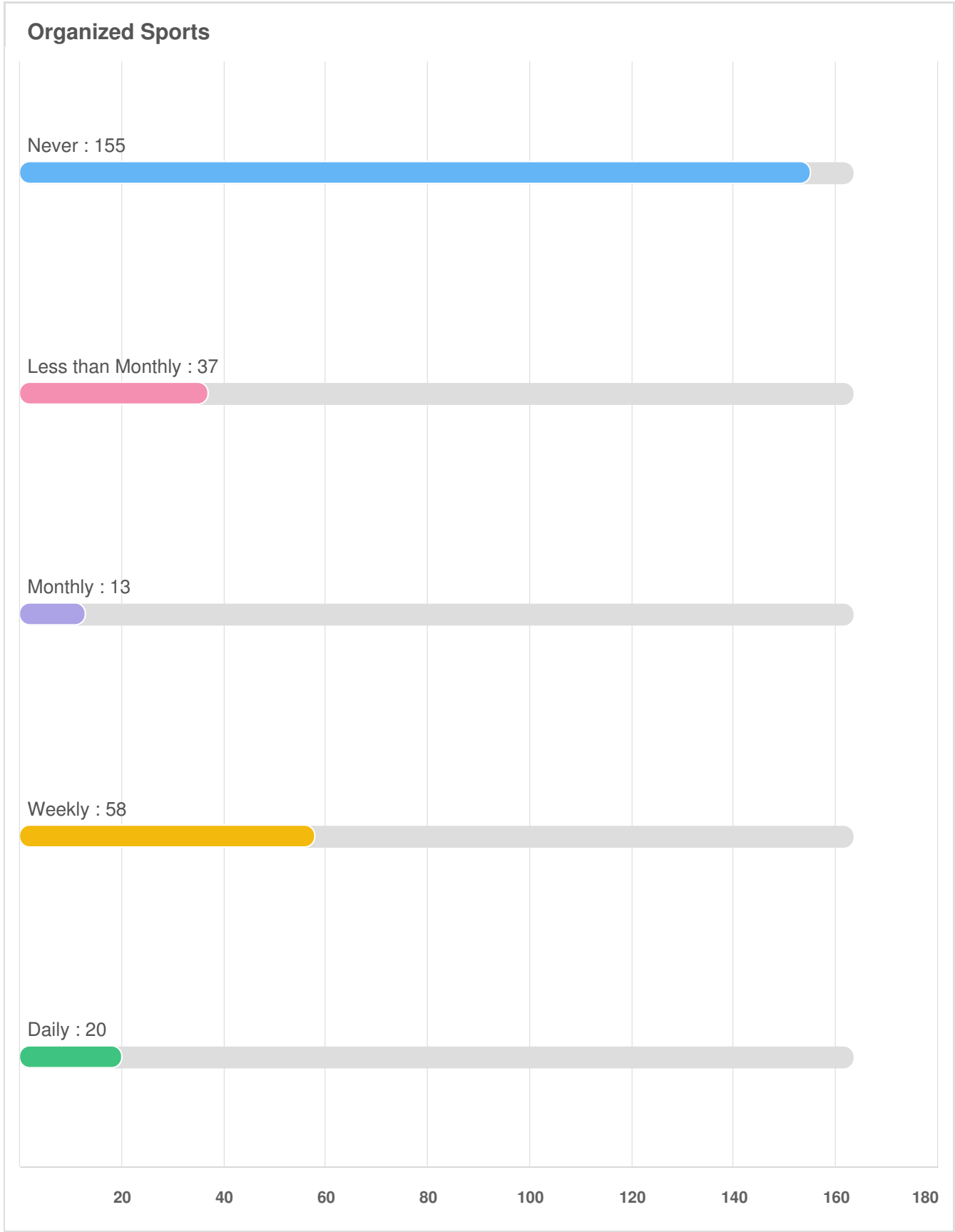
Weekly : 80



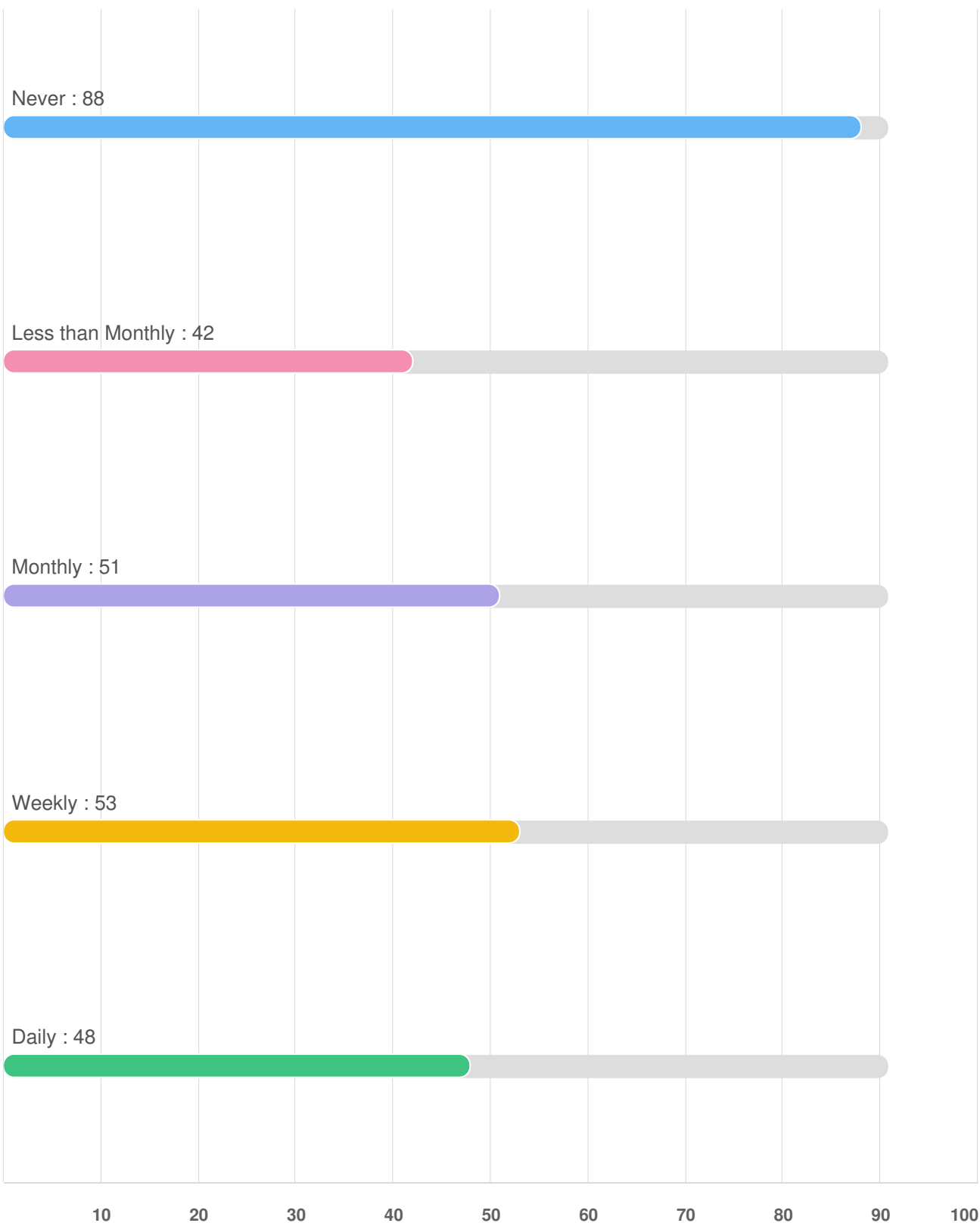
Daily : 15



10 20 30 40 50 60 70 80 90 100 110 120 130



Wildlife or Bird Watching

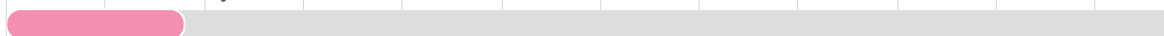


Dog Walking

Never : 115



Less than Monthly : 18



Monthly : 25



Weekly : 51

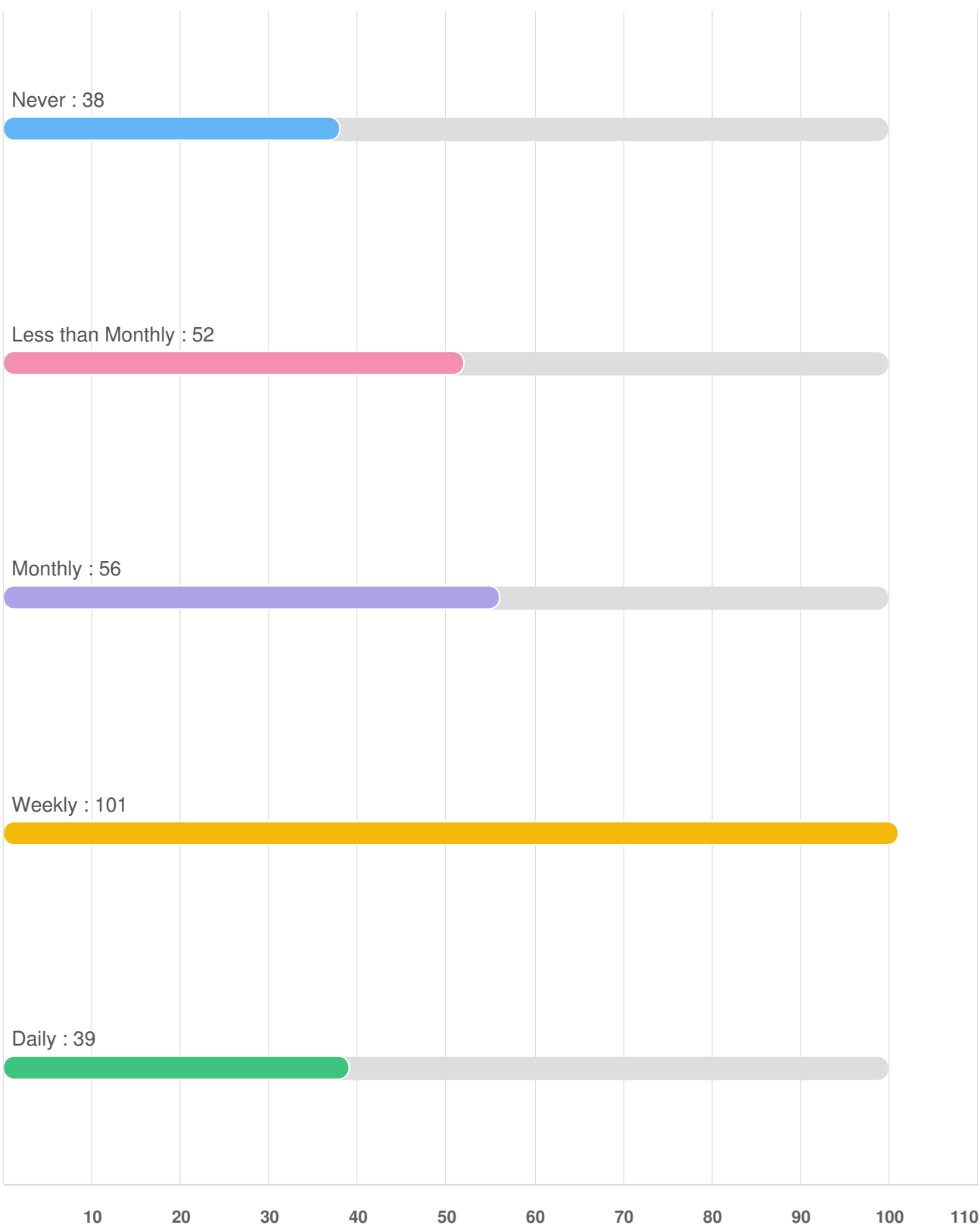


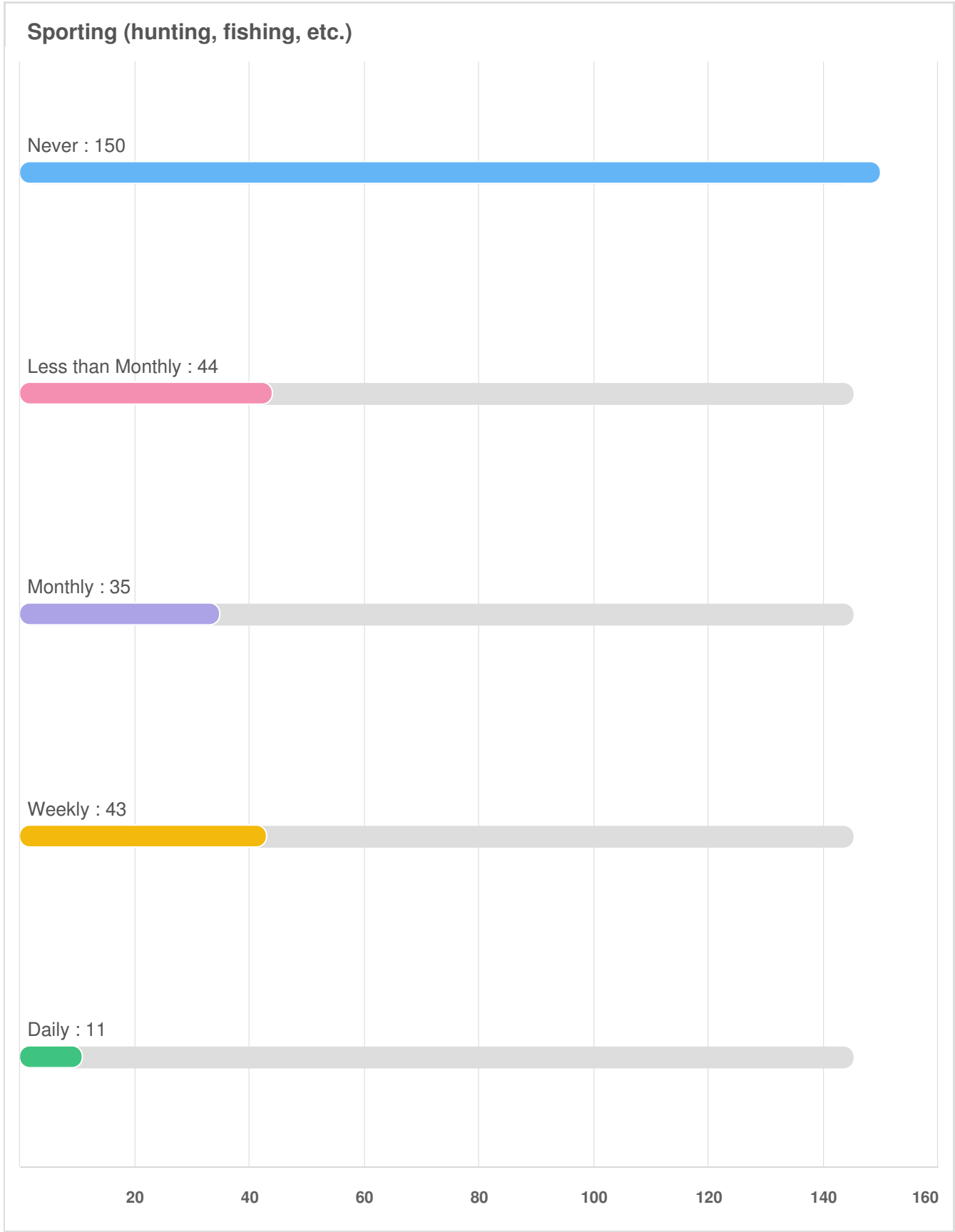
Daily : 75



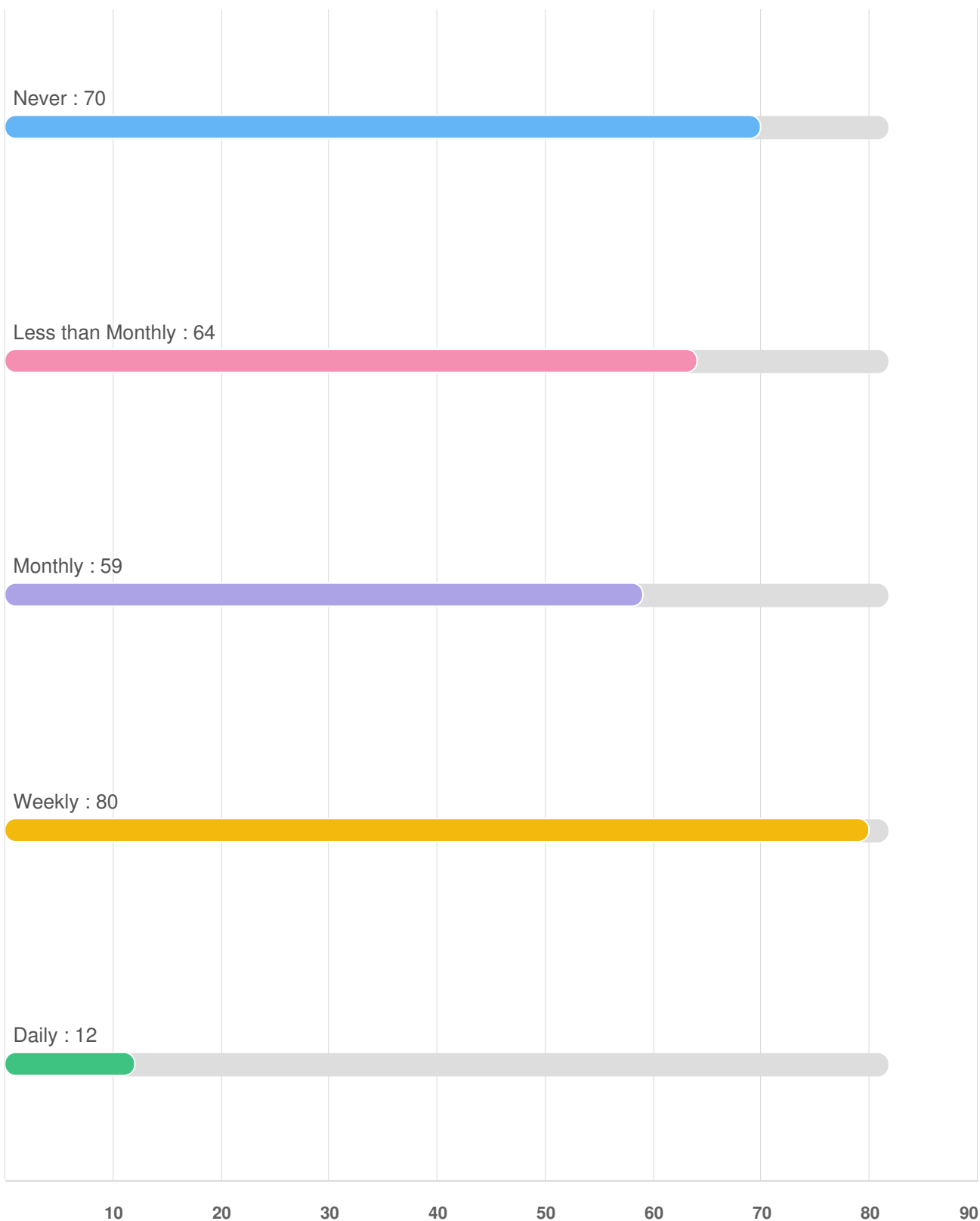
10 20 30 40 50 60 70 80 90 100 110 120 130

Water Access





Winter Activities (ice skating, snowshoeing, cross country skiing)



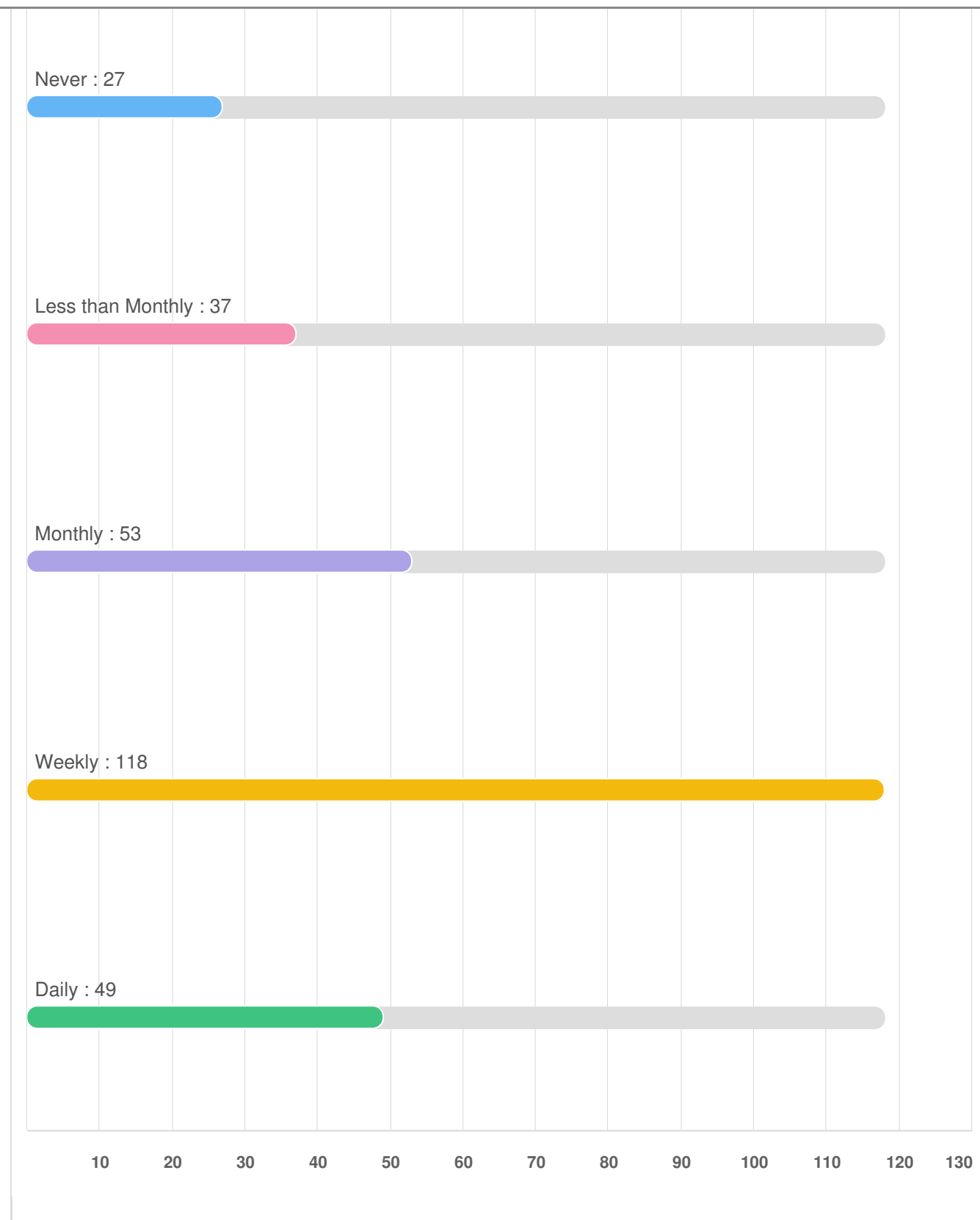
Q4 | How frequently (during peak season) do you or your family use the following types of open space and recreation areas in-town?



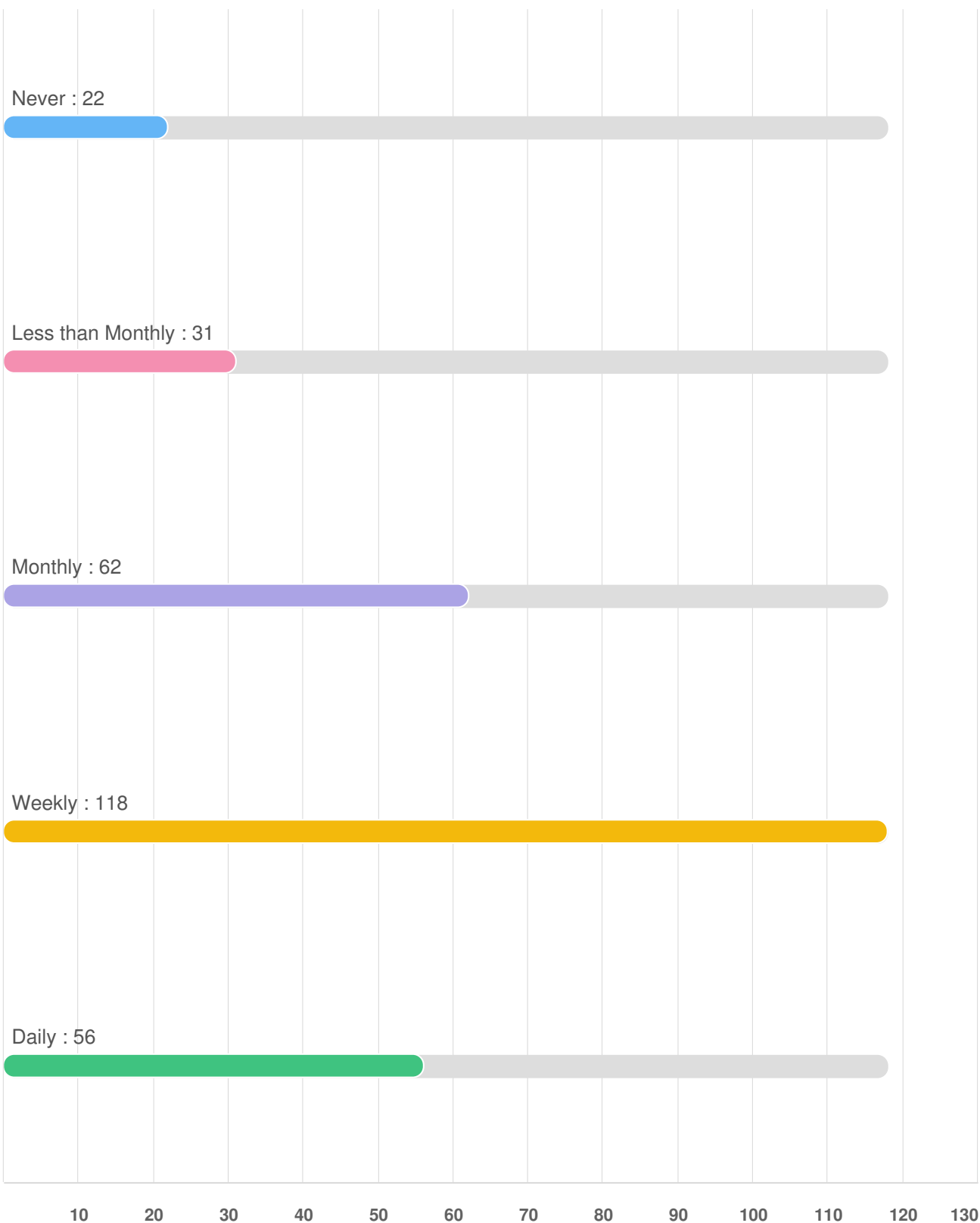
Optional question (289 response(s), 0 skipped)
Question type: Likert Question

Q4 | How frequently (during peak season) do you or your family use the following types of open space and recreation areas in-town?

Natural Open Spaces



Hiking or Walking Trails



Playgrounds

Never : 123



Less than Monthly : 30



Monthly : 37



Weekly : 78



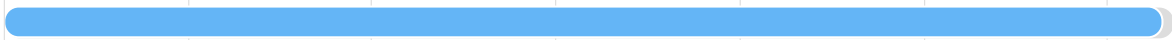
Daily : 18



10 20 30 40 50 60 70 80 90 100 110 120 130

Athletic Fields

Never : 126



Less than Monthly : 47



Monthly : 28



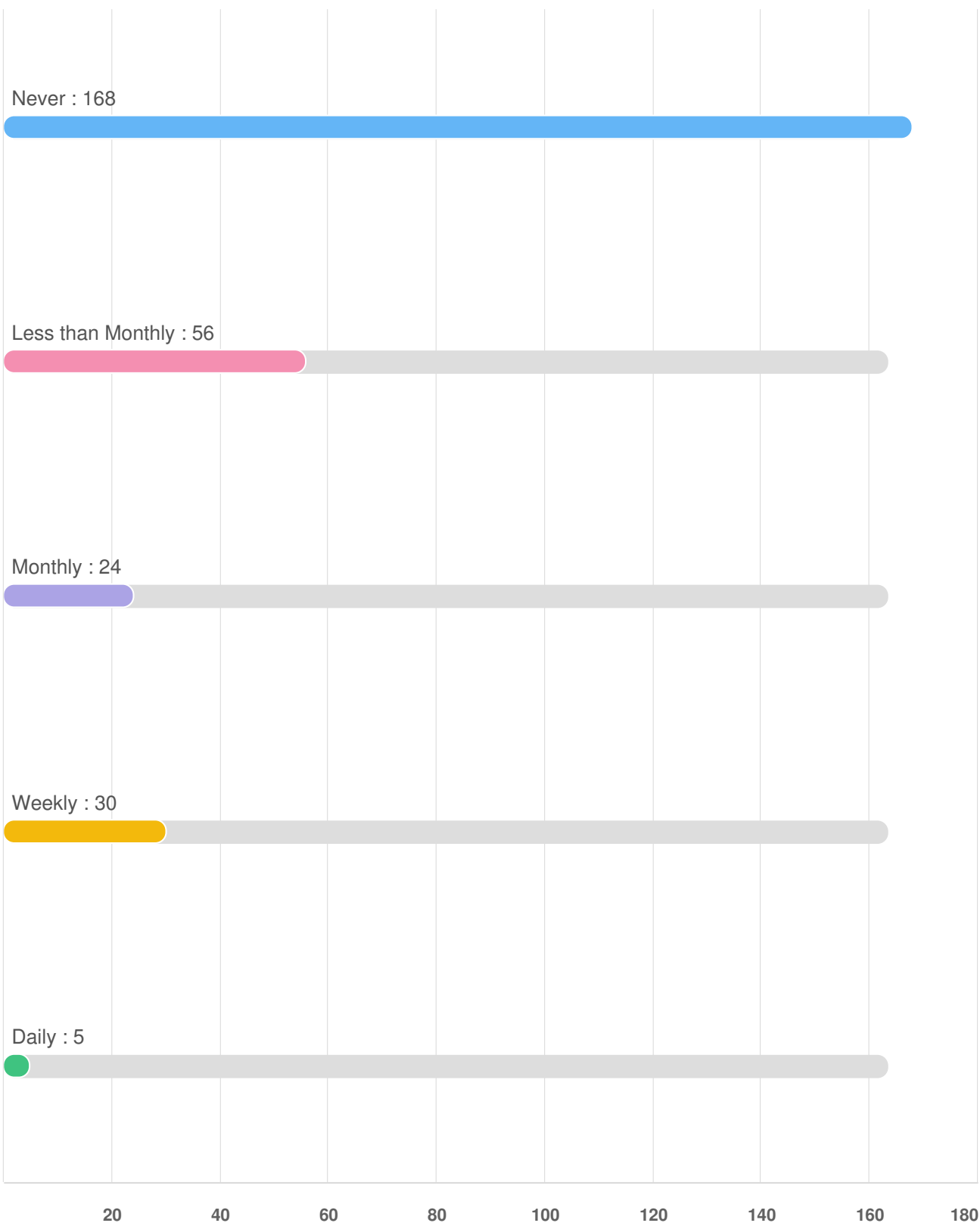
Weekly : 64



Daily : 19

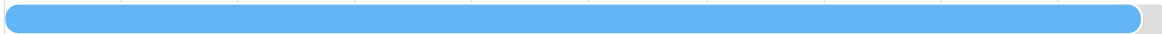


Tennis Courts or Basketball Courts



Skate Park

Never : 243



Less than Monthly : 17



Monthly : 16



Weekly : 7



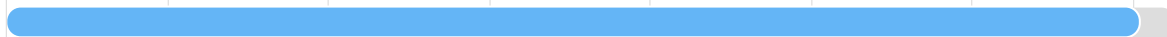
Daily : 3



25 50 75 100 125 150 175 200 225 250 275

Boat Launches

Never : 141



Less than Monthly : 57



Monthly : 41



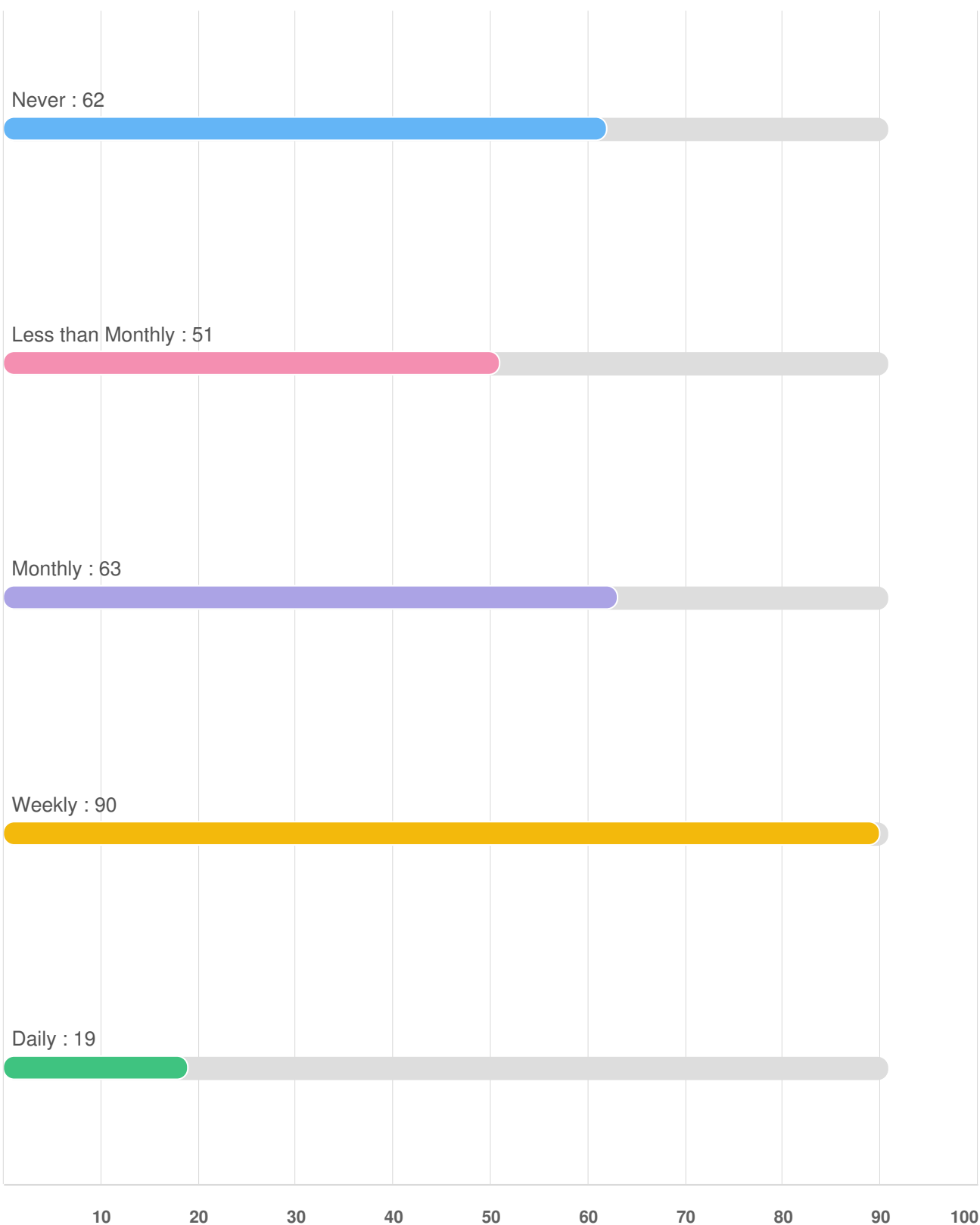
Weekly : 41



Daily : 6

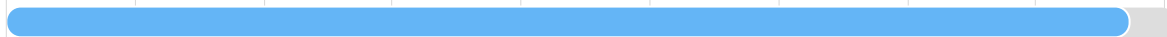


Beaches



Community Gardens

Never : 218



Less than Monthly : 38



Monthly : 10



Weekly : 11

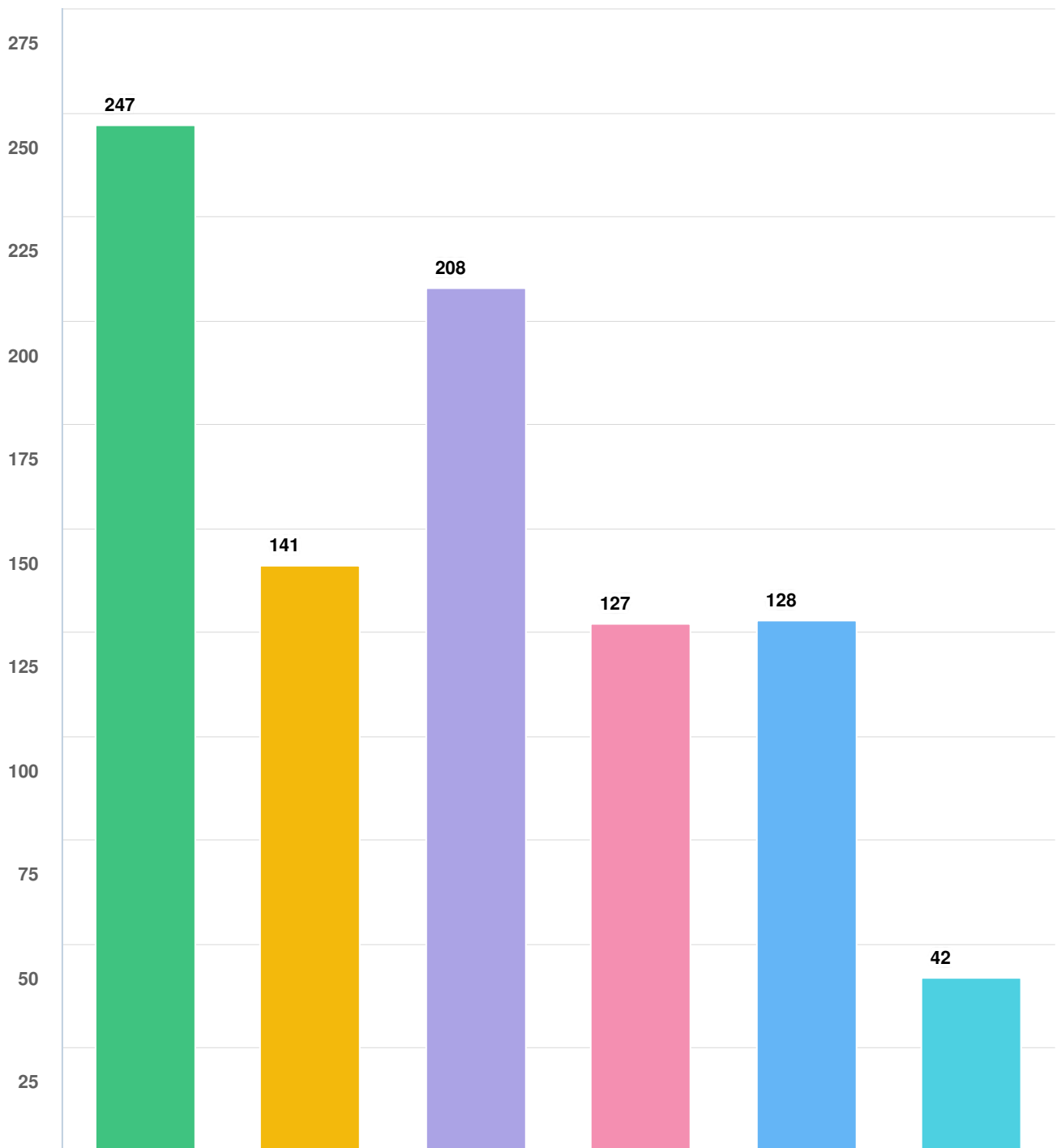


Daily : 7



25 50 75 100 125 150 175 200 225 250

Q5 What kinds of experiences are you looking for from Windham's parks and open spaces?
Please check all that apply.



Question options

- ☐ Other (please specify) ☐ To pursue adventure-based activities ☐ To attend concerts and community programs
☐ To experience and observe nature ☐ To meet friends and socialize ☐ To relax, unplug, and decompress

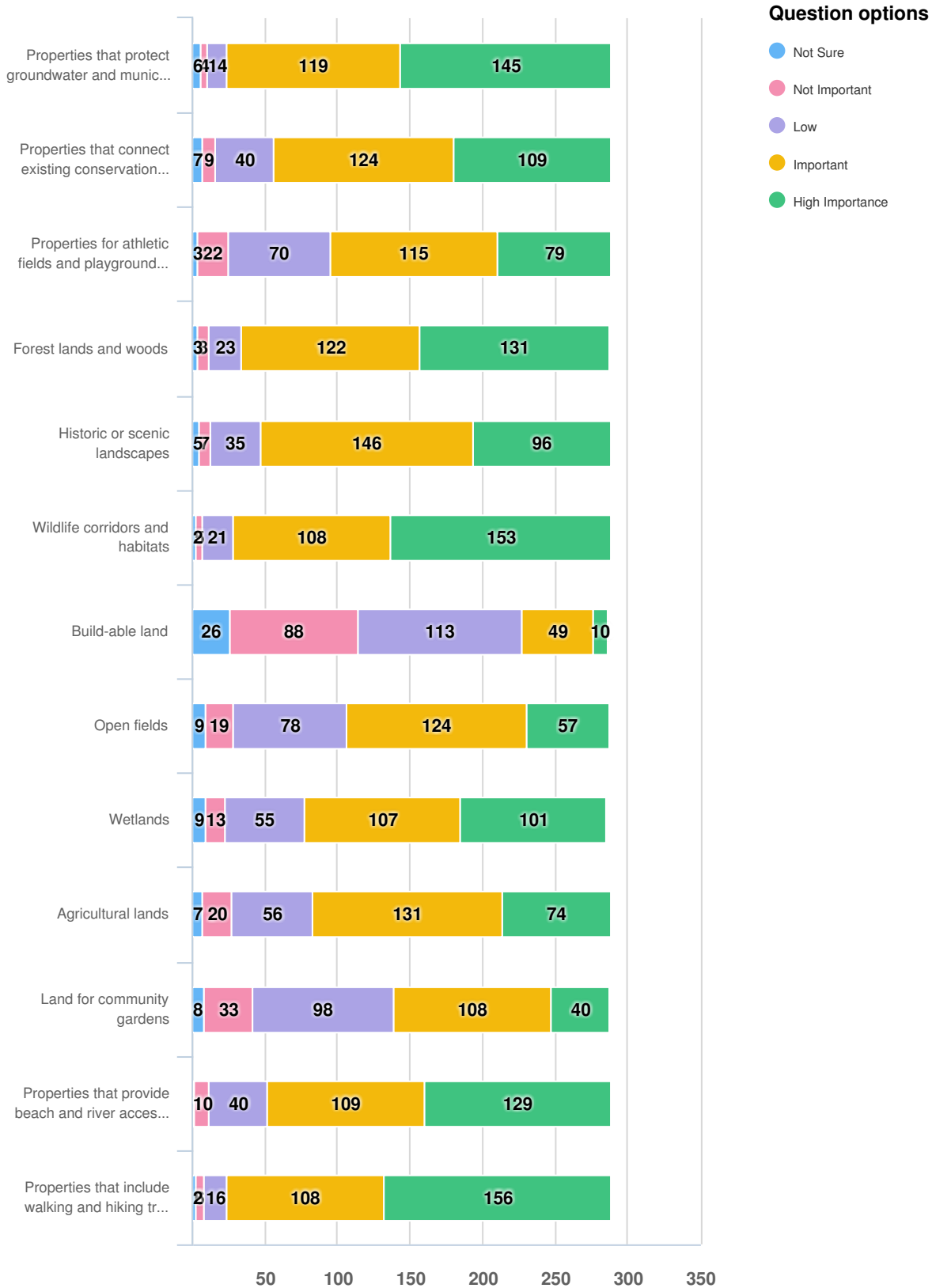
Mandatory Question (289 response(s))
Question type: Checkbox Question

Q6 Please rank the top reasons, you think, are important for the Town to preserve open space.

OPTIONS	AVG. RANK
Protect water quality and water resources	4.70
Protect wildlife habitats	4.85
Provides areas for passive recreation	5.63
Manage residential growth	5.79
Provide active recreational facilities	6.00
Preserve rural character of the town	6.25
Provide access to existing conservation lands	6.26
Preserve unique scenic areas	6.27
Preserve existing agricultural land	6.49
Preserve historic assets	7.07
Provide boat ramps and access to water bodies	7.41
Provide areas for hunting	9.79

Optional question (286 response(s), 3 skipped)
Question type: Ranking Question

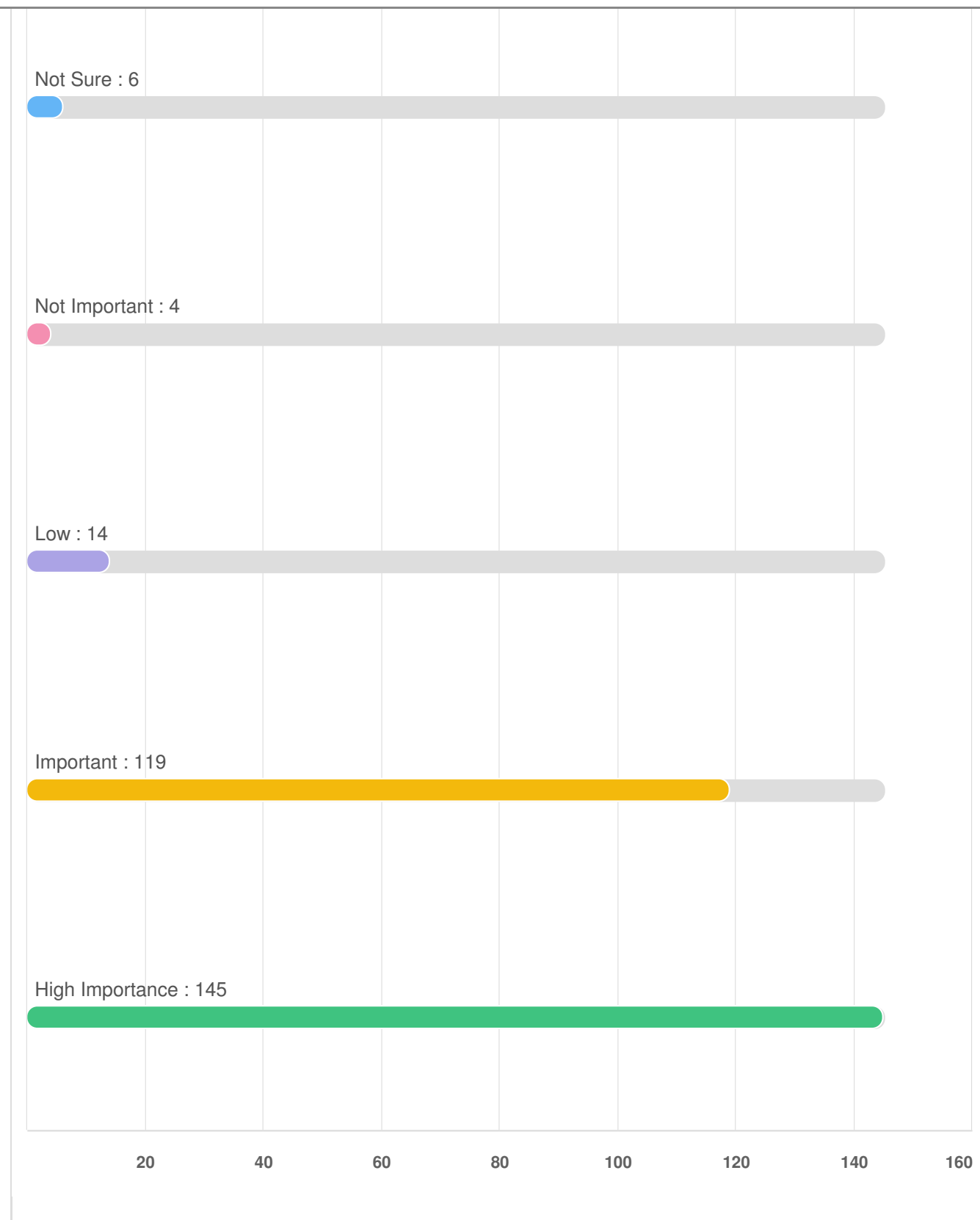
Q7 | By level of importance, please rate the types of land you think should be held or acquired by the town.



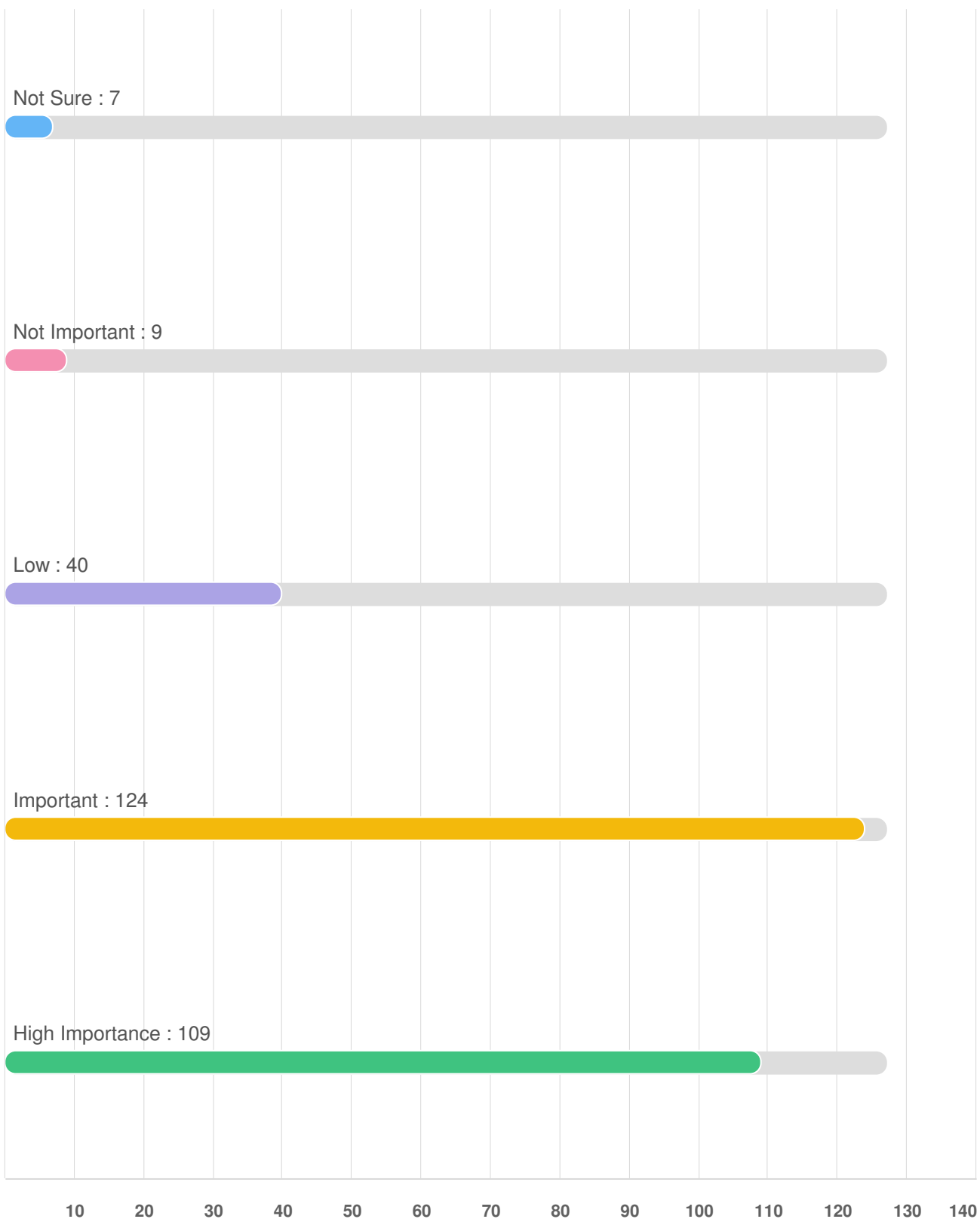
Optional question (289 response(s), 0 skipped)
Question type: Likert Question

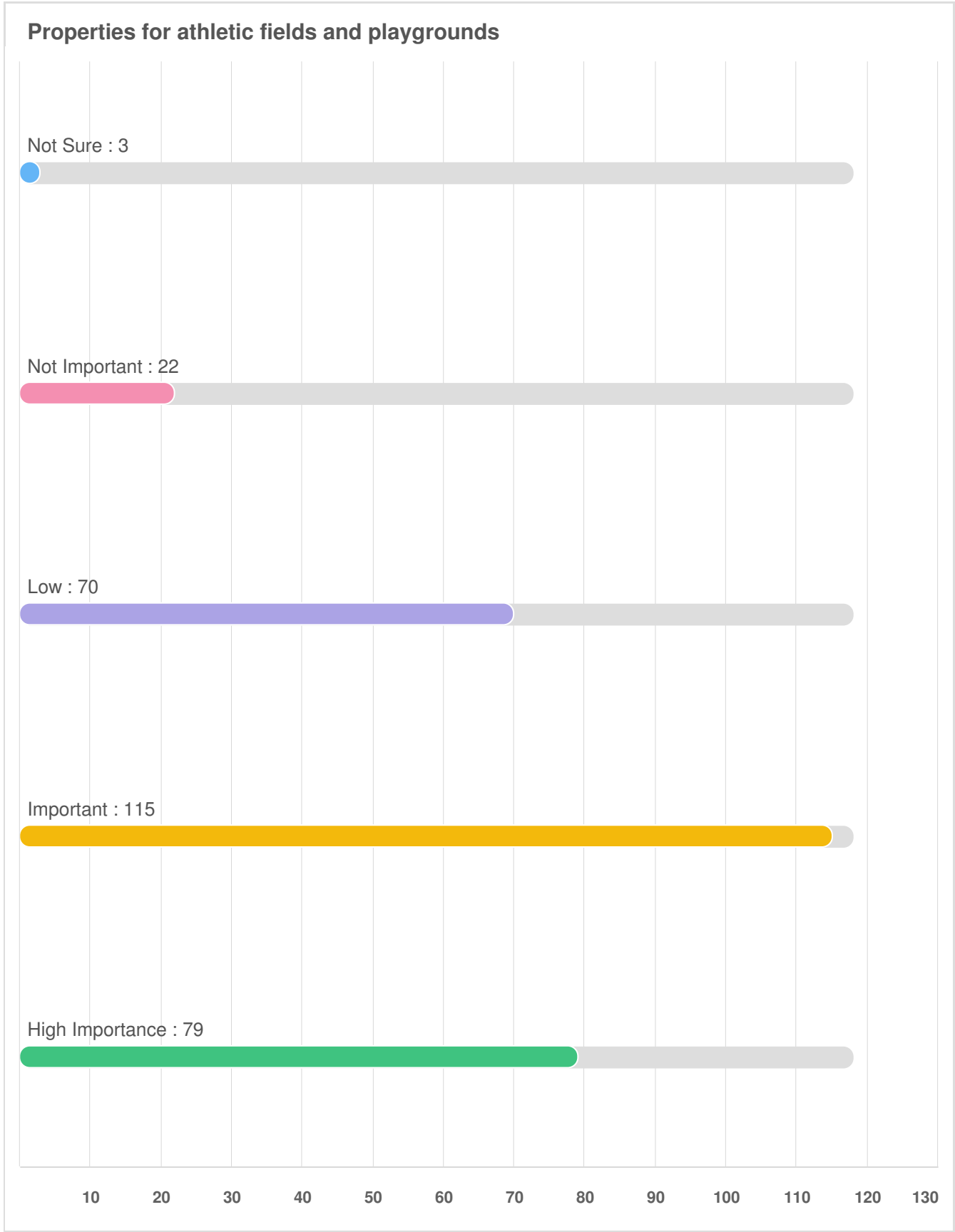
Q7 | By level of importance, please rate the types of land you think should be held or acquired by the town.

Properties that protect groundwater and municipal wells

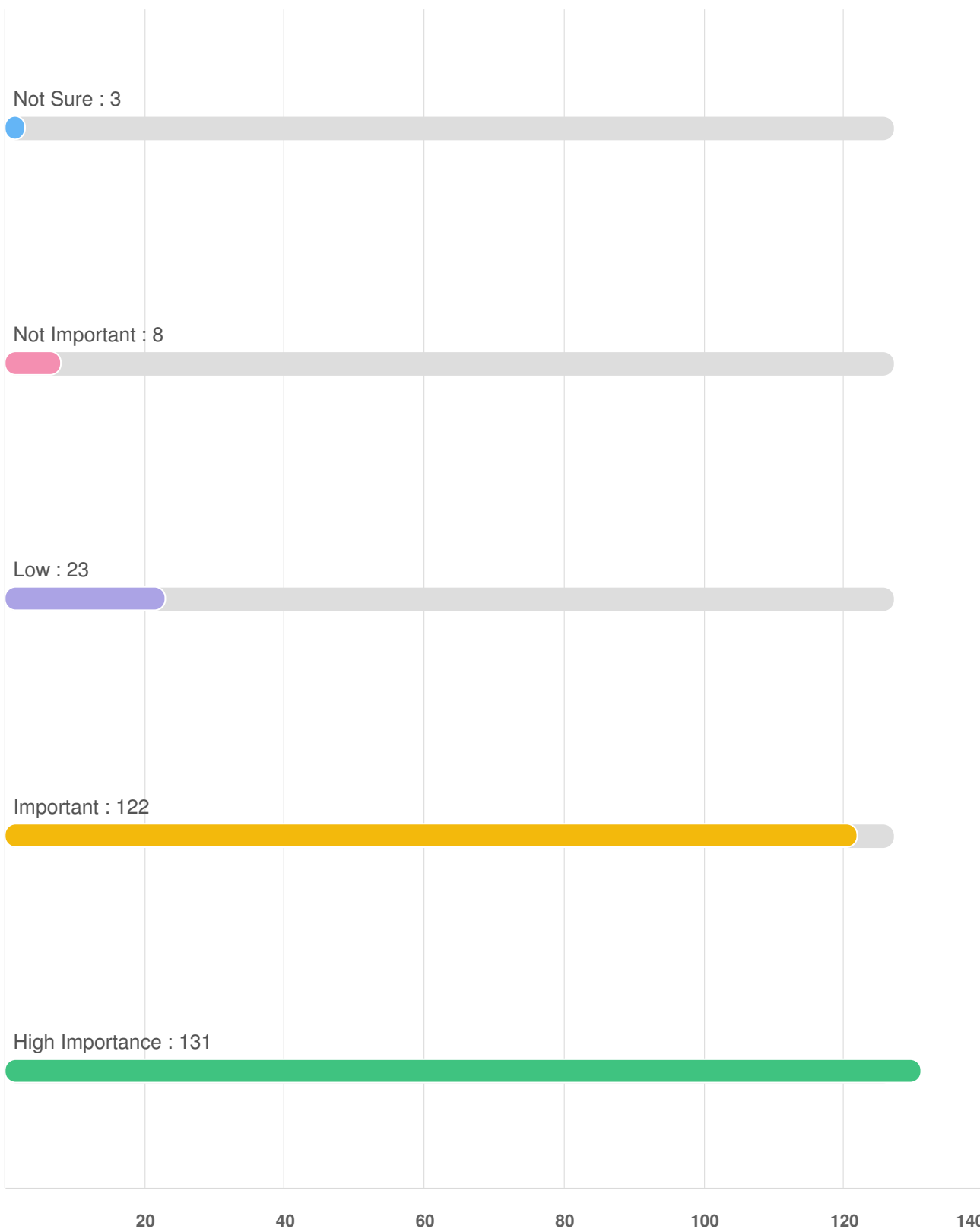


Properties that connect existing conservation lands





Forest lands and woods



Historic or scenic landscapes

Not Sure : 5



Not Important : 7



Low : 35



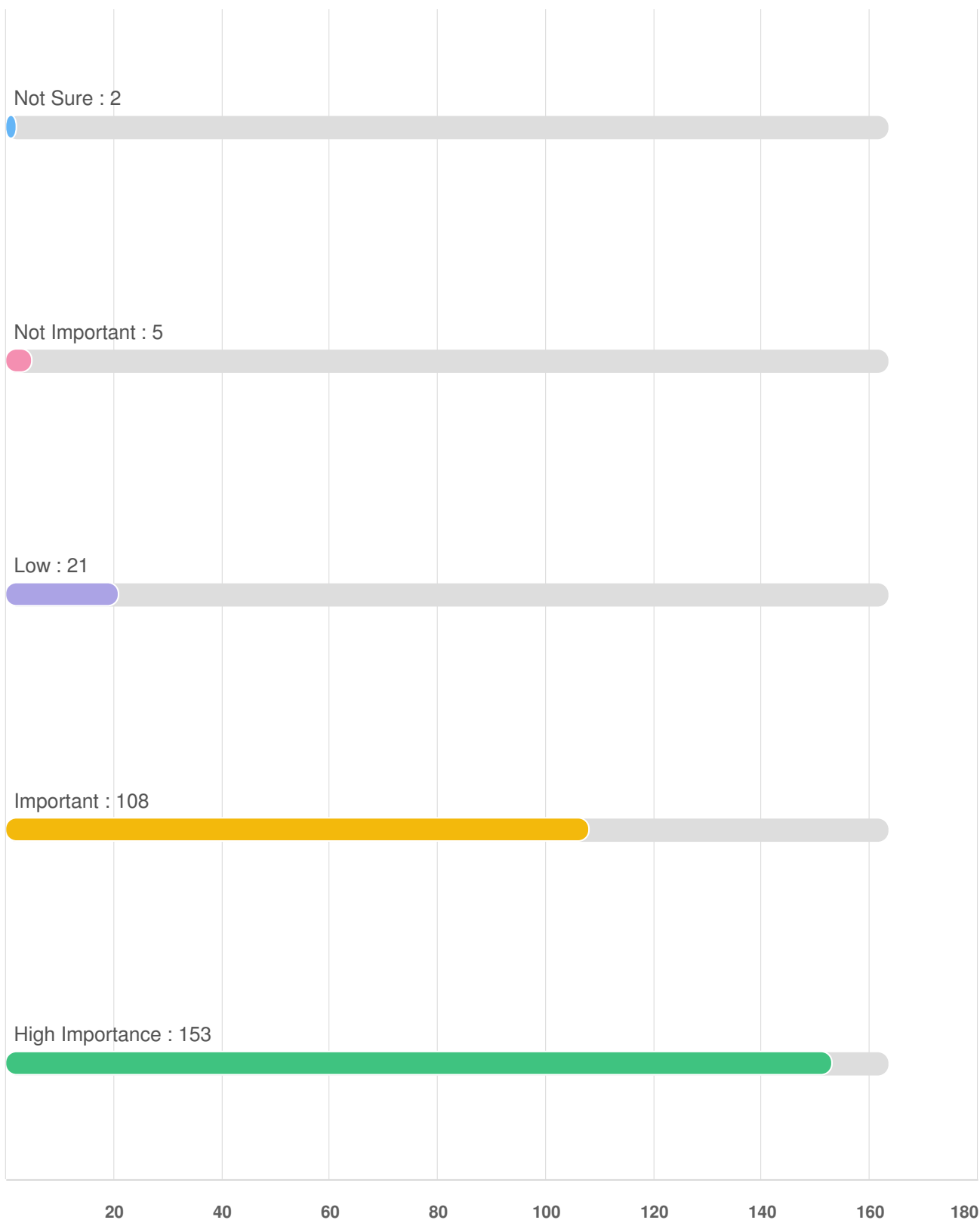
Important : 146

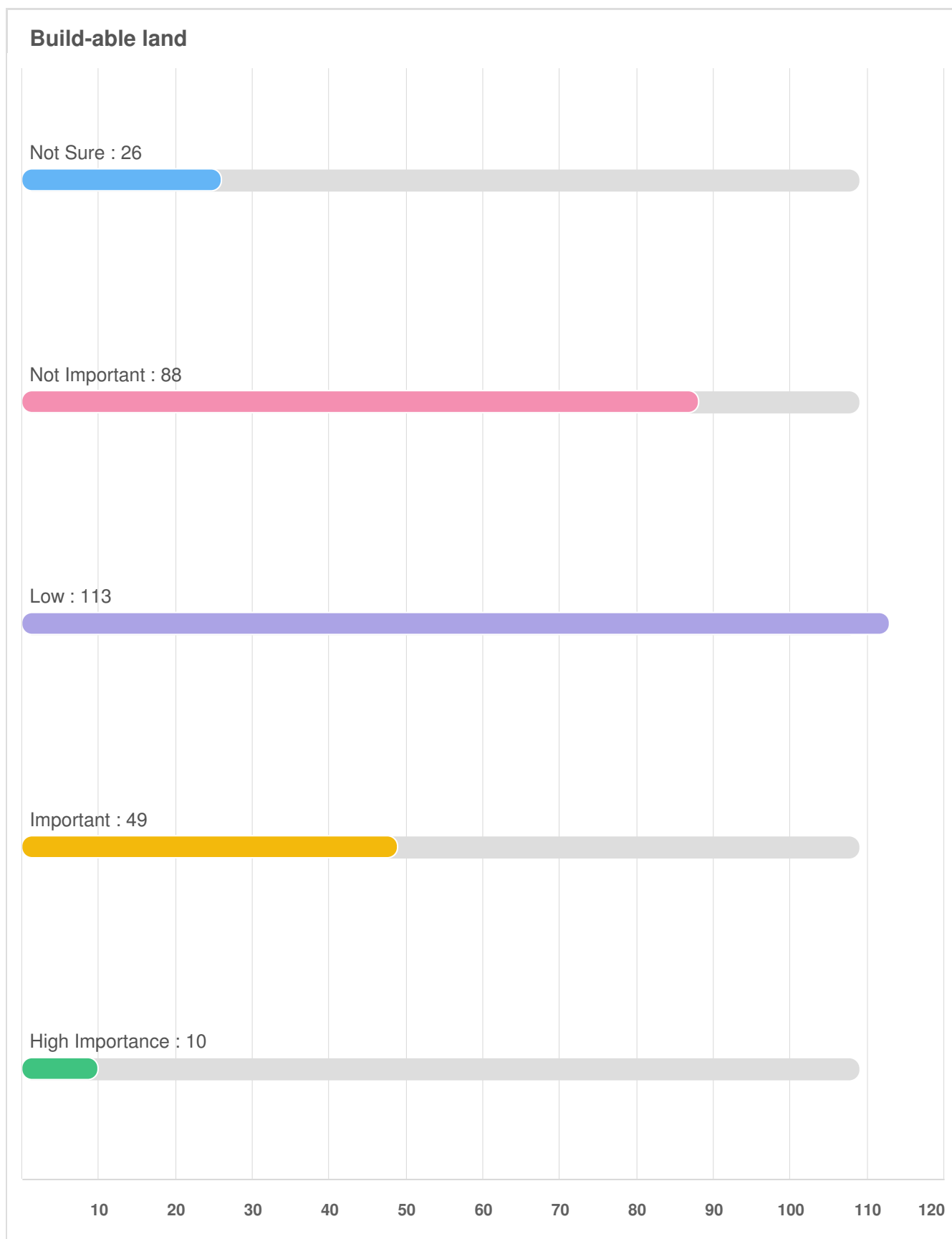


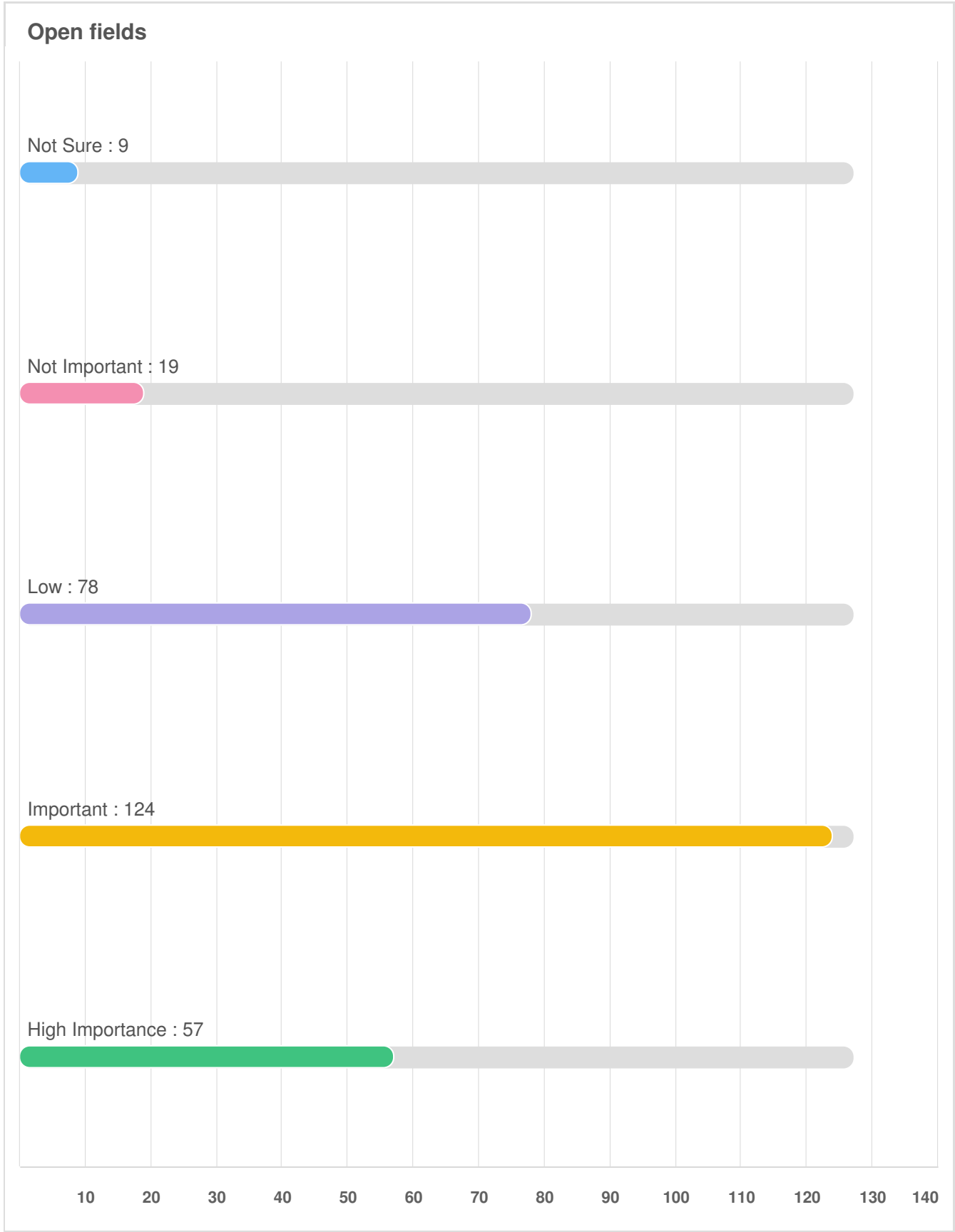
High Importance : 96



Wildlife corridors and habitats







Wetlands

Not Sure : 9



Not Important : 13



Low : 55



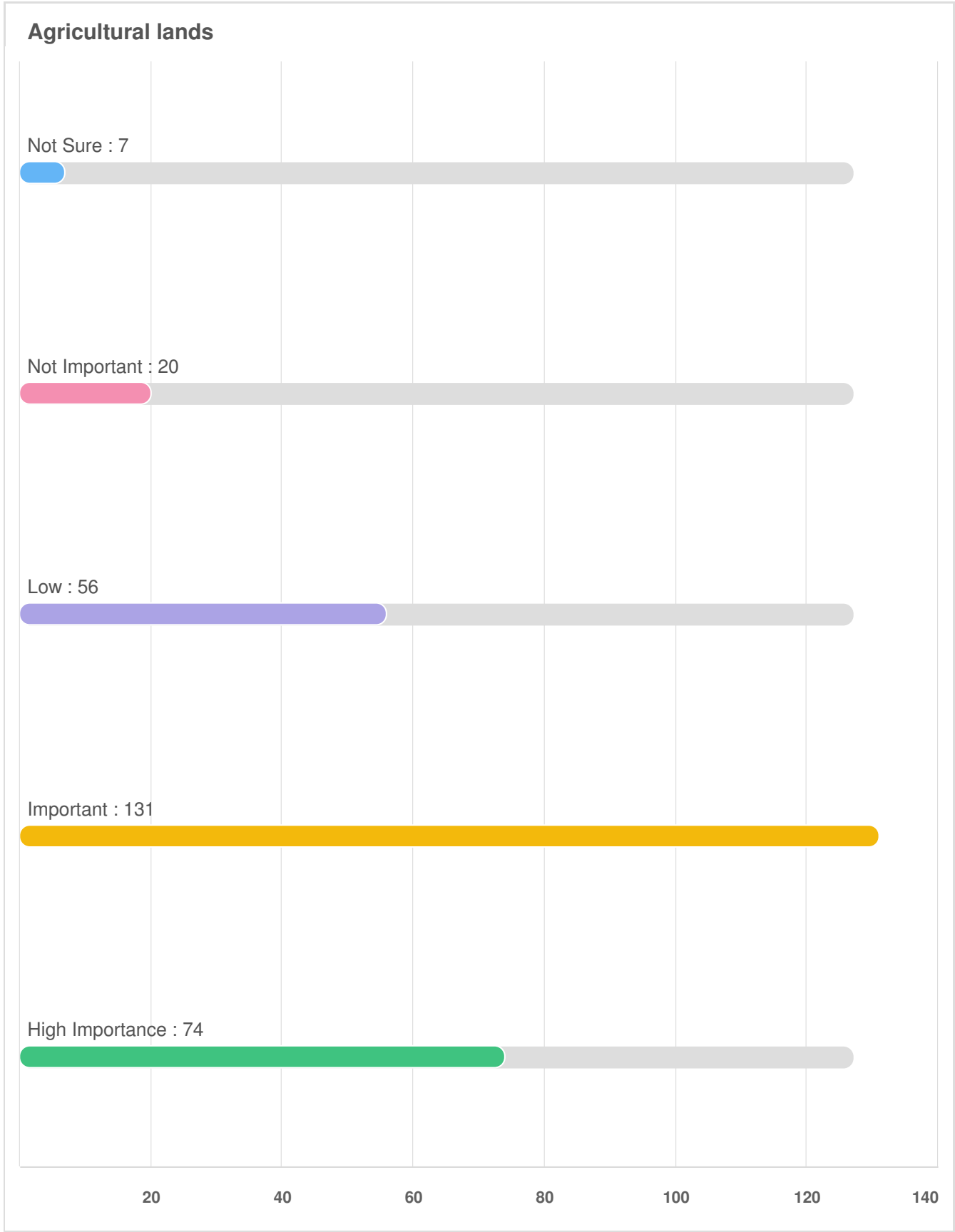
Important : 107

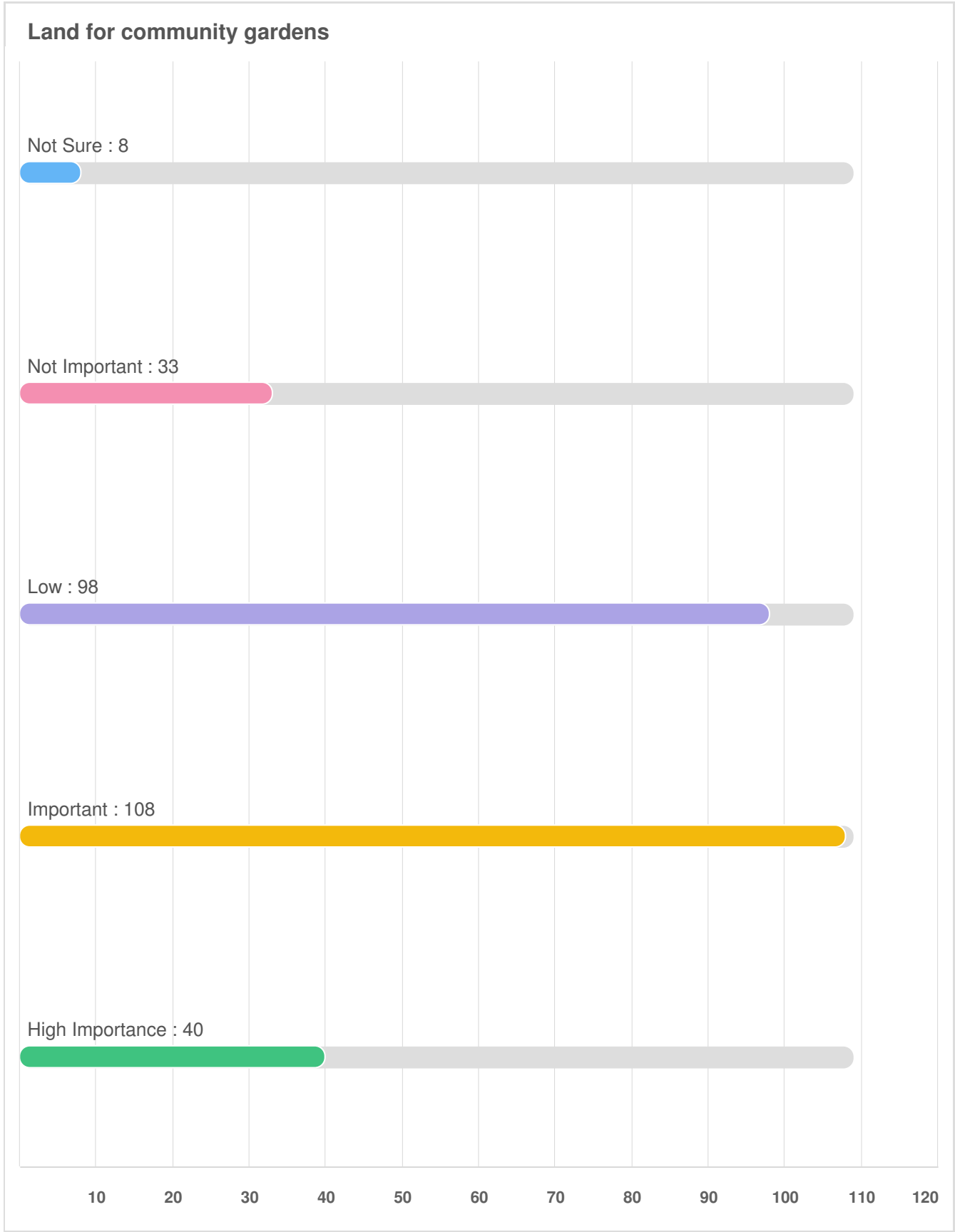


High Importance : 101

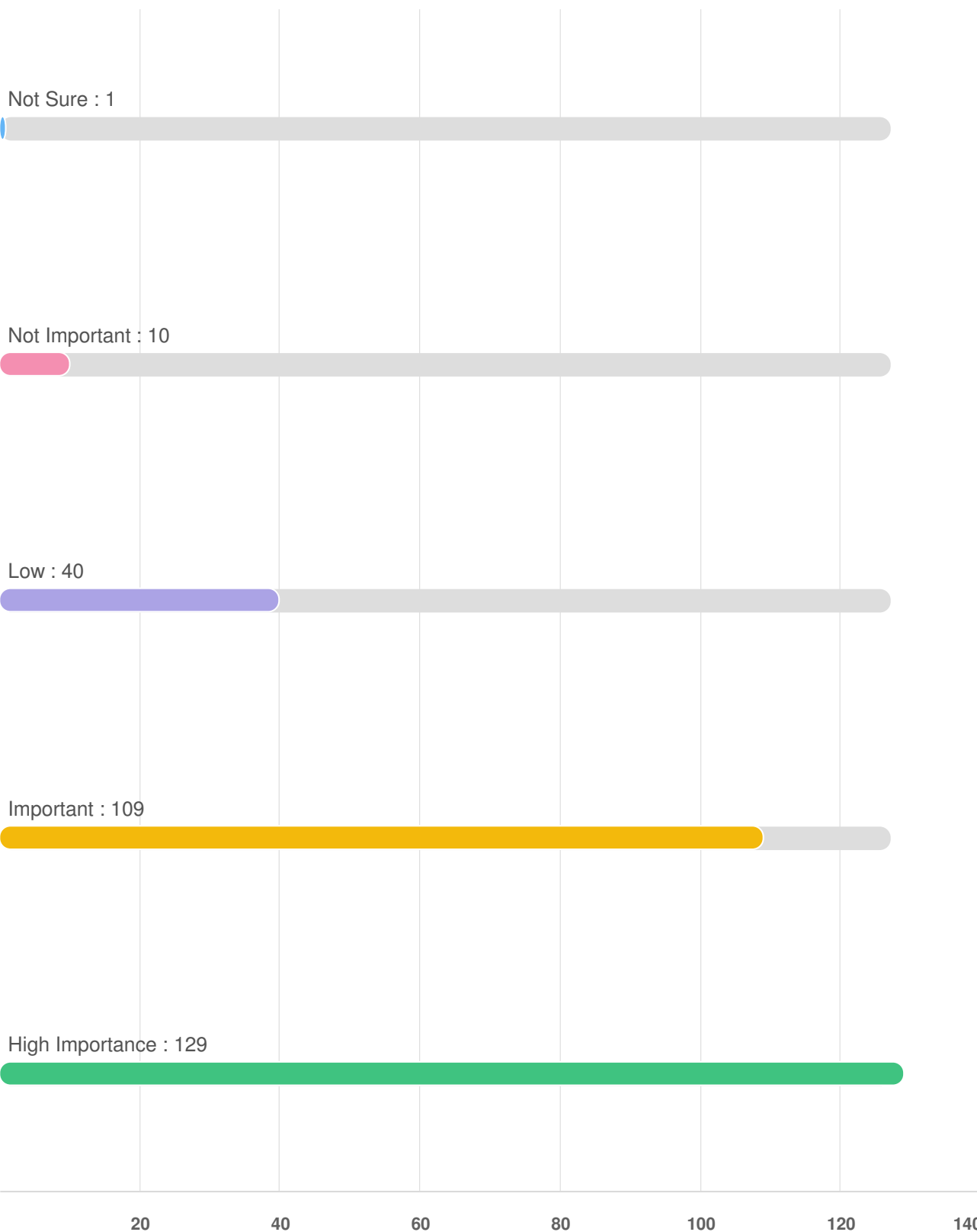


10 20 30 40 50 60 70 80 90 100 110 120

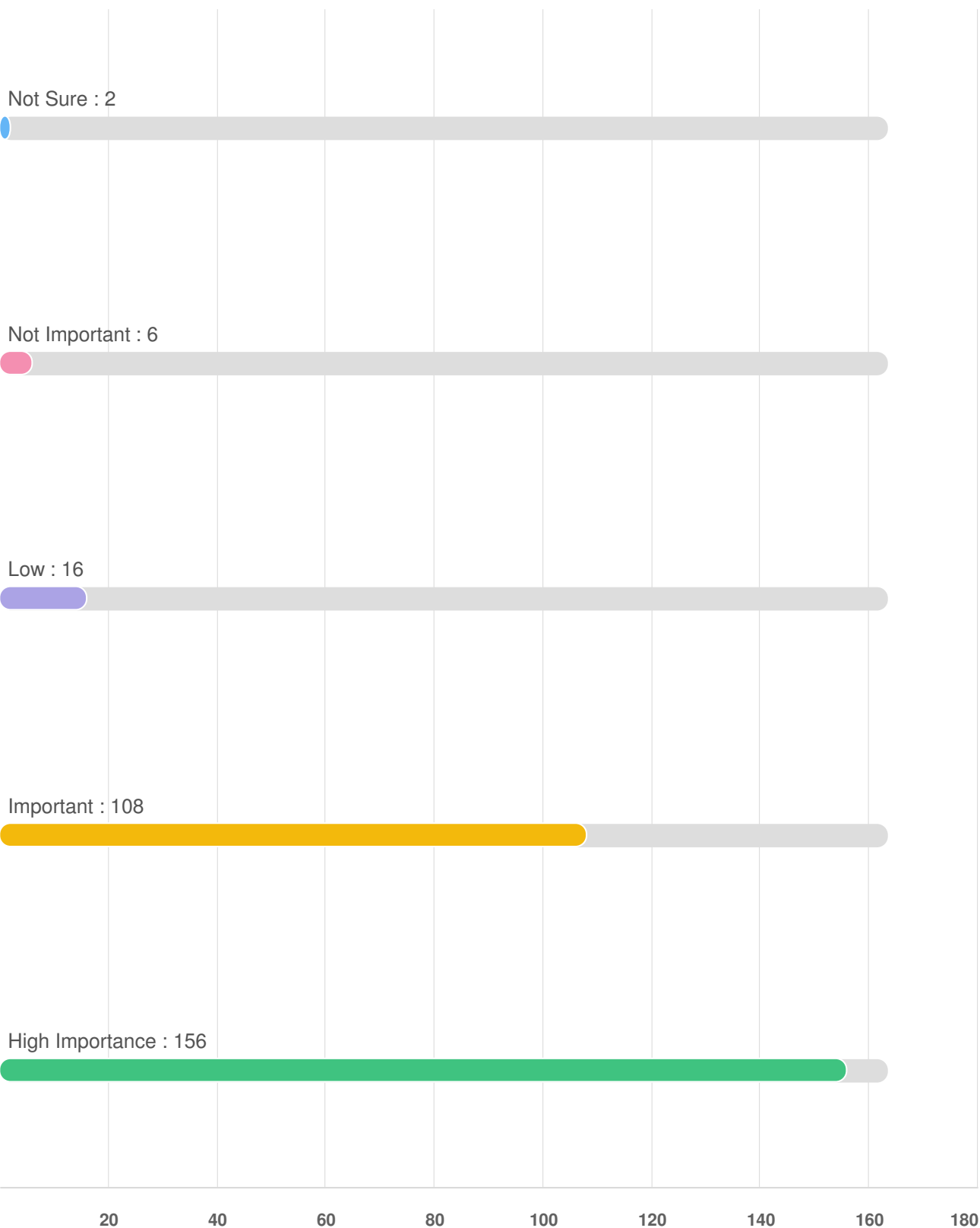




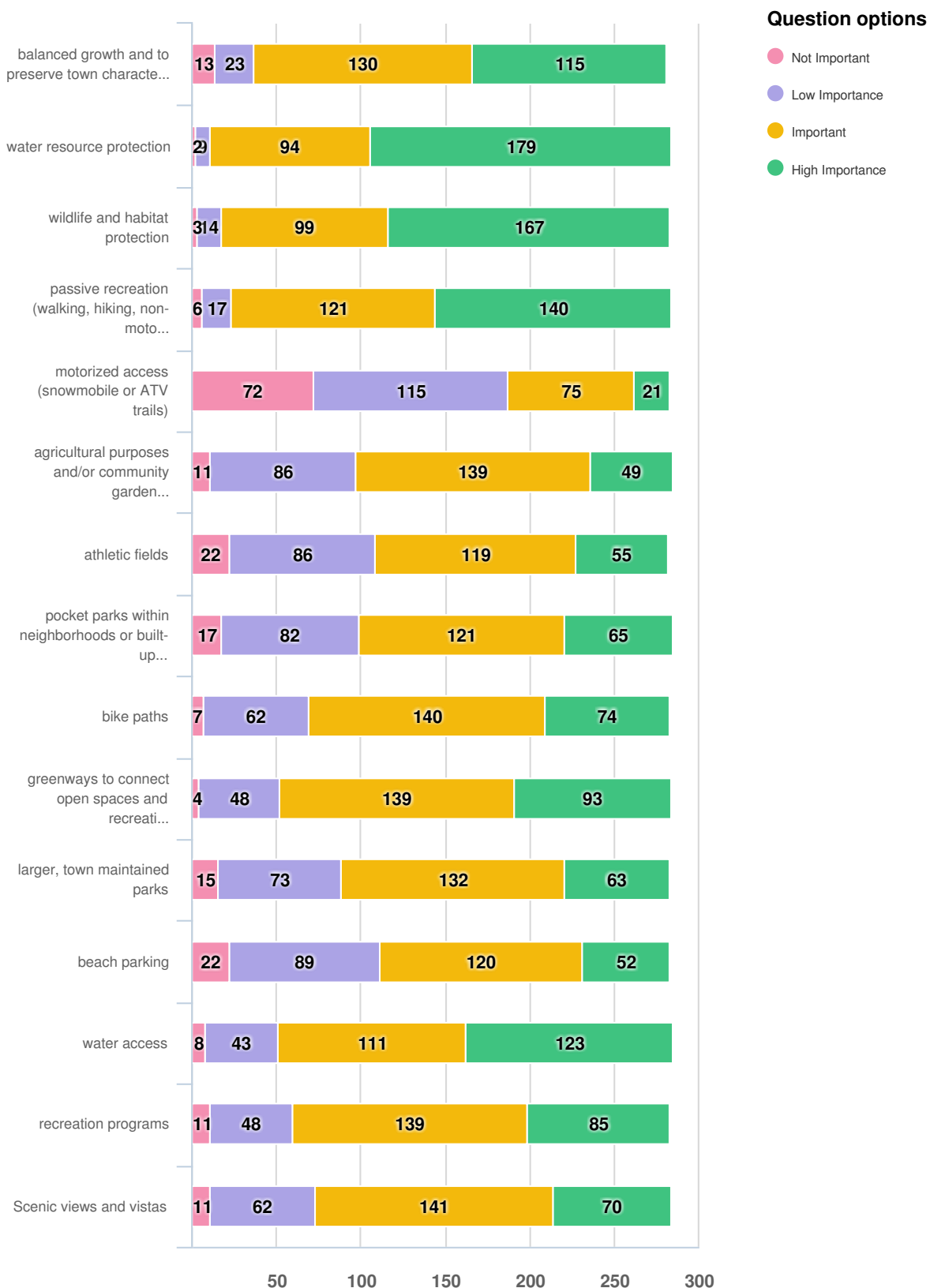
Properties that provide beach and river access



Properties that include walking and hiking trails



Q8 By level of importance, please rate the following statements, beginning with "Protect open space and land for..."

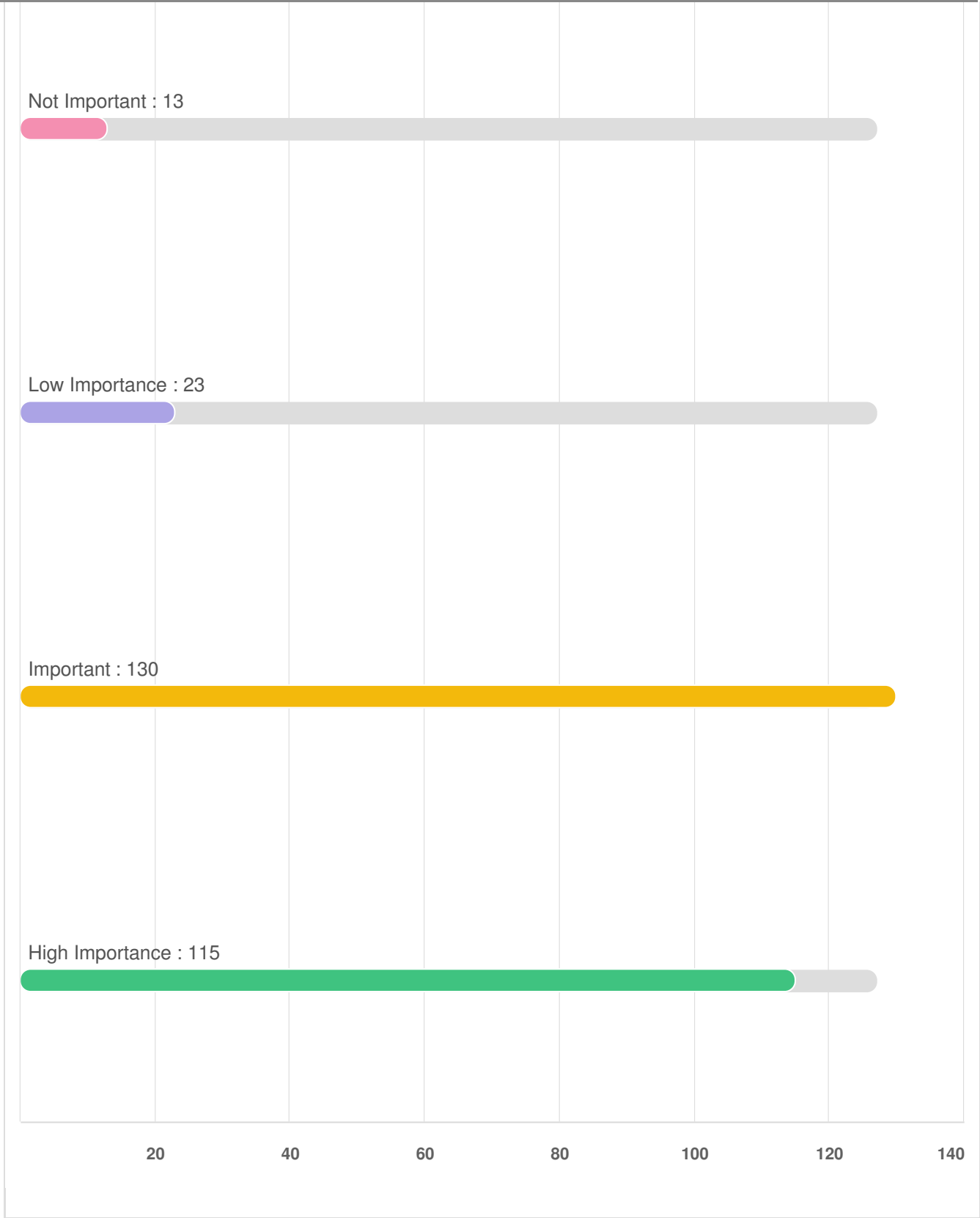


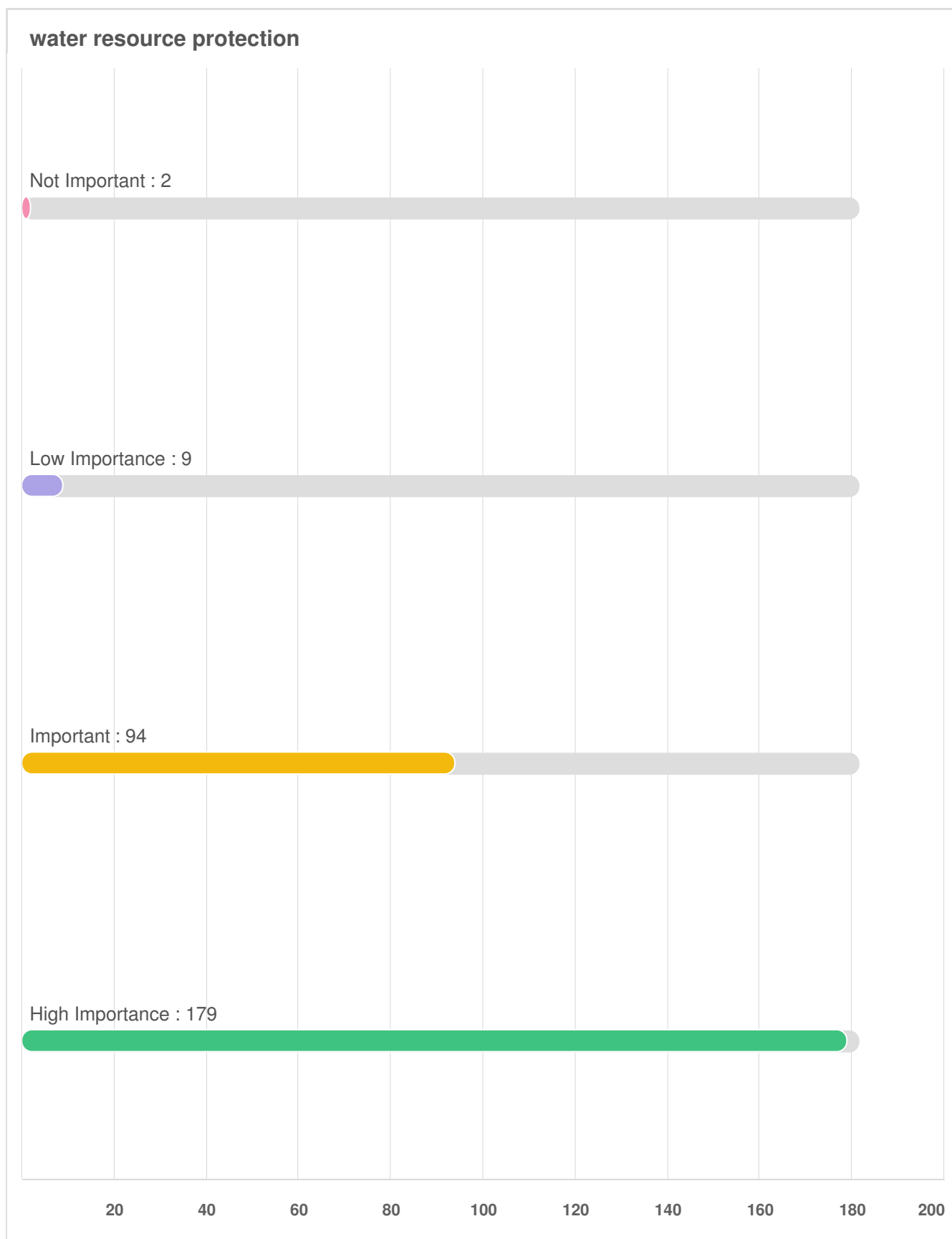
Optional question (285 response(s), 4 skipped)

Question type: Likert Question

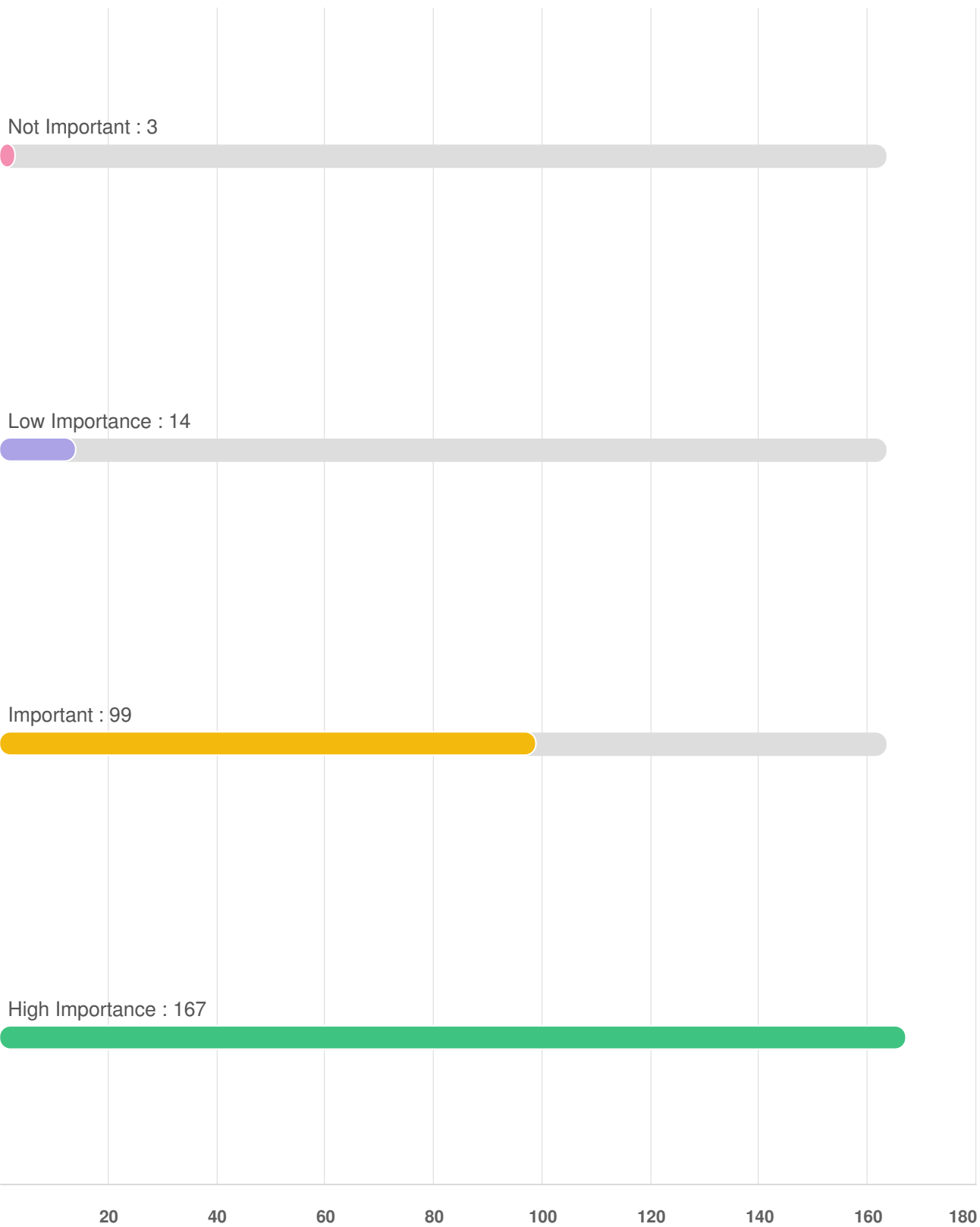
Q8 | By level of importance, please rate the following statements, beginning with "Protect open space and land for..."

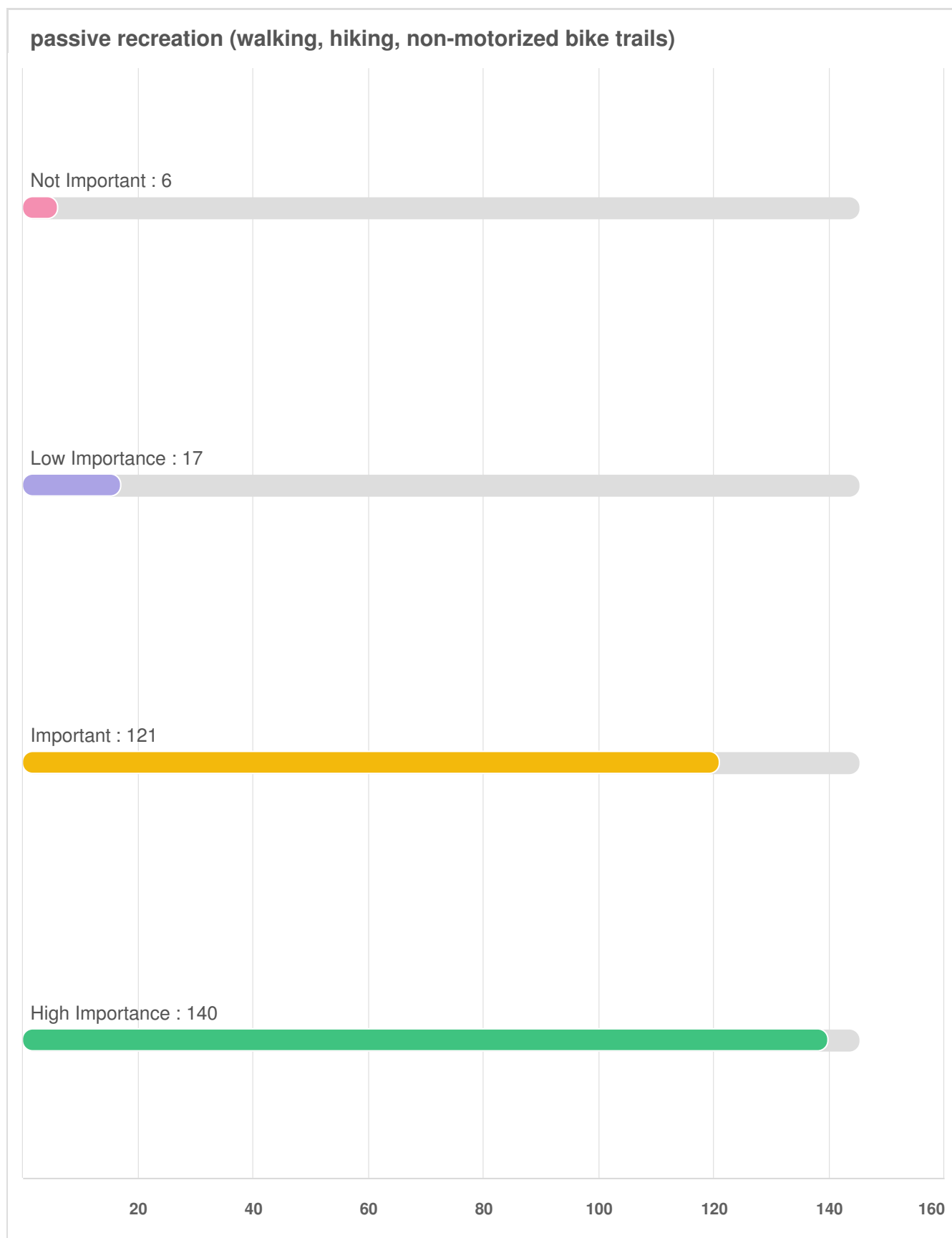
balanced growth and to preserve town character

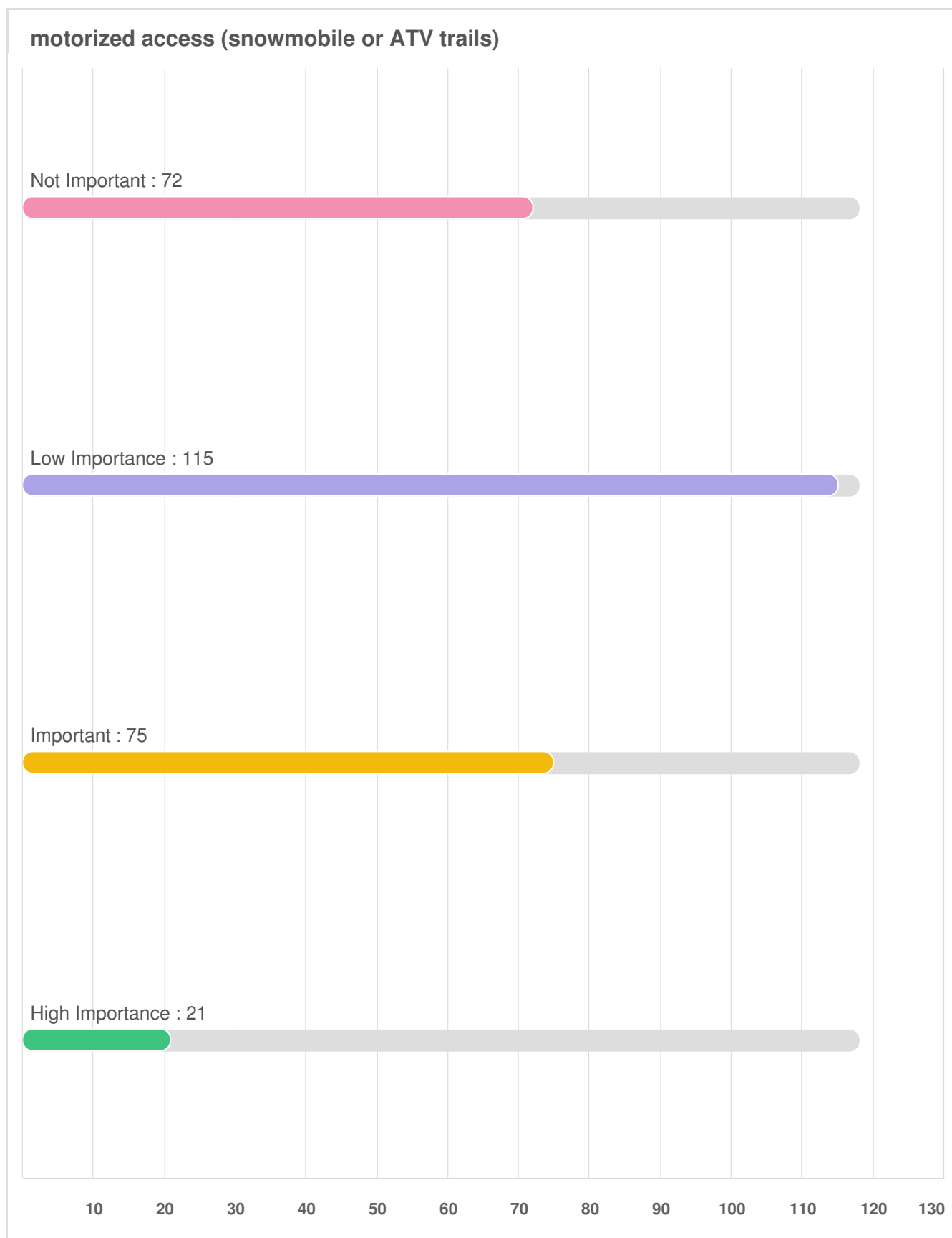




wildlife and habitat protection







agricultural purposes and/or community gardens

Not Important : 11



Low Importance : 86



Important : 139

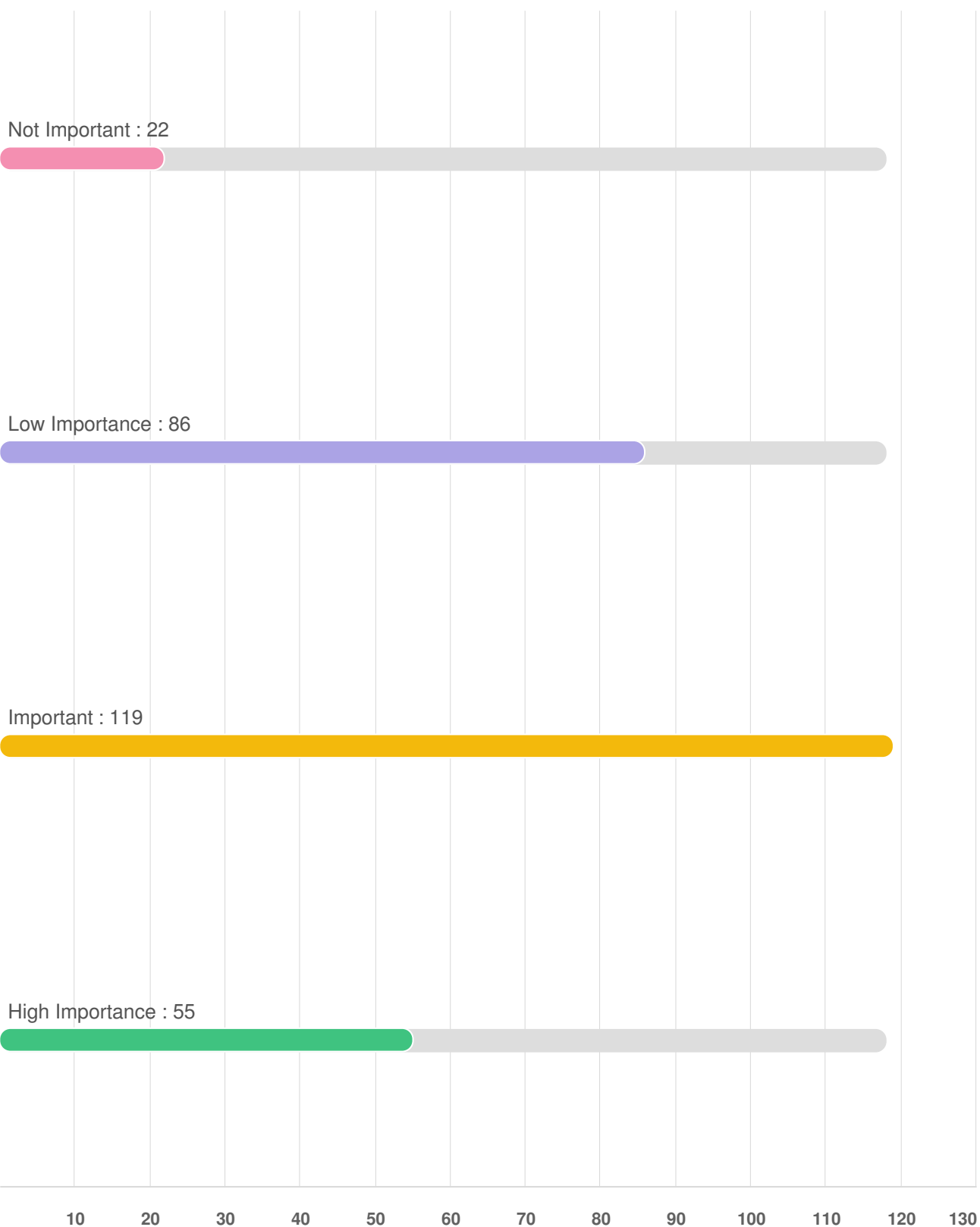


High Importance : 49

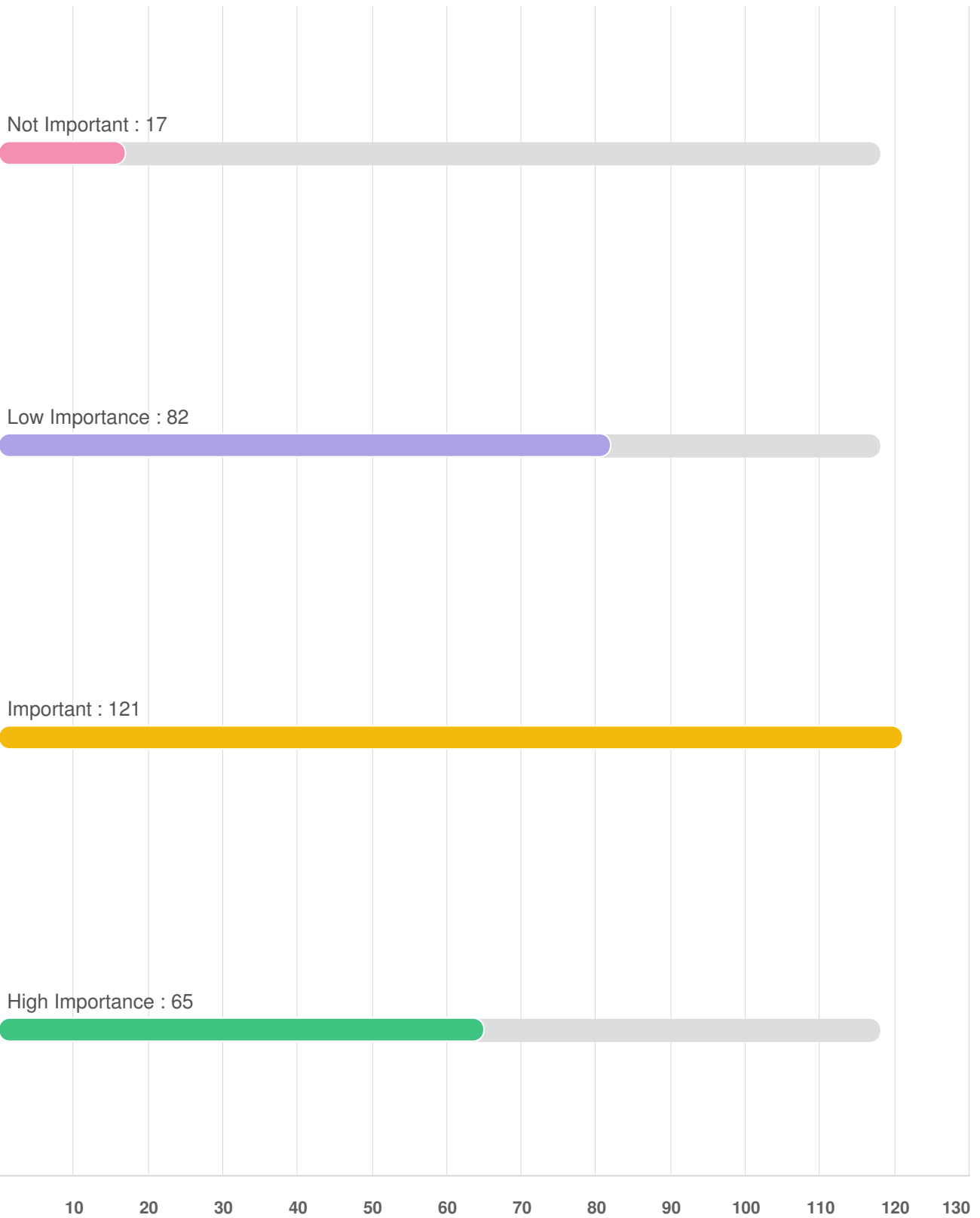


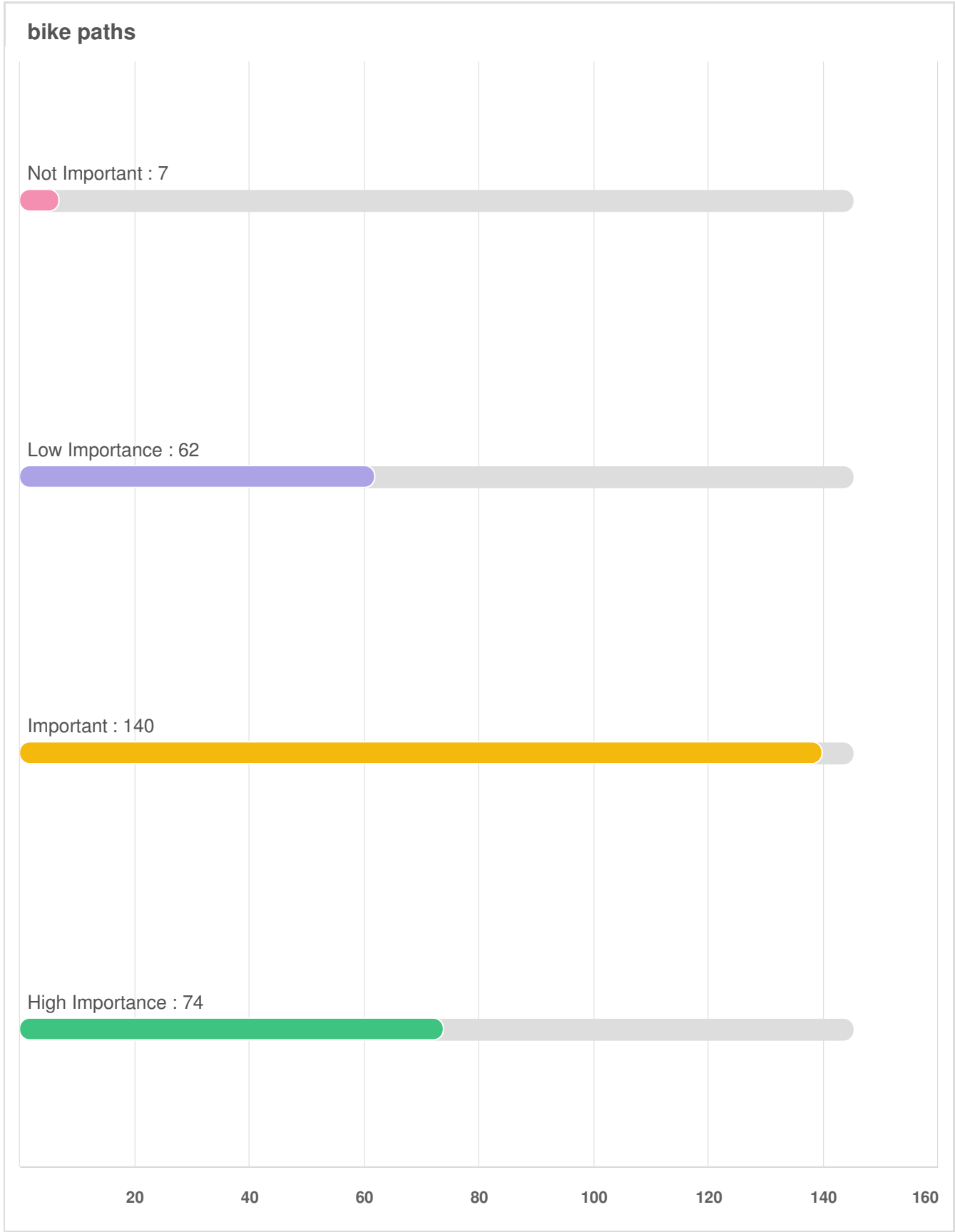
20 40 60 80 100 120 140 160

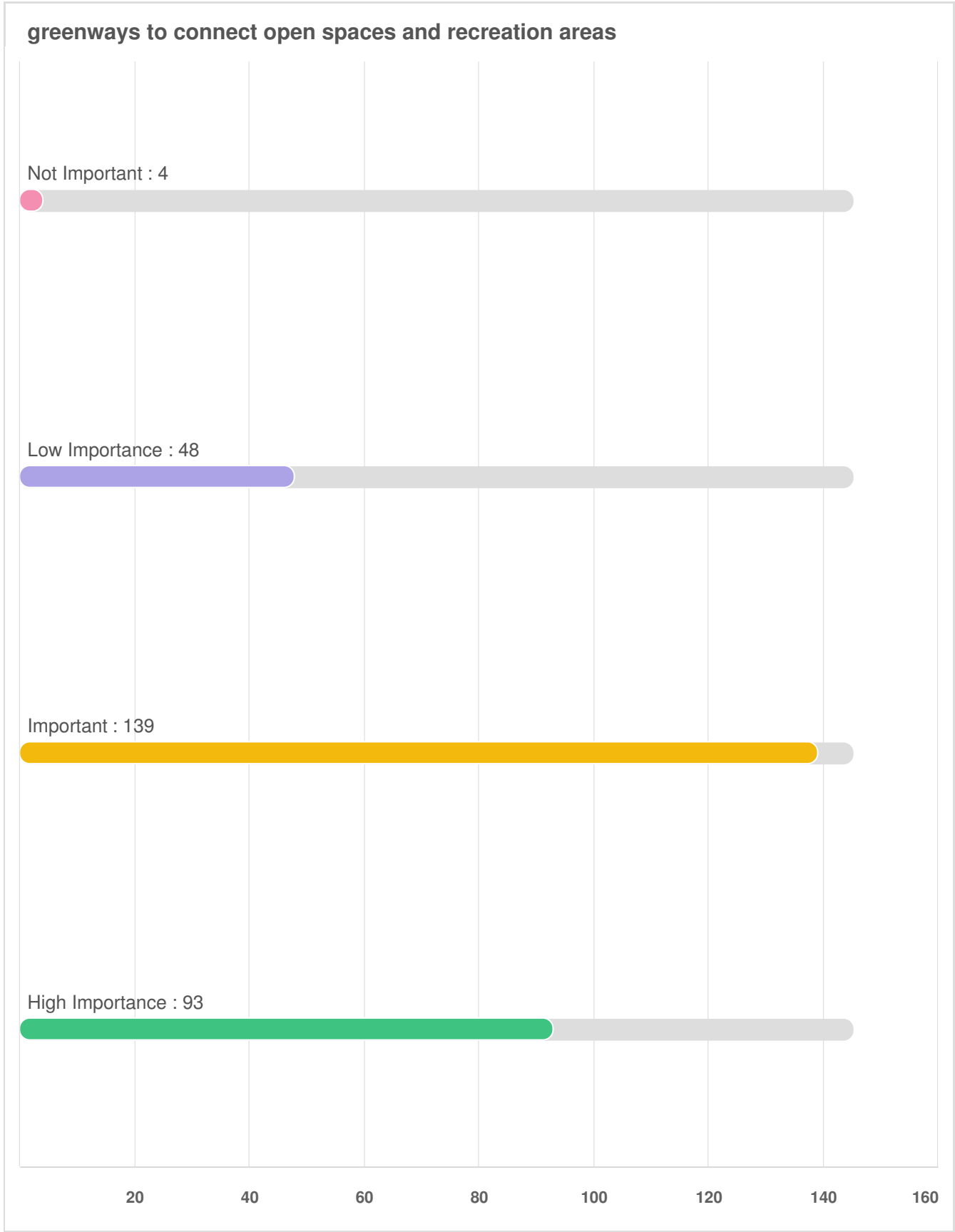
athletic fields



pocket parks within neighborhoods or built-up areas of town







larger, town maintained parks

Not Important : 15



Low Importance : 73



Important : 132



High Importance : 63



beach parking

Not Important : 22



Low Importance : 89



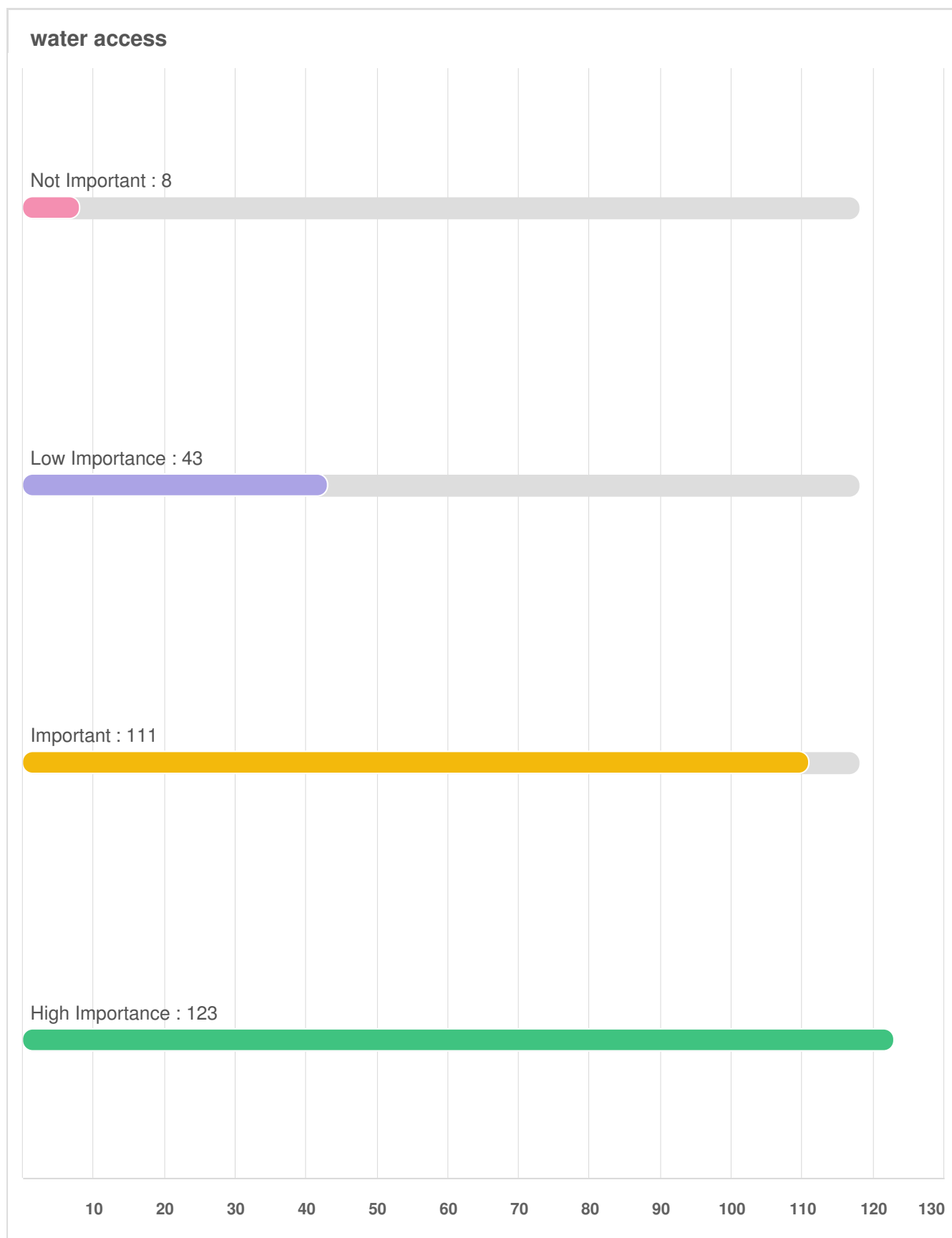
Important : 120



High Importance : 52



10 20 30 40 50 60 70 80 90 100 110 120 130



recreation programs

Not Important : 11



Low Importance : 48



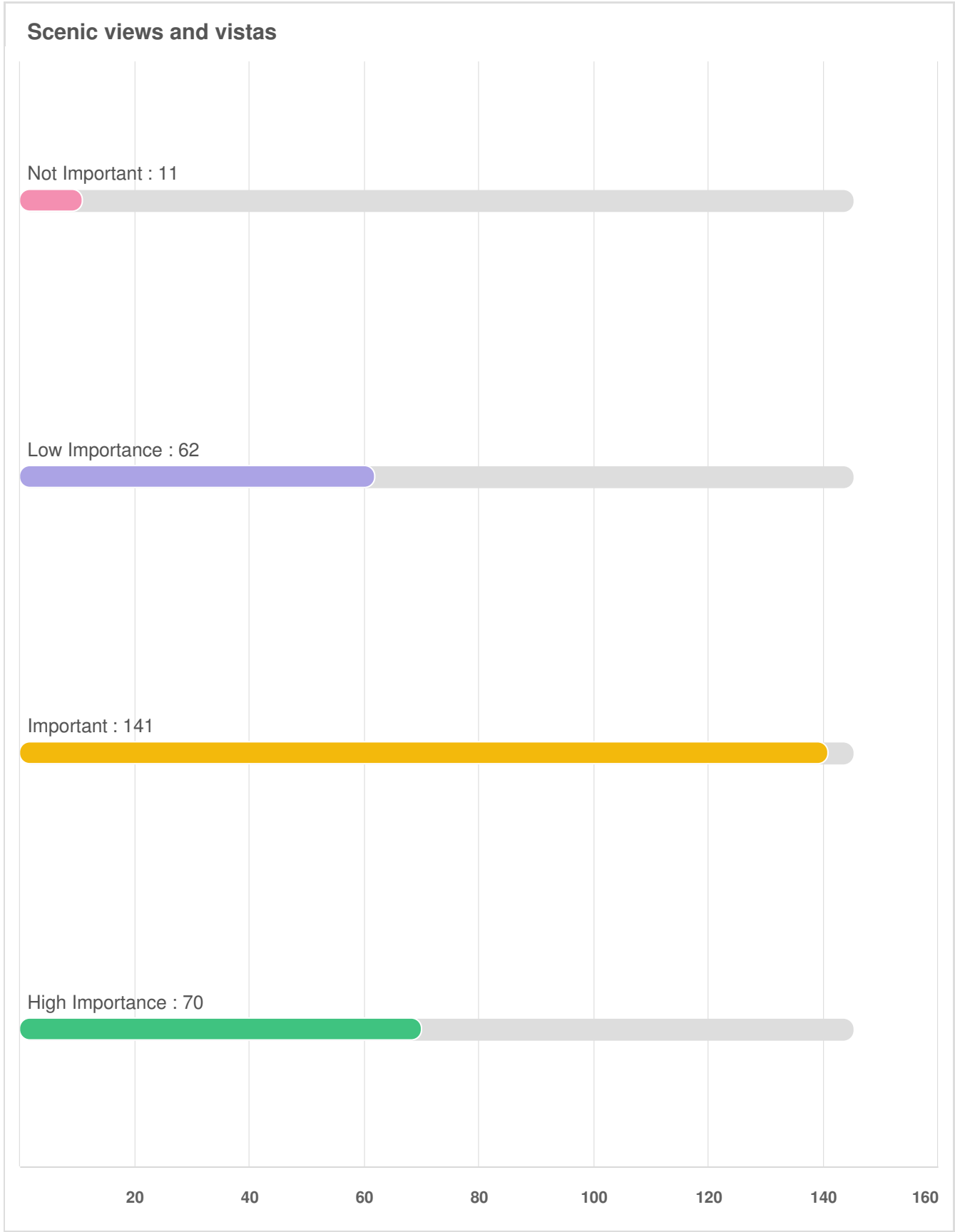
Important : 139



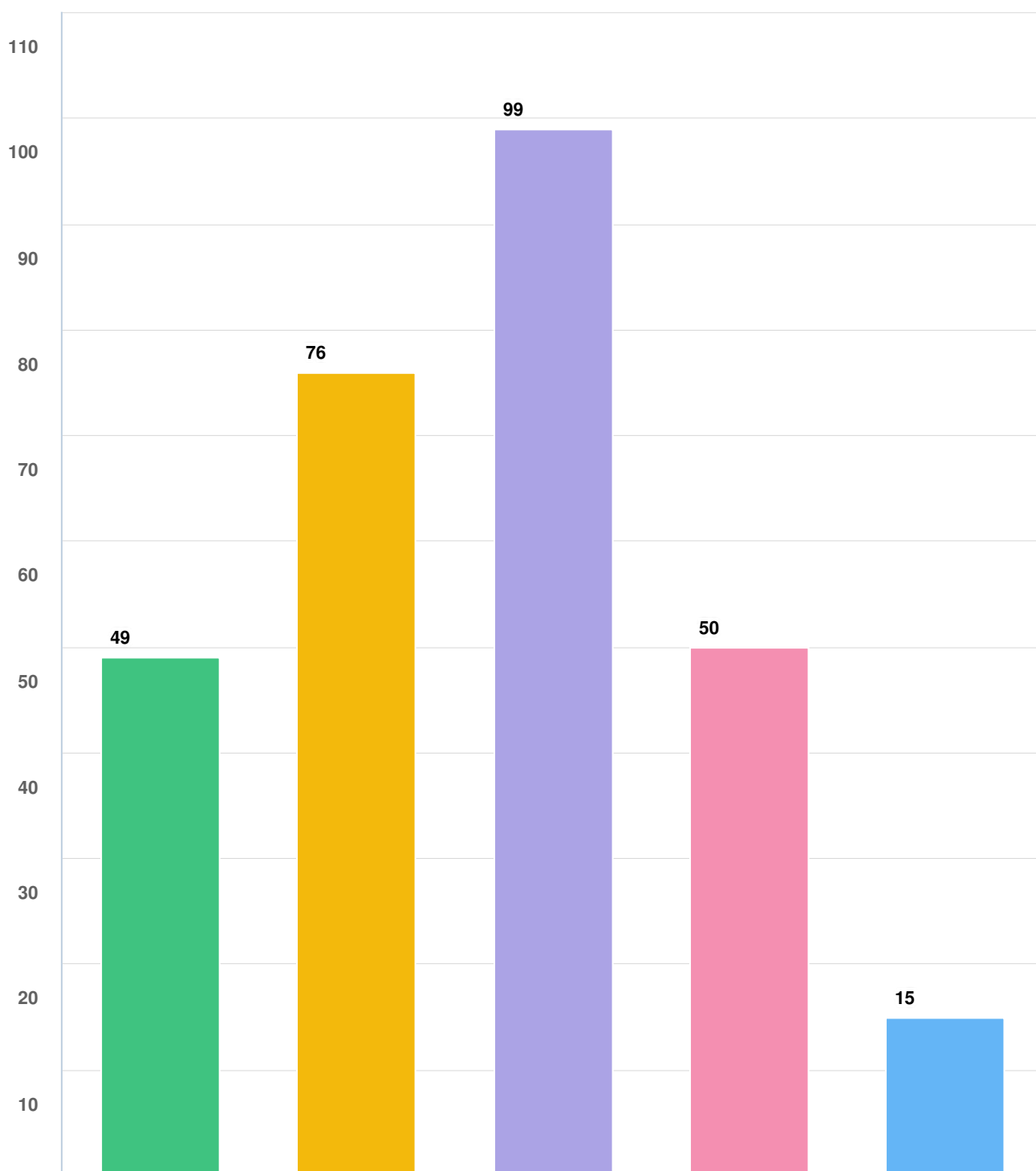
High Importance : 85



20 40 60 80 100 120 140 160



Q9 What voting district do you live in? (See map)



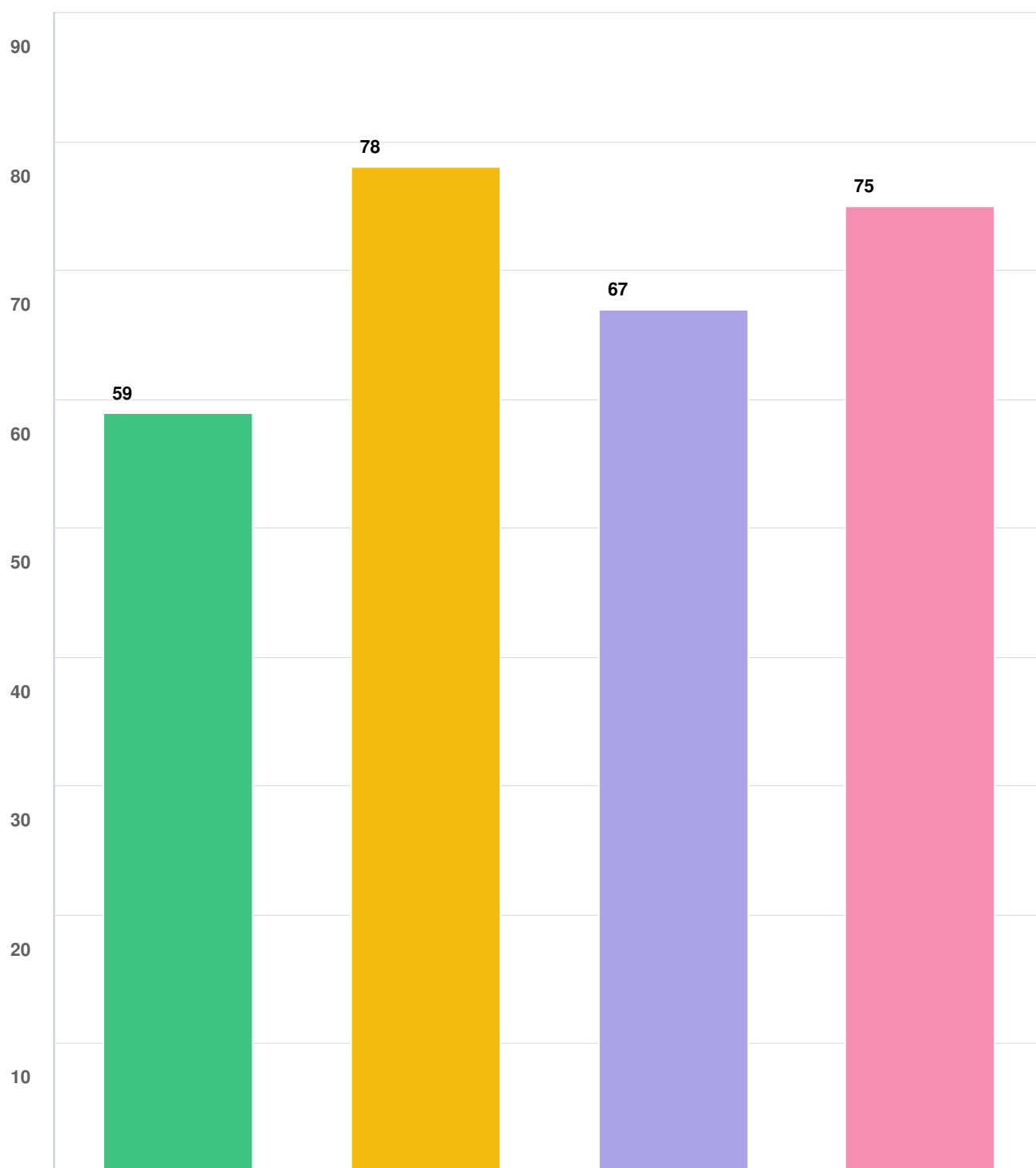
Question options

☐ I don't live in Windham ☐ West ☐ East ☐ South ☐ North

Mandatory Question (289 response(s))

Question type: Checkbox Question

Q10 How long have you lived in Windham?



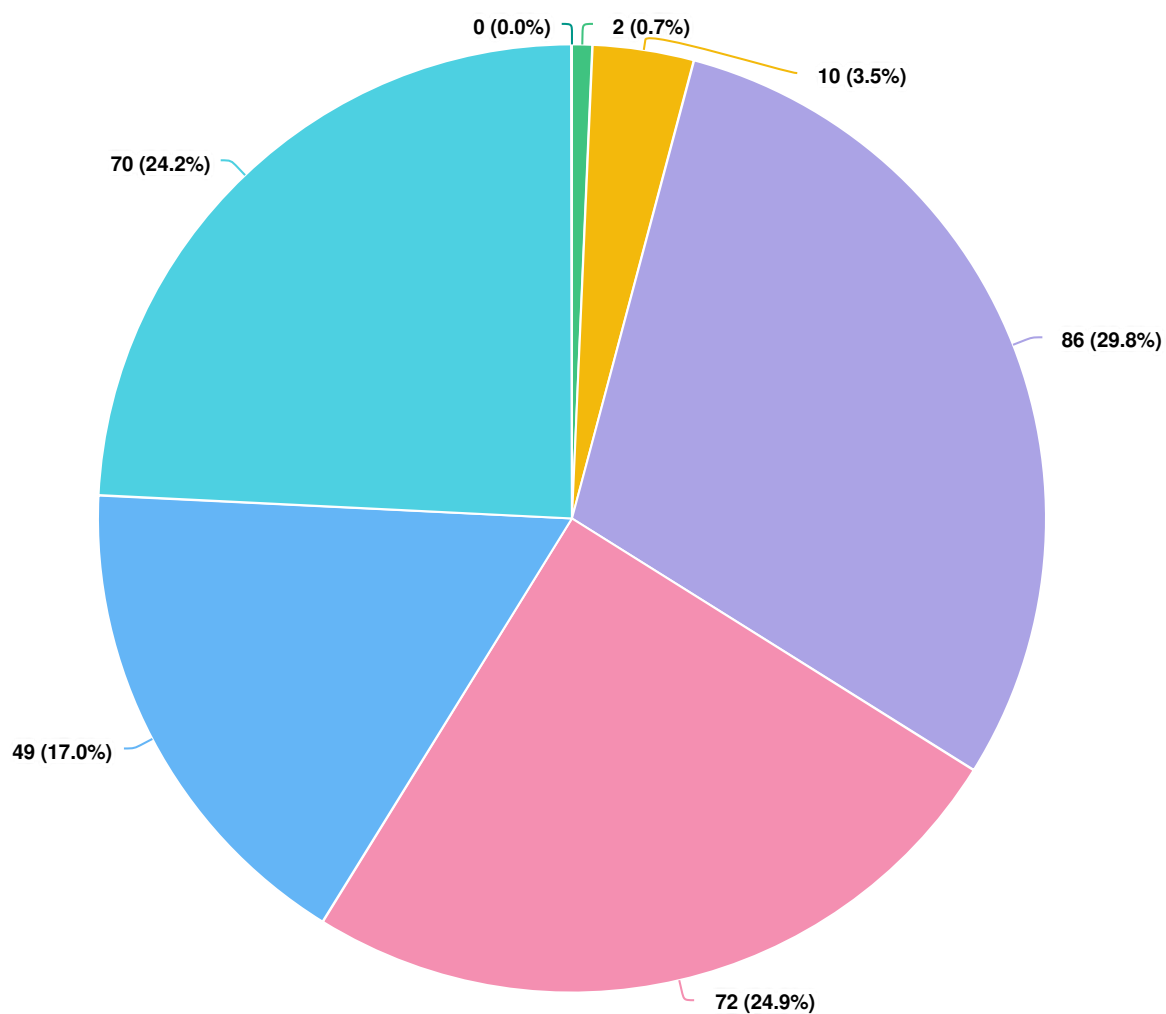
Question options

more than 25 years 15-25 years 5-14 years Less than 5 years

Optional question (279 response(s), 10 skipped)

Question type: Checkbox Question

Q11 What decade were you born in?

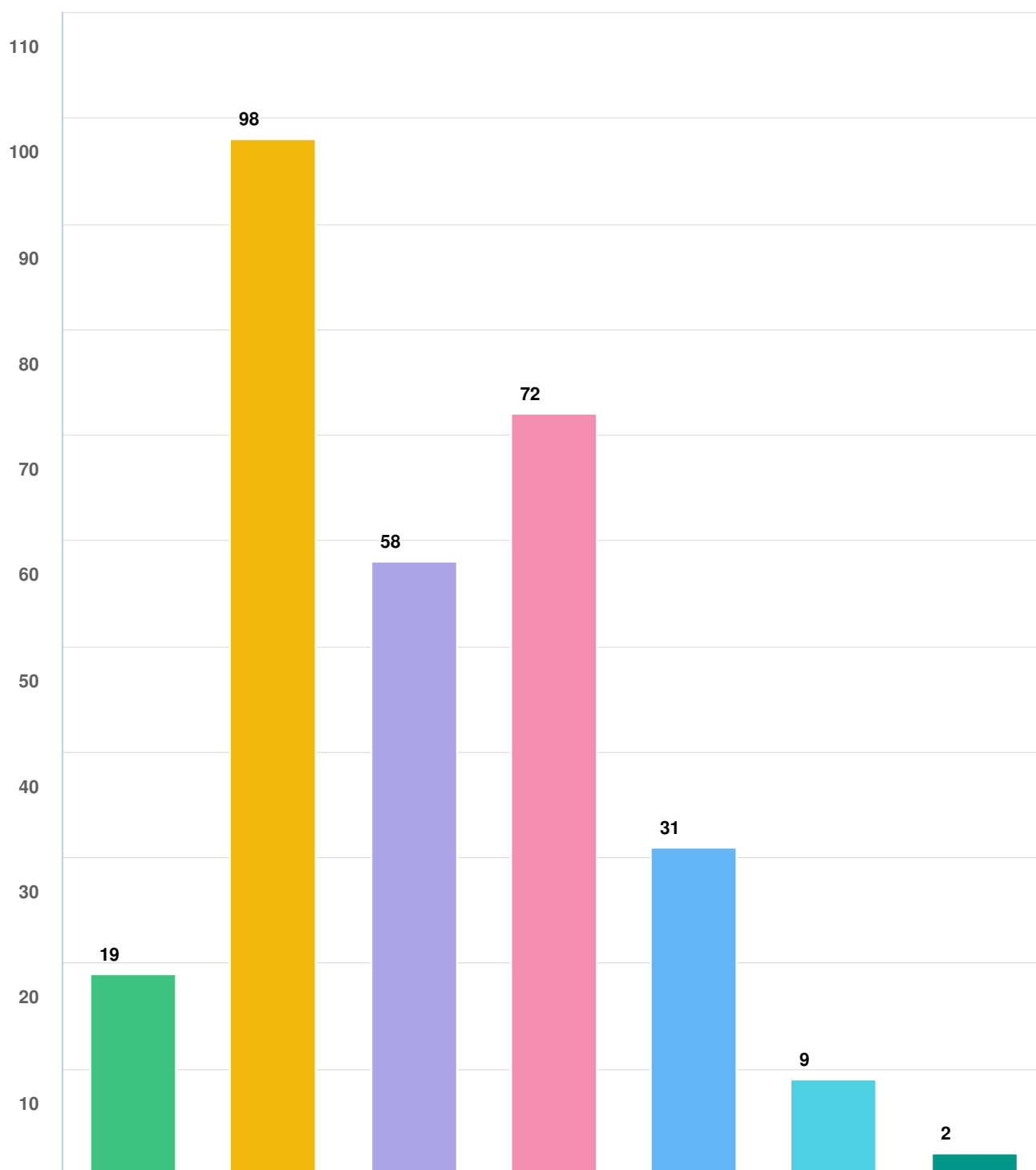


Question options

2011-2020 1960 or earlier 1961-1970 1971-1980 1981-1990 1991-2000 2001-2010

Mandatory Question (289 response(s))
Question type: Dropdown Question

Q12 How many individuals are in your household?



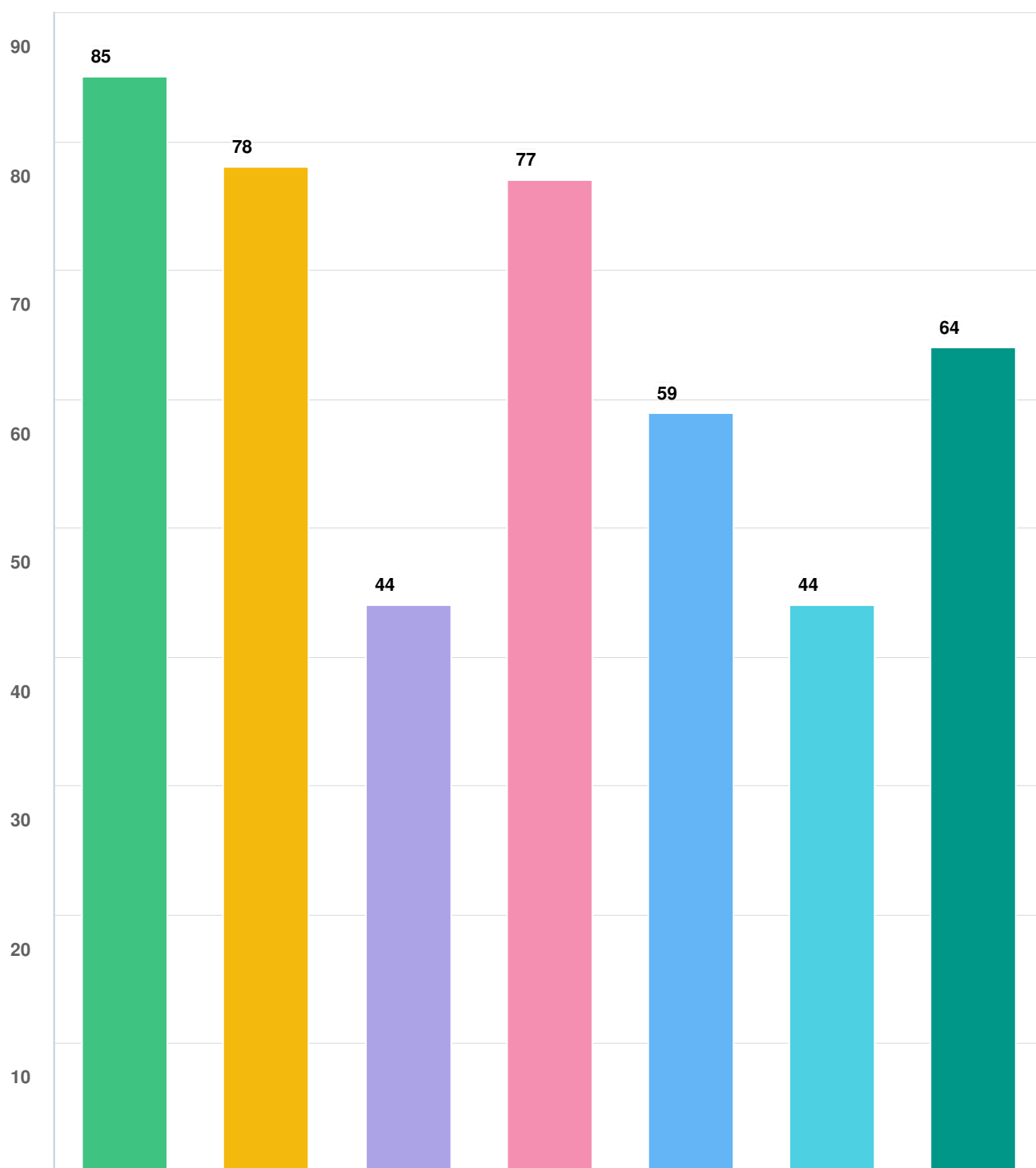
Question options

more than six 6 5 4 3 2 1

Mandatory Question (289 response(s))

Question type: Checkbox Question

Q13 If others live in your household, what decade(s) were they born? (Choose all that apply)



Question options

1960 or before 1961-1970 1971-1980 1981-1990 1991-2000 2001-2010 2011-2020

Optional question (257 response(s), 32 skipped)

Question type: Checkbox Question

Q14 | Is there anything else you would like for us to know?

Anonymous

5/08/2020 04:40 PM

Cluster subdivisions in farm zone should not be allowed

Anonymous

5/08/2020 04:52 PM

Seems to be a lot of young married couples. Would be nice for Windham to further develop community based parks and walking/bike paths to encourage us to stay once we have families. Would be open to joining an advising committee or group if available.

Anonymous

5/08/2020 05:12 PM

Windham has a lot of different open spaces but they seemingly aren't well maintained or advertised. For example Donna Beth could have a beautiful walking trail around the lake but instead it tends to be a muddy mess with no views of the lake. Putting money and effort into our existing parks would be the best investment in my mind.

Anonymous

5/08/2020 06:39 PM

I would greatly appreciate the town leadership to stop creating quarries in the town. We need to look at an economy based upon sustainability, and not pure capitalism that ignores people's residences, the environment, and bus stops. This town has seen tremendous growth in the last ten years, and I believe that it will continue to grow if we as a town stop being a place just to harvest resources. If much of the tax money comes from residential, then the focus should be on drawing as keeping residents, not quarries!

Anonymous

5/08/2020 06:47 PM

Act fast before all the open space is gone

Anonymous

5/08/2020 07:17 PM

Stop .69 acre cluster housing in farm zones

Anonymous

5/08/2020 07:26 PM

Sorry that I didn't answer #6. I don't know what the town would plan to do with the land that they would acquire. If someone left land to the town, with specific guidelines, would the town follow those guidelines?

Anonymous

5/08/2020 07:44 PM

Would love to more parks and public open spaces located in Windham

Anonymous

5/08/2020 08:00 PM

There been extensive over development in Windham in the last few years with many large dense developments. Large development should not be allow with the exception of the central North Windham area. Zoning ordinances should require large lot sizes to prevent overdevelopment. Open land and forests preservation should be a priority.

Anonymous

5/08/2020 08:43 PM

Snow park ice rink pool

Anonymous

Please less development. Windham has lost some beautiful land from to

5/08/2020 08:45 PM

many homes. I hope we don't turn out like Westbrook. Houses on every little piece of land. Windham is starting to tuck home in every where. What about the wildlife and the natural beauty on the land.

Anonymous

5/08/2020 09:01 PM

Please consider the added resale value and health benefits of an interconnected trail network like Portland Trails and the Green Belt offer.

Anonymous

5/08/2020 10:09 PM

Park benches and picnic tables.

Anonymous

5/09/2020 06:04 AM

Cluster housing needs to be better controlled. Enforce cleaning up after self.

Anonymous

5/09/2020 09:12 AM

We have a small child. We'd love to see more parks ideal for community activities such as family friendly concerts and a better space for the farmer's market, larger playgrounds. At the same time, we'd love the town to be more accessible for small businesses, such as local non chain restaurants. We feel the lack of public sewer prevents this type of development and prohibits the type of local character that other surrounding towns have.

Anonymous

5/09/2020 09:22 AM

This survey has a flawed setup as someone trained in survey design. Discount your ranking results. Beaches, multi-use trails, and wildlife preservation are most important to me.

Anonymous

5/09/2020 09:34 AM

Encourage water quality preservation, in addition to protecting adjacent lands, by supporting a ban on feeding waterfowl on private property.

Anonymous

5/09/2020 10:33 AM

Protecting water bodies and water quality is the most important and critical thing that the town should be focused on. Water bodies in Windham also impact all of the surrounding towns. Things like quarries and overdevelopment harm the rural character of the town and can be extremely harmful next to water bodies. The town needs to preserve and protect the open spaces in town for futures to come.

Anonymous

5/09/2020 11:16 AM

Question 5: which way is the ranking supposed to go? I did it as 1 was most important and 12 least important

Anonymous

5/09/2020 11:19 AM

This survey is completely basis towards keeping things rural. Also ranking 1-12 is one or 12 most important. Probably should have hired someone to create this. I'm all for building this town up as it's next to the largest city in Maine it should be growing exponentially not held back by boomers.

Anonymous

5/09/2020 11:29 AM

Please stop developing!!!!!! The pit that they want to put in by Forest Lake would be devastating.

Anonymous

5/09/2020 12:43 PM

This survey is very biased. I have a young family and want the town to grow!!

Anonymous

Stop population growth now.

5/09/2020 01:41 PM

Anonymous

Open space is important.

5/09/2020 02:20 PM

Anonymous

Athletic fields and land for school campuses.

5/09/2020 04:42 PM

Anonymous

I work in Windham and live in casco, I walk and bike on trails in Windham often.

5/09/2020 07:15 PM

Anonymous

Expand your existing preserves and protect them from destructive abutters. Maintain your current trails. Install bridges in Lowel preserve to make more accessible.

5/09/2020 07:18 PM

Anonymous

We'd love to have mtn bike trails around windham similar to Gorham and Falmouth! We find ourselves daily going to other towns to bike.

5/09/2020 08:25 PM

Anonymous

Water access should be for activities appropriate to the water body being accessed. i.e. no high speed watercraft on rivers and ponds. should consider run-off mitigation for small lakes and ponds; minimize development near water such as Highland Lake, Little Sebago and Presumpscot corridor.

5/09/2020 10:47 PM

Anonymous

Windham doesn't need any more gravel pits or quarries

5/12/2020 12:58 AM

Anonymous

I think it is too bad that Windham has never taken any opportunities to purchase land/access on Sebago.

5/12/2020 02:36 PM

Jim McBride

Thank you for doing the survey. Windham is fortunate to have some nice open spaces already -- but better access to local lakes for carry on usage is sorely needed. Appreciate the opportunity to provide input and look forward to seeing your results.

5/14/2020 05:01 AM

Anonymous

Some of the reason why we do not use Windham swimming/boating water resources is that we live on a lake.

5/13/2020 01:04 PM

Anonymous

No

5/13/2020 09:11 PM

Anonymous

The proposed recreational center at the rotary should be included as an asset to the open space plan, as it could provide access to trails within the adjacent Windham Land Trust.

5/14/2020 07:50 AM

Anonymous

My husband and I are opposed to hunting and want to preserve our land as a small woodlot, farm and frontage on the Pleasant River.

5/14/2020 08:22 PM

Anonymous

5/14/2020 10:04 PM

South Windham Village desperately needs a playground and little park for kids and their families. We have been requesting this for years.

Anonymous

5/15/2020 10:36 AM

Definitely would love to see open space that is more of a community park large enough for music and multi use activity. I feel like our town is lacking the ability to come together in one place often that isn't a school, small playground, soccer field or beach. Markets, vendors, events, etc. I'd rather see more land use for community human use than dollar generals and storage units.

Anonymous

5/15/2020 08:22 PM

I'm concerned about the rapid growth Windham is having...land being lost to housing and new business buildings. We have commercial space sitting empty. I don't think we should be allowing business to build until those empty spaces are filled.

Anonymous

5/16/2020 12:03 PM

The Town's water resources need serious attention, whether is is the streams or lakes. Windham has a lot of catching up to do before we lose the most precious natural resource we have. Also I believe that the Town doesn't have to change it's character. There is no reason to want growth. It will come, but don't encourage it. Manage it at a very slow controlled pace so that there's time for the Town's resources to keep up with the growth.

Anonymous

5/17/2020 12:56 AM

keep windham, windham. the country part of the town is what makes the difference. i want to live here not westbrook. if we let the town get overdeveloped with houses squeezed in tight we will turn into westbrook. not picking on them but they are like an extention to the city. we are a bedroom/rural town. thats whats special. at same time north windham has all we need.

Anonymous

5/17/2020 12:10 PM

While many people are searching for open spaces to proceed with recreational purposes, please keep in mind that removal of that property from the tax rolls increases the tax liability for remaining residents and businesses. Too much growth also strains the public services such as police, fire, electrical grid and school resources.

Anonymous

5/17/2020 05:53 PM

Please put in a town pool with adult swim time

Anonymous

5/18/2020 12:02 PM

I'm saddened by all the recent and current housing development that is destroying or downgrading the rural character of Windham that I love. In a one-mile radius of my house, there are probably over 100 houses that have recently been built, are being built, or are planned.

Anonymous

5/18/2020 12:08 PM

Mountain Divs trail and the skate park seem to be used regularly by residents. These locations should always be available and kept clean.

Anonymous

5/18/2020 01:04 PM

Test

Anonymous

5/18/2020 01:21 PM

Thank you for doing this survey. Many of us are upset at all of the development going on. Some of the woods, fields, and trails we've used for many years have been destroyed by recent housing development. This also destroys wildlife habit and the rural character of Windham.

Anonymous

5/18/2020 04:36 PM

More beach access in Windham would be a game changer for perceptions and a great driver for economic activity from Portland-area residents.

Anonymous

5/18/2020 06:51 PM

I think you have waited toooo long to do anything - too much land has now been over developed - Horse is out of the barn. Anything you do now is too little too late

Anonymous

5/18/2020 09:45 PM

Hate all the building that has taken away the town feel of Windham. We now have more renters from other areas that have disrupted the small town feeling that was a positive aspect of Windham. Shame on the powers that be.

Anonymous

5/19/2020 09:00 PM

Town needs to invest in development rights of property before it is too late.

Anonymous

5/20/2020 12:44 PM

Development needs to be decreased, regulated and managed to keep the rural character of the town

Anonymous

5/20/2020 02:38 PM

Less building & larger lot sizes. Keep Windham more rural & access to water and nature.

Anonymous

5/25/2020 11:12 AM

Windham needs swimming access to Sebago lake and not just for rich people but all Windham full time residents.

Ben Smith

5/26/2020 09:32 AM

THIS IS A TEST TO SEE IF I CAN TAKE MORE THAN ONCE FROM SAME COMPUTER

Anonymous

5/26/2020 08:22 PM

n0

Anonymous

5/27/2020 10:37 AM

Thank you for doing this and caring about the future of Windham. I think two solutions to slow the deterioration of Windham is a building moratorium and tighten up the guidelines on septic systems. Years ago restrictions were eased on septic systems and it basically enabled a soils test to pass at a minimal depth and it enabled houses to be built just about anywhere regardless of the water table and type of soil below the very minimal threshold. This needs to be reversed and the more stricter guidelines be put back in place. Also, how do driveways/houses get permitted to be put right over wetlands, look at River Rd for example, there are houses going right over cat-nine tails. Lastly, my father, Richard Clark was on the planning board over 50 years ago and at the time an ordinance was passed to protect and farmland and open spaces. Since that time there has been violation after violation of the original ordinance that clearly demonstrated the wishes of the

towns people at the time. I can only imagine what they would think of Windham now. I'm not sure if I should refer to our Town as North Westbrook or WEEDham these days. Many thanks to all in the effort to preserve our open spaces and limit building. ON that note if we limit development there are plenty of other towns nearby that will keep contractors and developers busy, our Town needs a serious rest. - Ken Clark

Anonymous

5/28/2020 09:34 AM

Good luck in the open space planning endeavors!

Anonymous

6/01/2020 08:06 AM

Open up everything

Anonymous

6/01/2020 12:53 PM

A dog park would be great!

Anonymous

6/01/2020 01:06 PM

I would like to see dog friendly areas remain dog friendly but clean. I would like to see bus loads limited at Dundee.

Anonymous

6/01/2020 08:01 PM

Would like for some access to moorings or other docking be made more readily available on Sebago lake for residents of Windham and surrounding towns. I'm currently on a multi-year wait list...

Anonymous

6/01/2020 08:27 PM

We need more community space and activities available for our residents. Not having easy access to Sebago Lake is not acceptable.

Anonymous

6/02/2020 06:16 AM

No

Anonymous

6/03/2020 07:39 AM

Sidewalks on route 35 in North Windham from Boodys Corner to the river access!! We would like to walk more in North Windham but it is not pedestrian friendly south of 302.

Powers

6/04/2020 12:10 PM

It was a bit difficult to answer some of the questions as they related to walking/biking paths because we already have the Mt Division trail so ranking them less important was because of the exiting resource. My husband is the President of the Windham Drifters and they've consistently had increasing difficulty with access to land for maintaining the trail system due to housing developments. It's an economic benefit to the town and businesses that are accessible by snowmobiles, and possibly atv's/side by sides. Having the ability to access town with out using a vehicle is a benefit.

Anonymous

6/04/2020 04:09 PM

The surrounding towns of Gorham and Westbrook seemed to have done a better job of developing their local land/resources, for similar populations as Windham. Their Mill Brook Preserve, Shaw Cherry Hill Farm trails for example. Also, it would be great to have an indoor Sports facility like the one in Gorham to serve our own community.

Anonymous

Please add Signage for boat ramp, parking etc.

6/09/2020 12:24 PM

Anonymous

6/09/2020 08:32 PM

Just how important preserving nature, animal habitats, and clean water are. Every Town on Sebago should have an access to the lake, even if it is just for small crafts or enjoying the view.

Anonymous

6/11/2020 12:58 PM

Leave the existing lands alone. Lived here for 20 years. We do not need to change the existing preserves and the rules.

Anonymous

6/11/2020 01:56 PM

I would love to see a splashpad or water park for children or larger playgrounds.

Anonymous

6/15/2020 10:48 AM

Windham NEEDS to beautify. We are known for our pot stores now and pro business to a fault. Take a page from what Westbrook has and is doing and what Falmouth has done to make their towns/city look and feel welcoming. 302 is a neon/LED sign show with little effort to build or maintain commercial space. It's ugly and not a "gateway". We are a community have have zero community look.

Anonymous

6/15/2020 12:39 PM

Stop changing the zones

Anonymous

6/15/2020 01:04 PM

We enjoy biking trails and playgrounds

Anonymous

6/15/2020 01:05 PM

Recreation and land trusts are important but there is a limit to what we as taxpayers can sustain

Anonymous

6/15/2020 04:54 PM

More access to Sebago Lake would be a draw for people looking to move to Windham. I think this aspect of parks and rec is severely lacking at the moment.

Anonymous

6/15/2020 10:09 PM

Stop developing Windham. Too many subdivisions

Anonymous

6/16/2020 06:18 AM

Benefit would come if more focus shifted to the cultivation of a reputation for a beautiful, engaging outdoor venue that offers activities that benefit both our younger generation and the town. Invest in the children and young adults, and the town prospers as well. Parks that foster dual opportunities for commerce and health, a platform for concerts or plays, a wedding venue on the water, safe trails for hiking and biking, playground equipment/courts, draws for the nature seekers as well as activity hunters. Windham has unbelievable untapped potential but needs the draw, the lure to a reputable space that's safe, clean, maintained, crisp, and current.

Anonymous

6/16/2020 10:58 AM

There has been too much unrestricted growth in town. It appears developers manipulate the town zoning and development rules to earn money at the expense of the character of the town. I am a landowner with about 30 acres

and I am tired of hearing that nothing can change because it takes away landowner rights. Our town leaders seem to think that unrestricted development equals progress. I see unrestricted development as future problems and costs for the town schools and infrastructure. Lets do what is right and not let greed and fast money be detrimental to the town.

Anonymous

6/16/2020 11:02 AM

My husband and I moved to Windham for the rural feel and outdoor spaces. We would likely move away if this decreased significantly.

Anonymous

6/16/2020 03:07 PM

Please save windham from all the new residential areas!

Anonymous

6/26/2020 02:24 PM

Could we please slow down the un believable residential growth in this town. It can not be sustained or supported. Most of the town is on wells and private septic systems. We don't have the infrastructure to support un controled residential growth. Not to mention the impact on schools and other services. Residential growth is the biggest threat to your open space plan.

Anonymous

6/26/2020 07:05 PM

I am also concerned about the use of pesticides & fungicides on all public lands. There's no sense in protecting the land & water if you kill off the wildlife (including bugs).

Anonymous

6/26/2020 10:04 PM

Hoping for more access to water and open spaces/passive recreational fields that allow dogs off leash at certain times.

pat44

6/27/2020 12:23 AM

I am so pleased that this open space is getting the attention it deserves. I have talked to town counselors on and off for 15 years. with all the bodies of water located in windham, public access/beach/park is important to me

Anonymous

6/27/2020 07:43 PM

Slowing growth is the most important thing. We love on a road surrounded by farm land and nature. I'd hate to see it go. I think preserving what we have so windham can maintain its rural character.

Anonymous

6/27/2020 07:55 PM

I'll support anything that slows down the number if residential home being built.

Anonymous

6/27/2020 09:10 PM

Pretty sure the ship has already sailed on most of these issues, unfortunately. The other issue is that the tax assessments are already so high that it will be extremely difficult to get sufficient funds with which to make an impact on so many issues.

Anonymous

6/27/2020 11:11 PM

We need to consider schools and their capacities. The town needs to stop making allowances for builders to build neighborhoods...especially with private roads... Schools are over capacity. Land is being build on and too many houses are being squished together making windham look more like westbrook than staying as windham. Windham has great character...we do not need to mess that up.

Anonymous

6/28/2020 10:31 AM

Yes, we have ground water that flows behind our house on Basin road that connects to the Presumpscot River. We were told recently the land would be

filled by Robbie Construction and used for commercial property. We find that news very upsetting considering the land is filled with wetlands, natural wild life and natural springs. So surveys that could protect future development from taking natural resources is highly productive. It's important to gather information from all members of the community.

Anonymous

6/28/2020 01:48 PM

slow down residential growth by increase in lot sizes in farm zone. increase set back (sides too)

Anonymous

7/01/2020 01:28 PM

Please keep the town a vibrant Mecca without losing the character it has

Anonymous

7/10/2020 03:38 PM

n/a

Anonymous

7/10/2020 03:44 PM

We need to slow building farm land should have minimum lot sizes if you allow building of 5 acres minimally we are not here for contractors to get rich while not having to help pay for the infrastructure need for all these new homes and children we are busting at the seams and nothing is being done to slow it

Anonymous

7/10/2020 03:46 PM

Thank you for the Mountain Division Trail. It is a daily gift to me and my family.

Anonymous

7/10/2020 03:54 PM

It would be nice to have a town recreation building that offered group exercise classes.

Anonymous

7/10/2020 04:28 PM

Preserving nature while providing valuable access to recreate is of the utmost importance. Windham is quickly getting overbuilt and is losing it's scenic charm. It would be wise to put a moratorium on building that impedes the natural beauty of the town.

Anonymous

7/10/2020 04:35 PM

Route 302 traffic needs better management. Besides the well known congestion, it is very difficult to take a left hand turn in many areas. It also seems that many drivers need to be more courteous.

Anonymous

7/11/2020 10:11 AM

Slow down growth, consider public sewer for commercial areas

Anonymous

7/12/2020 05:07 PM

In 2013, The Presumpscot River Watershed Coalition completed a 3-year, multi-stakeholder regional process to establish shared vision, values, and priorities for land conservation. Please consult this report for guidance on high-priority areas in Windham according to the study and report: Land Conservation in the Lower Presumpscot River Watershed: Vision, Values and Priorities. You can find the report at: https://issuu.com/stephenengle/docs/prwc_reportlayout_11.5.13. I believe you can also find it on the Casco Bay Estuary Partnership website, which is <https://www.cascobayestuary.org/>

Anonymous

7/15/2020 01:08 PM

I would like to see 302 in the down town strip look pretty and welcoming! We need athletic fields/complex and places for families to enjoy their downtime while enjoying the beautiful lakes region.

Anonymous

7/17/2020 04:02 PM

You are doing this 20 years too late - the horse is out of the barn - you have waited too long to be the most effective.

Anonymous

7/29/2020 02:52 PM

Under #6, I put athletic fields and playgrounds low because we already have some. Some other amenities we have few or none. Our Kayak access is VERY busy on weekends. So is boat access to Little Sebago. No trails are connected. Without a Community center activities are very limited in winter. Places to gather are virtually non existent in winter. I know this forum is about "outside", in Maine, for many, life is lived mostly inside in Winter. Reason Community Center is desperately needed.

akittridge

7/29/2020 09:15 PM

Having water access for swimming that is for Windham residents only is something Windham is lacking

HTMc

7/29/2020 09:26 PM

During the online discussion, through Facebook, I asked if private owned "open space property designations" per the state statues would be a part of the town's open space plan. Also, at this time, the speaker asked if there were any other Facebook questions. My question was definitely there, Lessard did not put the question into the record .

Anonymous

8/02/2020 07:27 PM

There is much concerning fairness and methods being used. The survey, as surveys often are, is leading to say the least. It makes the assumption of favor but to what degree. The survey feels more as though it's seeking backup for a decision already made. The Town should not "provide" Open Space by taking it away from those who have it because they already provided for it, they're the ones who have done the most to keep it already, the ones who have paid, and the reason that there is still open space to be talking about. As a taxpayer who has already paid for 40 plus years for open space and scenic vistas, I'm not enthusiastic about paying for the rest of the Town; however, if those who are "more educated and of like mind " have determined that they are entitled by virtue of being the majority, then I believe the Town (we taxpayers) need to pay for that land and open space and not confiscate it, by zoning and ordinance manipulation, from the minority that have it because they planned and paid in the first place.

Anonymous

8/06/2020 05:18 PM

please keep the dog friendly parks and places that allow dogs in the water dog friendly! trash cans should be placed at popular locations to cut down on litter

Anonymous

8/12/2020 10:24 PM

More conservation land and preserves. More hiking trails. More wilderness.

Anonymous

9/12/2020 08:59 PM

no

Anonymous

9/17/2020 07:46 PM

This plan must include ways to connect conserved land to create wildlife corridors. Another large priority is to protect water resources.

Anonymous

9/25/2020 07:26 PM

the bridge in mud preserve needs to be repaired/replaced

Anonymous

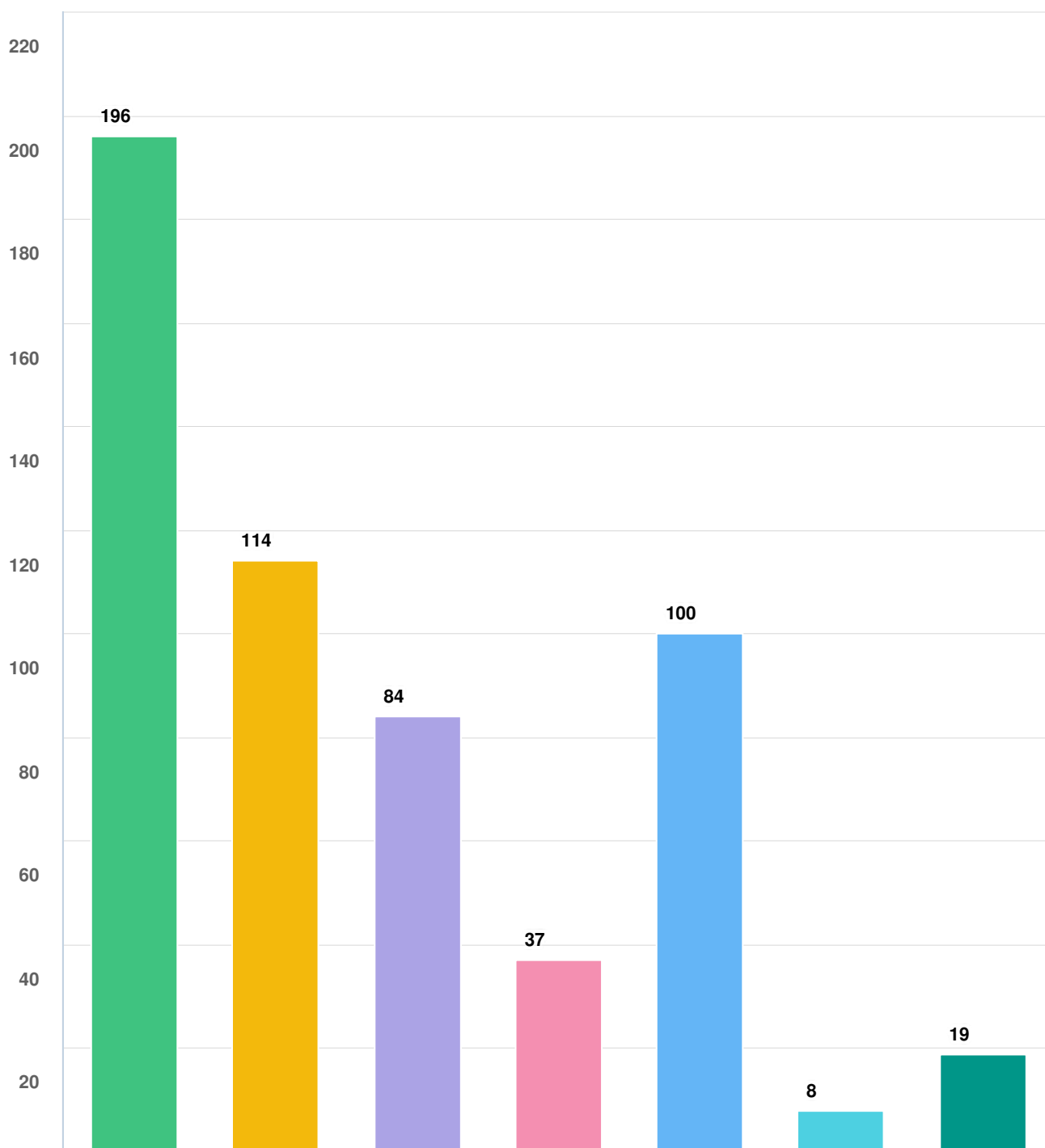
10/12/2020 08:55 AM

Please never let South Windham become like Central Windham. Please resist big box retail stores that kill the beauty of Windham and that destroy a sense of place and community. We need more small local businesses, a small local grocer, and a small coffee shop, benches, wildlife habitat, open spaces, local organic produce farms that feed our bodies, we want to bike and hike, and drive on winding roads. Yes to buildable land but I do not trust the business planning committee because of what's been done in Central Windham (ugly strip mall).

Optional question (112 response(s), 177 skipped)

Question type: Essay Question

Q15 What is the best way to communicate with you about the progress of the Windham Open Space Plan?



Question options

Other (please specify) Flyers at the Town Offices Parks & Recreation Newsletter Online engagement website
Newspaper Town website Town Facebook page

Mandatory Question (289 response(s))

Question type: Checkbox Question

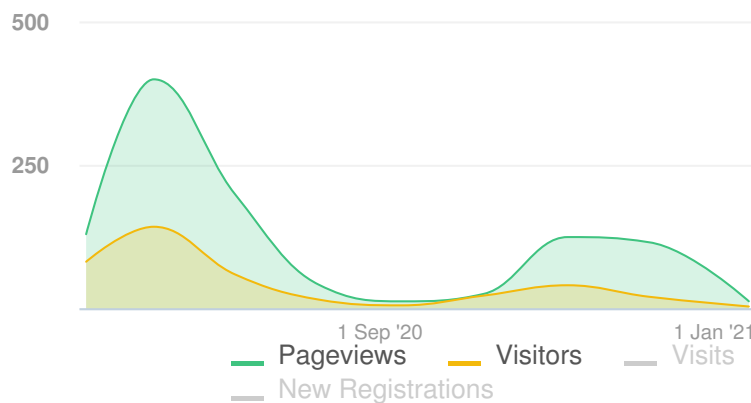
Project Report

07 May 2020 - 07 January 2021

Windham Open Space The Map Room



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
429	42	
NEW REGISTRATIONS		
17		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
10	186	337

Aware Participants337		Engaged Participants10			
Aware Actions PerformedParticipants		Engaged Actions Performed			
Visited a Project or Tool Page337		Registered	Unverified	Anonymous	
Informed Participants186		Contributed on Forums	1	0	0
Informed Actions PerformedParticipants		Participated in Surveys	0	0	0
Viewed a video	4	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	108	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	9	0	0
Visited Multiple Project Pages	140	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	10				

ENGAGEMENT TOOL: PLACE

Windham Open Space, Recreation, Conservation, and more!

Visitors 142	Contributors 9	CONTRIBUTIONS 29
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2020-05-12 21:03:06 -0300 Nick	Beautiful Sunsets Address: 14 Trigs Way, Windham, Maine 04062, United States http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-22166
CATEGORY RY Scenic	
2020-05-12 21:05:47 -0300 Nick	Awesome Mountain Biking Address: 497 Blackstrap Road, Falmouth, Maine 04105, United States http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-22167
CATEGORY RY Bike	
2020-05-12 21:06:51 -0300 Nick	Great Kayaking Spot Address: 319 Pride Farm Road, Falmouth, Maine 04105, United States http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-22168
CATEGORY RY Water	
2020-06-15 22:41:36 -0300 David Foster	running Address: Soccer Drive, Windham, Maine 04062, United States http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23129
CATEGORY RY Hiking/	
2020-06-16 17:58:13 -0300 Bill	Love this canoe/kayak launch for accessing Gambo Dam to Dundee Dam and covered bridge Address: Windham Youth Soccer Field, Windham, Maine 04062, United States http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23202
CATEGORY RY Water	
2020-06-16 17:59:31 -0300 Bill	Nice place to access Dundee Pond for paddlers, and to fish from the banks below N. Gorham Dam Address: 5 Windham Center Road, Windham, Maine 04062, United States http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23203
CATEGORY RY Water	
2020-06-16 18:02:57 -0300 Bill	Nice quiet natural pond to paddle or fish or bird watch. Nice for a picnic and nature trails too! Address: Donnabeth Lippman Park, Windham, Maine 04062, United States http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23204
CATEGORY RY Water	
Access	

ENGAGEMENT TOOL: PLACE

Windham Open Space, Recreation, Conservation, and more!

2020-06-16 18:06:10 -0300	Bill	State boat launch. Small and very busy and crowded. Windham should have another public access point on Little Sebago Lake Address: 101 Mount Hunger Shore Rd, Windham, Maine 04062, United States
CATEGORY	RY	http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23205
Water		
2020-06-16 18:09:41 -0300	Bill	Historical covered bridge and public access to Presumpscot River for paddling, fishing and swimming. Address: 40 Covered Bridge Road, Windham, Maine 04062, United States
CATEGORY	RY	http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23206
Water		
2020-06-22 09:05:30 -0300	J hattabaugh	hiking and Biking Address: 47 Falmouth Road, Windham, Maine 04062, United States
CATEGORY	RY	http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23473
Bike		
2020-06-22 09:14:36 -0300	J hattabaugh	wildlife Corridor Address: 85 Nash Road, Windham, Maine 04062, United States
CATEGORY	RY	http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23474
Favorite		
2020-06-22 15:57:50 -0300	Amanda Lessard	Hand Carry Boat Launch Address: Mountain Division, Windham, Maine 04062, United States
CATEGORY	RY	http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23504
Water		
2020-06-22 15:58:03 -0300	Amanda Lessard	Hand Carry Boat Launch Address: Mountain Division, Windham, Maine 04062, United States
CATEGORY	RY	http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23505
Water		
2020-06-23 14:10:29 -0300	SSwan	Power line for winter mountain biking Address: 309 Windham Center Road, Windham, Maine 04062, United States
CATEGORY	RY	http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23548
Bike		
Trails		

ENGAGEMENT TOOL: PLACE

Windham Open Space, Recreation, Conservation, and more!

<div>2020-06-23 14:11:53 -0300</div> <div>SSwan</div> <div>CATEGORY</div> <div>RY</div> <div>Hiking/</div>	<div>Land trust hiking trails</div> <div>Address: 265 Windham Center Road, Windham, Maine 04062, United States</div> <div>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23549</div>
<div>2020-06-23 14:14:50 -0300</div> <div>SSwan</div> <div>CATEGORY</div> <div>RY</div> <div>Hiking/</div>	<div>Cross country trails</div> <div>Address: Windham Primary School, 404 Gray Rd, Windham, Maine 04062, United States</div> <div>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23550</div>
<div>2020-06-23 14:18:29 -0300</div> <div>jcurtis</div> <div>CATEGORY</div> <div>RY</div> <div>Scenic</div>	<div>Scenic fields</div> <div>Address: 584 Gray Road, Windham, Maine 04062, United States</div> <div>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23551</div>
<div>2020-06-23 14:18:52 -0300</div> <div>SSwan</div> <div>CATEGORY</div> <div>RY</div> <div>Bike</div>	<div>Power line for winter mountain biking</div> <div>Address: 59 Colley Brook Drive, Windham, Maine 04062, United States</div> <div>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23552</div>
<div>2020-06-23 14:20:59 -0300</div> <div>jcurtis</div> <div>CATEGORY</div> <div>RY</div> <div>Scenic</div>	<div>Scenic fields</div> <div>Address: 690 Gray Road, Windham, Maine 04062, United States</div> <div>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23553</div>
<div>2020-06-23 14:25:16 -0300</div> <div>SSwan</div> <div>CATEGORY</div> <div>RY</div> <div>Bike</div>	<div>Access to Mountain Division Trail</div> <div>Address: 50 Gambo Road, Windham, Maine 04062, United States</div> <div>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23554</div>
<div>2020-06-23 14:26:04 -0300</div> <div>SSwan</div> <div>CATEGORY</div> <div>RY</div> <div>Bike</div>	<div>Access to Mountain Division Trail</div> <div>Address: 20 Depot Street, Windham, Maine 04062, United States</div> <div>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23555</div>
Trails	

ENGAGEMENT TOOL: PLACE

Windham Open Space, Recreation, Conservation, and more!

2020-06-29 20:06:51 -0300	Jason	Mud Pond Trails. Beautiful woods/trails. Becoming very overgrown though, and partially deforested recently. Address:
CATEGORY		http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23713
RY		
Favorite		
2020-06-29 20:13:09 -0300	Jason	Snowmobile trail. I don't snowmobile, but it's a nice bike or walk in the warmer months.
CATEGORY		Address: 93 Woodland Road, Windham, Maine 04062, United States
RY		http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-23716
Bike		
2020-07-10 14:57:57 -0300	Linda Brooks	There should be a dog park added to Lippman Park, which is part of the overall plan for that park and would be often utilized.
CATEGORY		Address: Donnabeth Lippman Park, Windham, Maine 04062, United States
RY		http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-25313
Dog		
2020-07-10 14:59:55 -0300	Linda Brooks	Public access to Sebago Lake would greatly enhance the quality of life for residents that live so close to one of Maine's premier lakes.
CATEGORY		Address: 151 Mineral Spring Road, Windham, Maine 04062, United States
RY		http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-25314
Water		
2020-07-10 15:02:19 -0300	Linda Brooks	The town owns a parcel of land at the rotary which has been considered for a proposed community center and athletic fields. Lack of adequate playing fields for youth and adult sports is a concern for residents in Windham.
CATEGORY		Address: 509 Gray Road, Windham, Maine 04062, United States
RY		http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-25315
Athletic		
2020-07-15 09:38:34 -0300	SSwan	With improved signage and volunteer trail work, Windham has a wonderful opportunity to connect with the Falmouth network of Mtn biking and hiking trails
CATEGORY		Address: 18 Poplar Ridge Drive, Windham, Maine 04062, United States
RY		http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-25640
Bike		
2020-07-15 10:07:15 -0300	SSwan	Access to Black Brook Preserve off Rt 202. Good opportunity to connect trails from the future community center, also could be connection to east side of Rt 302 via the snowmobile trails.
CATEGORY		Address: 483 Gray Road, Windham, Maine 04062, United States
RY		http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-25641
Hiking/		
Walking		
Trails		

ENGAGEMENT TOOL: PLACE

Windham Open Space, Recreation, Conservation, and more!

2020-07-15 10:09:02 -0300	<p>Swimming at the beach off Dundee Rd. Address: 29 Dundee Road, Gorham, Maine 04038, United States</p> <p>http://www.windhamopenspace.com/map-your-favorite-places/maps/windham-open-space-recreation-conservation-and-more?reporting=true#marker-25642</p>
SSwan	
CATEGORY	

RY

Water

Access

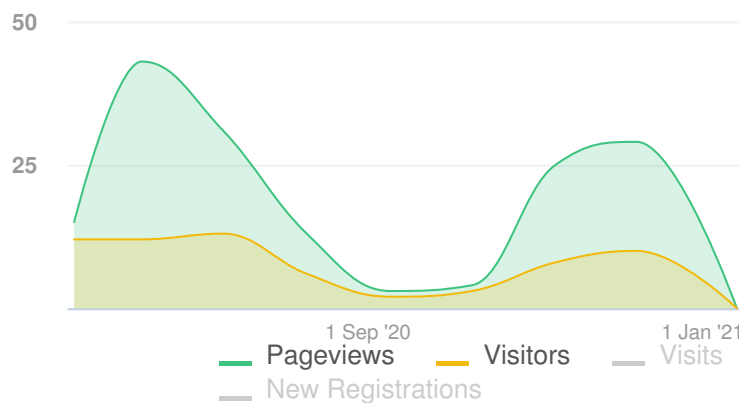
Project Report

07 May 2020 - 07 January 2021

Windham Open Space Share an Idea!



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
96	5	
NEW REGISTRATIONS		
6		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
12	23	50

Aware Participants	50	Engaged Participants	12		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	50				
Informed Participants	23	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
Viewed a video	2	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	0	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	1	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	18	Contributed to Ideas	11	0	0
Contributed to a tool (engaged)	12				

IDEAS

Share an Idea!

Visitors	24	Contributors	11	CONTRIBUTIONS	41
03 June 20					
Ben Smith					
VOTES	4	UNVOTES	0		
		Dog Park at old MaineDOT rest area on Route 302			
		From town facebook page 6/2/2020 - I think u should make the old rest area on 302 a cross from the hotel and next to chipmans farm stand, make it a dog park. The closes one is Portland. Please use the space for the good of the community. Make it a dog park, please!!!			
15 June 20					
David Foster					
VOTES	1	UNVOTES	0		
		It's a shame Windham sold their beautiful soccer fields on Gambo road.			
15 June 20					
David Foster					
VOTES	2	UNVOTES	0		
		Extend paved Mountain Division trail to Westbrook			
15 June 20					
David Foster					
VOTES	1	UNVOTES	0		
		Work with older residents owning large plots of undeveloped land to keep it out of development. Let them know they have options.			
		Lower taxes on land put in conservancy			
15 June 20					
David Foster					
VOTES	1	UNVOTES	0		
		Add a basketball and/or pickleball court on some of the land off Highland Cliff Rd that Portland Pipeline bought and burned 3 houses down			

IDEAS

Share an Idea!

15 June 20	David Foster	For gods sake, add some proper trail signs and markers to Lowell Preserve	
VOTES	UNVOTES		
2	0		
15 June 20	David Foster	I had no idea the extent of plans for Donnabeth Lipman park. Please hurry up and finish the remaining phases of the project.	
VOTES	UNVOTES		
0	0		
15 June 20	David Foster	How about a town owned beach on Sebago (ala Tassel Top in Raymond)	
VOTES	UNVOTES		
3	0		
15 June 20	David Foster	The map room interface is horrible.	
VOTES	UNVOTES		
0	0		
23 June 20	jcurtis	Collaborate with Historical Society	
VOTES	UNVOTES	Create destination picnic/walking/educational places for families to enjoy while enhancing cultural resources	
2	0		
23 June 20	jcurtis	Town of Windham owned public boat launch on Sebago	
VOTES	UNVOTES	In addition to a public beach, a public boat launch on Sebago would be a major asset and attraction for Windham	
3	0		
29 June 20	Jason	Work with land owners to make the snowmobile trails around town into multi use trails.	
VOTES	UNVOTES		
2	0		

IDEAS

Share an Idea!

<div>29 June 20</div> <div>Jason</div> <div> <div>VOTES</div> <div>0</div> </div> <div> <div>UNVOTES</div> <div>0</div> </div>	<div>Add parking and a trail at Claman Sanctuary.</div>
<div>11 July 20</div> <div>sevel777</div> <div> <div>VOTES</div> <div>2</div> </div> <div> <div>UNVOTES</div> <div>0</div> </div>	<div>A dog park in Windham would be so great. Something fenced in with woods, similar to Portland's on Presumpscot.</div>
<div>11 October 20</div> <div>Matt B</div> <div> <div>VOTES</div> <div>0</div> </div> <div> <div>UNVOTES</div> <div>0</div> </div>	<div>Mud Pond Trails</div> <div> <p>Mud Pond trails could use some work. The trail out (Yellow) is nice, open and wide, but the trail back (Orange) is overgrown. The trail overall is short, and there is a bridge that spans a narrow part of the pond that you can use to walk further away from the loop, but one half of it is in disrepair and there are no trail markers on the other side. It would be nice if there was a complete loop similar the Chaffin pond preserve down the street, as well as a map key at the trailhead. With parking and owned land, it could be a relatively easy task.</p> </div>
<div>30 November 20</div> <div>Mikki vanSummern</div> <div> <div>VOTES</div> <div>0</div> </div> <div> <div>UNVOTES</div> <div>0</div> </div>	<div>I think our priorities should be to save land along or near our waterway to help water quality and for access to for fishing, boating....</div>
<div>30 November 20</div> <div>Mikki vanSummern</div> <div> <div>VOTES</div> <div>0</div> </div> <div> <div>UNVOTES</div> <div>0</div> </div>	<div>Would like to see the Open Space Acquisition Worksheet that is referred to but not shown. Would like to see the different aspects are weighted.</div>
<div>09 December 20</div> <div>Brecon</div> <div> <div>VOTES</div> <div>0</div> </div> <div> <div>UNVOTES</div> <div>0</div> </div>	<div>Please add a Disc Golf park!</div> <div> <p>Disc Golf is one of America's fastest growing sports. It's a great outdoor activity for all ages and you can play year round. It is low impact on the environment, because a course can be put in an area that normally wouldn't get used for anything else. It's also relatively inexpensive to put in a course. I would donate my time to help and I am sure many others would as well! Possibly in the area around Mud Pond, in North Windham? I know this submission is a few days late, but this is a great idea, and I would love to see it come to fruition! Thank you</p> </div>

Email #1

I just wanted to say how excited I am that Windham is looking to partner with outside resources to get paths, trails and access for people to enjoy. Our town having a plan for outdoor recreation is like creating a trail of its own. Once this trail is built it will be easier to get others to see what you want to build and get them to it. As I read through the draft of the Open Space Master plan I made notes of what I wanted to say. The further I read, the more of my notes I was able to scratch out. Great job.

A couple questions/comments-

- Is Donna Beth Lipman Park and Lowell Preserve not set in stone? It sounded towards the end that the properties could be repurposed. Just curious if that is true.
- When I was a kid we canoed and portaged from RTE 35 into Westbrook on the Presumscott River. I guess I assumed that was still possible and think that may be a nice option to advertise if it is possible.
- Love the idea of a mountain bike clubs getting involved on the "fisherman trails". I used them from 302 to Cook Rd when I was a kid.
- Not sure of it's truth but I was told there is public access to Pettingle Pond across from #51 Anglers Rd.
- In the long run wouldn't it help to have the snowmobile and ATV clubs have trails that maybe not enter but touch the open spaces/parks? It would at least give exposure to them. Maybe even a way to access for maintenance.

Only one edit I saw. At the beginning (pg 11) where Public Water Access is mentioned, it says there is access to Sebago via the Mt Hunger boat launch.

Email #2

I note that in the Windham Open Space draft that there is mention that the town might consider purchasing some property on the north end of Highland Lake so that the town could create a public access to the lake. Are you referring to property which would currently be located within the Beach Road Association? It seems that it might be wise to be in touch with folks who live within the confines of the Beach Road Association to see what they think about this idea.

I live on the Beach Road - and I have ALOT of questions about this suggestion. These questions include:

1. When did you plan to meet with residents who live here to even talk about this possibility?
2. What kind of money are we talking about? How would decisions be made if and when such a property was purchased?
3. Who would oversee the ongoing maintenance and upkeep of this property?
4. The water is quite shallow at this ROW - I can imagine that once this is opened as a ROW that folks would assume that they could launch boats here - this is not a very good launch site at all ! !
5. You mention that folks would park at the fire station and walk down to the beach - I really doubt that most folks are going to be willing to walk that far with all their beach paraphernalia - what would be the parking

5. Who is going to pay for the ongoing maintenance of Orchard and Lower Beach Road given that there will be more traffic down these arteries if the beach becomes a public ROW. This would dramatically change the neighborhood!

6. Recognizing that one of the ongoing issues at HL is public access, given the rights of private land owners at HL - I do think that you are going to confront ALOT of resistance to creating public access to HL especially at the north end of HL.....

Email #3

I think the Trails Group is a great idea and I'd be happy to serve on that as a representative of the Windham Drifters. While there are areas that may not be conducive to year-round activities (either because they are swampy or go through peoples yards / farms), much of our system is on powerlines and pipelines that may be able to support improved trails. We want to be good stewards of the land, respectful of our landowners and contributing members of the community. Expanding trail use to other activities is something that we definitely support.

I've attached a copy of the current snowmobile trail system, which differs from what is shown in the draft.

Email #4

Amanda just gave me your email address. So I am resending what I sent yesterday to her and the Town Council. Besides the box Got Ideas (144 spaces) I don't see where I can send a longer comment to the planners on the site.

After reading our town's Open Space Plan I want to commend the town and those involved on a very thorough and all encompassing plan. We are lucky to still have so much open space and possibilities for more parks, preserves and Forever Farms and Forests. This document is a great plan to begin the process before it's too late. I myself feel strongly in preserving riparian and forested land adjacent to and near streams like the Pleasant River and the Coley Wright Brook to help stop the degradation of their water quality and to increase their recreational uses such as trails and fishing spots.

We also need more local/neighborhood trails and parks throughout our town. Working with land trusts and other organizations will help increase the efficiency of our work ahead. I added a couple of comments on Share An Idea. But thought I'd also let you know how proud I am of our town and all the work you have put into this.

I like that working with other groups like Land Trusts, the Highland Lake Association, Snowmobilers are included. These are great resources which will help the town with these complex issues.

I would like to see the TBD worksheets, like the Open Space Acquisition worksheet, to see how the different aspects of a land will be rated or weighed.

Email #5

Looking again at the Open Space Plan before the 12/4 deadline I think a trails' group sounds great with using other groups to help. I think we should also have a group that works on looking at Open Space that we want to conserve in the area and narrowing down what would work and what should be prioritized before it goes to the town council. This plan is so all encompassing that I think subcommittees that work in specific areas will help make it manageable for the council.

Email #6

I have an issue with trailer-ed boat access. The majority of lakes in Windham are small and have issues. Little Sebago, although big enough, has issues with milfoil which has spread to Collins Pond. Highland has a bacterial bloom that scientists around the world are looking at. Carry on does not come at the same risk. We cannot afford to help these lakes with their issues now with more traffic an increase in issues. We are supposed to be protecting them not endangering them. You know I'll speak against this.

Email #7

I just gave this document a quick skim and my initial takeaway is that it calls for better access and signage and parking for what we already have. What Windham already has is a lot of trails and parks designed for hiking. The plan mentions ball fields and but doesn't emphasize the "need" enough. Windham is in desire need to have places where people come together to enjoy activities together... we don't need more trails at the expense of ball fields which we don't have. Look to surrounding towns for examples... Gorham has Little Falls Recreation Area, Cumberland has Twin Brook Recreation Area, South Portland has Wainwright Sports Complex. In smaller scale.....Standish has Otterbrook, Gray has Newbegin.

Email #7

First, I am so delighted you are moving this Open Space plan forward, this is such great progress for Windham. Below is some initial feedback on the open space draft. Overall I think it is a great report. I hope the feedback below is helpful. Please feel free to give me a call to discuss any of it. I appreciate you giving me the chance to give feedback.

First a couple big picture comments:

-This seems to be missing water quality throughout. I suggest adding a section in the beginning that acknowledges that one of the results of rapid development over the last 40 years is water quality impairment, pointing out the names of every impaired water body in Windham. I think that really helps build the case for expanding conservation/open space. Also, it would be great to add our water quality monitoring maps/data in the appendix as a resource to show local work is being done to track the changing [water quality we have the trends map](#) for the past decade that could be referenced. I think in the opportunities section highlighting more opportunities for conservation along water way corridors which act both to protect water quality and also are where the highest wildlife habitat areas are located.

-It would be very helpful to have one map that has all the town land on it that is or could be used as open space (including the school lands). Plus public access conserved lands such as Black Brook

Preserve, Pringle Preserve. Then show overlay all the formal and informal trails on these lands. Then show all the sidewalks that connect to these lands. That way it gives a sense of possibilities within the current lands. Toby has done some of that already on our [interactive trail map](#).

Specific comments by page:

-Page 5. Top right paragraph: I strongly recommend adding a sentence explaining that none of the town owned open space is protected, which leaves it open to future development, the town should identify top open space priorities and put a third party layer of protection (ie conservation easement by the Land Trust). Can you confirm if any of the open space owned by the town of Windham has protection (deed restriction, easement...)

-Page 5: Updated Conservation Plan: here is my suggested updated language for the paragraph on the Land Trust.

"Presumpscot Regional Land Trust's Conservation Plan" The Presumpscot Regional Land Trust is the local nonprofit conservation organization that serves the town of Windham and surrounding towns, conserving land, providing trails, testing water quality, and providing outdoor education programs. The Land Trust forever conserves and provides public access trails at Black Brook Preserve (105 acres) and Pringle Preserve (17 acres), and holds two permanent conservation easements that provide public access adjacent to McGoldrick Woods Rd (30 acres) and Colby Dr (29 acres). The Land Trust's priority in conserving new lands in Windham for open space and recreation are: protecting water quality, conserving significant wildlife habitat, providing access to diverse recreation, conserving lands adjacent to already conserved areas to create conservation corridors, and connecting conservation lands to schools. The Land Trust works with landowners interested in forever conserving their land for community benefit." [if Toby shared any of our conservation plans please do not include them as those are not intended for the public]

-Open Space Map (Challenges and Constraints): can you change the title to "Black Brook Preserve" all the rest of the titles refer to important open space in town (and I would argue that black brook is one of them) but the title "town hall" seems out of place. Instead, within the section there can be emphasis to proximity and access to schools and town hall from the open space and lack of access to the Pleasant River. I think highlighting Black Brook Preserve as one of the 5 assets would be a nice bridge towards a future vision where the town and land trust work more closely in collaboration for open space/conservation, what do you think? Or if this feels like too much, what about "Black Brook Preserve/Schools" or "Black Brook Preserve/Town Hall"

-Open Space Map (Challenges and Constraints) under key themes # 4 programming I suggest changing the first sentence as it is not accurate: "WHILE MANY OF WINDHAM'S ESTABLISHED PARKS AND RECREATION FACILITIES HAVE BEEN SUCCESSFUL AT PRESERVING VALUABLE NATURAL SPACES" Actually these areas have not been preserved they happen to be used as open space currently. I think it is important for everyone to understand the difference.

-Open Space Map (Challenges and Constraints): Mountain Division Trailhead. I would recommend expanding this bullet to beyond just the trailhead but to the actual trail. Then explain that there is about a mile of paved trail next to the rail from the Presumpscot River at the Gambo Bridge to Rt 2020 and it is part of 5-miles of paved trail next to the rail that starts in Standish - Gorham and into Windham called the Mountain Division Rail with Trail and it is also part of the Sebago to the Sea Trail (which is a 28 mile

trail from Sebago Lake to Casco Bay). I try and use both names as much as possible to hope explain this really important trail corridor.

-Page 10 utility corridors: typically are owned by CMP or another private owner and the town would need trail easements or some other formal agreement before promoting trails through these corridors, this needs to be added to this section, otherwise it sounds like they are publicly owned. As we have learned getting trail easements over these corridors can be very difficult

-Page 10: if it is possible to always write "Land Trust" instead of "PRLT" because no one knows what it is referencing since the acronym is too long.

-Page 11: description of the Mountain Division Trail/Sebago to the Sea Trail needs to be updated it is not accurate right now:

"The Mountain Division paved trail ends at rt 202. There is opportunity to expand the paved trail next to the rail for 2 more miles through South Windham along the Presumpscot River to the Westbrook border. This trail corridor is also called the Sebago to the Sea Trail.

~~However, the~~

~~Mountain Division Trail extends south all the way to downtown~~

~~Westbrook and beyond. There is rail installed in this corridor that is~~

~~also a key segment in PRTL's Sebago to the Sea Trail.~~ An improved, paved trail connection would provide recreational and potentially

bike commuter options to South Windham residents, and expand a regional significant trail system.

-Open space Map (Opportunities) C. Again consider name change. D. Add bullet about expanding paved rail 2 more miles to Westbrook border

-Page 13 Donnabeth Lippman Park. Add a sentence about adding permanent protection to the open space to ensure it stays as open space.

-Page 14. Windham center, Pleasant River I think it is more than formalizing access points, because I think most of those access points are private, so I think it also includes conserving land along the Pleasant in order to provide formal access points and protect water quality and wildlife habitat.

-Page 15: really like bullet one just add /Sebago to the Sea Trail for clarity

-Page 17 under new properties: bullet one, add in addition to access and conserve critical wildlife habitat and clean water buffers along waterways. There also seems to be missing a bullet for -high quality wildlife habitat and clean water protection focused on stream corridors was that supposed to be part of bullet 4? or another bullet that is missing?

-page 17 existing properties: assessing properties and creating management plans should include assessing long term vision for the land and if the intent is for long term conservation then identify how to set up third party protection for the land

-page 18 Not sure I have heard this idea before [Opportunity to develop a Windham Trails crew in conjunction with

Land Trust]. I think we are open to discussing something like this in collaboration with the recreation department but we also need to have a bigger conversation about conservation and its core role in ensure trails into the future, so not sure this comment alone makes sense

Thank you so much for leading the effort to create an open space plan for Windham, this effort is very exciting.

Email #8

Thanks again for including us in the process. A few comments from my reading:

- I agree with Rachelle that it would be helpful to differentiate on the maps between public access vs. none and protected vs. not for highlighted parcels. There's lots of good discussion of this in the text, but it would be very helpful to see it visually.
- It doesn't look like the Black Brook trails are shown on the recreation map, nor is it marked as a hiking/skiing/etc... location. Is that just because the network is fairly small there? If so, were only networks above a certain trail distance shown?
- I also agree that there should be more thought about the Trails Group including conservation. Gorham is a good example of a town that has a Conservation Commission (in name) that only focuses on trails and not conservation, and they are starting to see issues with private properties on which they have trails going up for sale. That's also resulted in the town spending a lot of money on trails and not saving any for long-term stewardship or acquisition. I know that this Plan is largely focused on mechanisms for more responsible and long-term acquisition and management, and I think that should be reflected in the creation of a Conservation Commission that will be active in planning, monitoring, and advancing. I also didn't see any mention of the Natural Resource Advisory Committee; I know Gretchen's been involved in the planning, but has there been discussion of how that group will fit in with a trails group/conservation commission and with the larger plan? I always assumed that group would morph into the Conservation Commission.
- "Cemeteries" is misspelled on one of the maps. Along these lines, it seems like a lot of copy editing is needed; I assume this will happen for future drafts? I'd be happy to do some proofreading, especially if there's a Word doc or similar version of all the text in the plan.

Email #9

Thank you for all your work, this is an impressive document. I am glad you received my comments round one. I have reviewed the draft you shared publicly and my comments are below.

The four significant pieces of feedback I have are:

1. The document seems to be missing a vision (ie 30 year view or next generation vision). What do we want our town to look like in 30 years or for the next generation? What open space and access to water and trails do we want to make sure exist for the next generation? These questions of course do not need to be answered in detail but they help frame how to make decisions. I also think it would be helpful to have some data points in the intro that estimate if current development rates continue in 30 years the town will grow by x% to help clarify the urgency in planning for open space.

2. The map of parks and conserved land needs more clarification. The legend needs to distinguish conserved lands with protection vs open space with no protection (that can still be developed). There also needs to be a distinction between conserved land that allows public access, does not allow public access, and that include trails for the public.

3. The trails map needs to clarify formal trails and what land they are located on vs informal trails.

4. The last page recommended creating a Windham Trails Group. The plan does not recommend an Open Space/Conservation Committee. I think the next step would be to create an Open Space/Conservation Committee that would oversee and encourage the implementation of this plan. The trails group could be a sub-committee of the Open Space/Conservation Committee, as trails are just one component of this open space plan. Since the natural resource committee already exists it could be a transition of the natural resource committee. However, I think transitioning the name to open space/conservation comm might help start fresh with this plan. I do think creating a trails committee alone will result in a focus on trails instead of conservation, which could result in more informal trails being built with handshakes that disappear with each new development approved (like is happening in surrounding towns).

Thank you all for your hard work. It is very exciting to have Windham create an open space plan and we are so happy to be a part of the process and to collaborate on future projects together.

Email #10

Just a brief note to say how terrific the Draft of Windham's Open Space Master Plan looks! Kudos to all who are working on this project!

I am particularly pleased to see the focus on (and details for) the conservation and protection of working farms and rural lands, including open fields and forested areas, to maintain Windham's rural character -- because that's the key to why I live here.

It's a definite bonus that Ben Smith is able to provide an extra level of experience to Northstar Planning, given his earlier tenure as Planning Director for the Town of Windham. Between his expertise and that of Amanda Lessard, I know Windham's Open Space is in good hands.

I'm looking forward to the implementation of Windham's final Open Space Plan -- hopefully while I'm still young enough to use the improved trail system and access to water areas~

Windham Open Space Plan Prior Plan Analysis & Stakeholder Outreach Summary Report August 8, 2020

In March and April 2020 the Windham Open Space Planning team began identifying relevant prior planning efforts and key stakeholders. This part of the effort is critical to the planning process as it helped the team identify important trends and themes that have already been identified and can continue to be built upon. The Planning Team reviewed prior plans and began reaching out to key stakeholders to participate in online, focus groups to discuss the opportunities and challenges facing those working to enhance Windham recreation and open space.

Prior Plan Analysis Summary

The following plans were identified in collaboration with the Planning Team and Windham Staff:

- ✓ Updated Conservation Plan; Presumpscot Regional Land Trust (2018)
- ✓ 2016 Windham Comprehensive Plan
- ✓ Land Conservation in the Lower Presumpscot (2013)
- ✓ Donnabeth Lippman Park Master Plan (2012)
- ✓ Windham Parks and Recreation Facility Summary (2012)
- ✓ Forest Stewardship Management Plan for Lowell Preserve (2011)
- ✓ Recreational Facilities and Open Space: A needs analysis (1988)

Each planning effort listed above provided information for the Planning Team to build off during the public engagement part of the planning process. Each plan was an effort to identify priorities and establish strategies towards different aspects of Windham open spaces. A summary and the relevancy of each plan to the Open Space plan have been described below.

Updated Conservation Plan; Presumpscot Regional Land Trust

This update was provided by the Board of Directors to ensure that the focus areas of the Plan are in alignment with the values and priorities of the Presumpscot Regional Land Trust's strategic plan. The focus areas in the Conservation Plan are those areas that represent the highest overall resource values, reflecting the organizational mission, values, and project selection criteria. Parcels in focus areas are the primary subjects of proactive landowner contact by staff to encourage their conservation. Conservation strategies used in the focus areas include purchase and donation of

land and conservation easements. The Land Trust is willing to raise significant funds for new projects in focus areas.

2016 Windham Comprehensive Plan

The Comprehensive Plan identifies four “Big Things” as important priorities for the town to focus on in the coming years. One of these “Big Things” is to “Invest in rural Windham.” The Comprehensive Plan discusses strategies of how to invest in rural Windham, one being preserving working lands and open space by making investments to purchase outright, or development rights, to the most special and iconic rural lands and by working with farmers, wood lot owners and others, who currently earn their living from the land, to make it easier to establish other rural uses and accessory uses to provide additional income. The Comprehensive Plan vision statement recognizes the balance of development and growth with preservation of open space and agricultural lands.

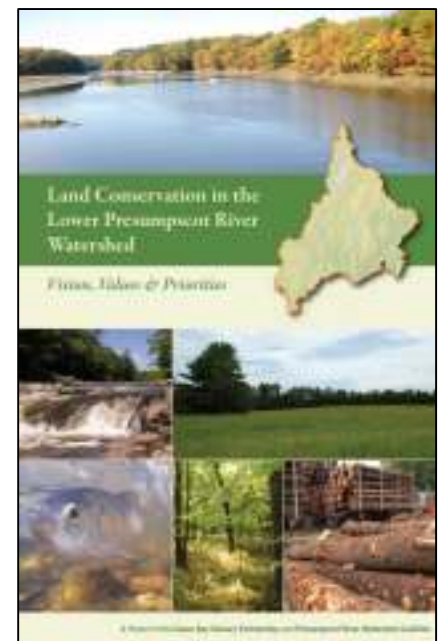


Land Conservation in the Lower Presumpscot (2013)

One of the key objectives of this document was to create a common vision and agreed upon values across the region. The vision has been identified as: *“We share a vision that future generations benefit from diverse and healthy terrestrial and aquatic habitat, high water quality, recreational access to natural areas, and vibrant, working woodlands and farms in the Presumpscot River Watershed. The watershed’s conservation community is strengthened through collaboration and successfully conserves land and implements strategies to achieve this vision.”*

Agreed upon values include:

- Aquatic Habitats
- Terrestrial Habitats
- Natural Communities of Special Concern
- Water Quality
- Recreation and Access
- Working Woodlands
- Agriculture
- Historic Resources



Donnabeth Lippman Park Master Plan (2012)

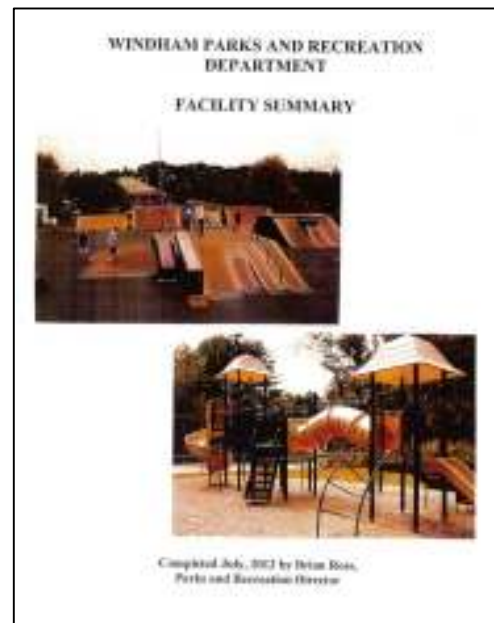
This planning effort was a public process conducted in 2012 that included a public survey, stakeholder meeting, public meeting, public hearing on design concepts, Town Council workshop, and Town Council public hearing. Proposed improvements identified in the plan for Donnabeth Lippman Park include the following:

- Demolition of Well housing building #1
- Site improvements of trails & overlooks
- Athletic fields
- Improvements to the road & parking areas
- Natural playground
- Signage
- Lighting



Windham Parks and Recreation Facility Summary (2012)

This facility study, completed in 2012, inventoried the parks and recreational facilities in town. The study includes the condition and recommended improvements of each facility. The 2016 Comprehensive Plan recognizes this summary as a starting plan for the recreation and open space plan.



Forest Stewardship Management Plan for Lowell Preserve (2011)

This management plan, completed in 2011, was drafted for the 308-acre Lowell Preserve in Windham. The Lowell Preserve is home to miles of recreation trails as well as unfragmented habitat blocks. The management plan was created with the following goals and objectives:

- Better tree growth rates
- Higher quality trees will remain
- Income will be generated for the Town
- Ensure deer wintering habitat
- Enhance edge, food sources, and cover for wildlife
- Maintain high aesthetic values

Recreational Facilities and Open Space: A needs analysis (1988)

This need analysis, completed in 1988, was drafted to guide the Town on realistic recommendations for the current needs at the time. While the report is over 30 years old, it is interesting to note that back in 1988 development and growth pressures were still relevant. The report “recognizes the unprecedented level of growth and resulting demands that have spread throughout Cumberland County in the last several years.” The report goes on to state “The Town of Windham has not been spared this growth, nor these demands, and is challenged to act to ensure that the adverse impact of development (loss of open space, overused facilities) will be minimized”

Stakeholder Focus Groups

The Windham Open Space Planning Team contact key stakeholder groups, as identified by the Long Range Planning Committee and Town Staff, to begin a conversation around open space, recreation, conservation, and preservation in Windham. The stakeholders that participated in the focus group online meetings included Lake Association representatives, recreation groups, conservation organizations, and environmental groups. A meeting agenda, full list of participants, and meeting notes can be found in the appendix of this report.

The Planning Team held three online zoom meetings, April 30th, May 1st, and May 5th. A few common themes began to emerge from all three meetings.

Public Water Access

Public water access to the lakes in Windham is limited. The only public access to Sebago Lake is through a State-owned boat launch accessed through Mt. Hunger Shore Road. This boat launch has issues with parking, safety, road maintenance, and traffic throughout the season. Public water access is supported by many stakeholders and public comments but is limited due to numerous factors ranging from funding to land available on water bodies.

Coordination for Athletic Fields

Stakeholders that have a role in in-town recreation expressed the challenge around coordination of athletic fields. Because the town doesn't own soccer fields, or other sport fields, there is often a conflict in availability for recreation programs.

Water Quality & Aquifer Protection

Stakeholders with varying roles from lake associations, environmental groups, to recreation groups all prioritized water quality. This includes water quality of lakes, rivers, streams, tributaries, and aquifers. While erosion and stormwater have a role to play in water quality, there should also be attention to riparian lands and buffers.

Connectivity

Connectivity through Windham's open space network was highlighted as an important factor for both recreation and habitat preservation purposes. Connecting local and regional trail networks should be prioritized while also considering the acquisition of land adjacent to large, unfragmented habitat blocks.

Windham Open Space - Stakeholder Meetings

ONLINE MEETINGS

Thursday, April 30, 2020 3PM-4:30PM

Friday, May 1, 2020 10AM-11:30AM

Tuesday, May 5, 2020 3PM-4:30PM

1. Introduce North Star Planning & Town Staff
 - a. Why we are here
 - b. Purpose of the project
2. Introductions from Stakeholders
3. Open Discussion
 - a. Meeting objectives:
 - i. Network - Meet other Windham Open Space & Recreation Stakeholders
 - ii. Discuss the meaning of Open Space to your organization/committee
 - iii. How can this plan be useful to your organizations/committees
4. Next Steps

Windham Stakeholder: Focus Group #1

April 30, 2020 3:30PM

Attendees:

Sharon Lamontagne (40 yr resident, Board of Little Sebago Lake Association and Mt. Hunger Road Association)

Jim McBride (Little Sebago Lake Association Treasurer, residence since 1992)

Rod Bernier (Dam keeper on Little Sebago Lake)

Brian Butler (resident since 1997, regional executive board for Boy Scouts)

Timothy Greer (Little Sebago Lake Association)

Amanda (Town of Windham)

Ben (North Star Planning)

- High summer numbers re: traffic on the lake – safety is a major concern for the association
- Crazy boat traffic
- Road issues – traffic and maintenance
 - o Boat launch
 - o Mud Pond Park/DBL
- Trail Maintenance is often an Eagle Scout project
- A lot of the good things that have happened in town haven't been by the town
- Conflict with not enough open space – sports in particular – fields and courts
 - o High demand, but no centralized management
 - o Created issues with Soccer and lacrosse
- Water access – public access isn't there
- Nice school facilities but can't always use
- Non-organized – hunting, skiing – losing access to development
- Access to open areas
- No public access except on private road
 - o Road issues – parking issues
 - o Lake traffic issues
 - o State bought boat launch land 30 years ago
 - o Road association pays for port-a-potty
 - o Trash issues
- Fishing tournaments – promote lake use, ice fishing access through boat launch
- Lake Association is interested in having a separate property for hand carry access, picnic area (classes and education)
- The best thing that can come out of this effort is a vision – guide for future action
 - o Town must be opportunistic for lands to provide access, other values
 - o Who is responsible? One entity rather than multiple separate organizations
- Conservation
 - o Butler Woods story never happened – very little emphasis on conservation

- Water quality concerns – milfoil – lake association spends \$50K annually to control
 - Structural concerns with dam
- Highland Lake getting a lot of attention but there are many issues
 - Erosion is an issue
- 130 year old dam – bought from SD Waren 1952
 - Steel gate needs to be replaced among other issues
 - Sink holes and leakage
- Little Sebago Lake Association – wish list would be financial support for road maintenance
- Vision to position for opportunistic on property acquisition
 - There have been a lot of missed opportunities
- Might be an issues of awareness on just how much is available
- Little Sebago Lake – association membership is 60/40 Windham
- More taxable value, year-round homes in Windham

Windham Stakeholder: Focus Group #2

May 1, 2020 10AM

Attendees:

Dennis Brown (Highland Lake Association and Natural Resource Advisory Committee)

Matt Streeter (Sebago Trout Unlimited)

Sherry Andre (Collins Pond)

Janene Gorham (Forest Lake Association)

Barry Bernard (Windham Drifters)

Abby Farnham (Maine Farmland Trust)

Maureen Denig (Parks and Recreation Advisory Board)

Rod Bernier (Dam keeper on Little Sebago Lake)

- Wildlife on Collins Pond – Eagles, Ducks, Loons
- Need to focus on water quality – Presumpscot, Pleasant, and smaller tributaries
- Windham Drifters trails use about 70 bridges, 150 parcels (108 landowners) – 110 members
- How can the town help?
 - Windham Drifters - Expand relationships, advance notice during development projects and consider trails in development review
 - Forest Lake – appreciate funding and advanced notice
 - Sebago Trout Unlimited:
 - Water connectivity through culverts
 - Erosion at road crossing (organics and fertilizers – yards and fields)
 - Vegetative buffers – filter and shade
 - In- stream habitat

- Maine Farmland Trust – not a lot of capacity to get involved
- Focus of the parks and rec advisory committee has been the skate park and basketball courts
- Use what we have
- Coordinating on trails
- How can we all work together?
- Wish List:
 - Formed process for development notification encouraging awareness on developer side = help shape and reroute
 - What's up with zoning growth management discussion that started last year
 - Rural character
 - Connectivity trails
 - Protect streams
 - Holistic approach
 - Keep working lands separate from other open space inventory
 - Prioritize lands with streams and other surface water
 - Prioritize large properties and adjacent lands
 - Regulations for vegetated buffers around water and protect from roads and runoff
 - How to publicize this?
 - What streams are encourages – public education
 - Lakefront owners are included in the association – some have deeded access and some don't
 - Boat launch on Pettingill Pond road access but there isn't a lake association
 - 320 homeowners on Highland
 - 1244 members with waterfront or deeded access on LSLA
- Open space includes lakes, streams, river and sustainability
- Partnerships and holistic approach – who else should we be reaching out to?
 - Connect with public safety
 - Farmers
- Fertilizer constraints? Pesticides?
- Protect smaller ponds and wetlands

Windham Stakeholder: Focus Group #3

May 5, 2020 3PM

Attendees:

Rachelle Curran Apse (PRLT)

Matt Craig (Casco Bay Estuary Partnership)

Heather Hunt (CCSW District)

Elizabeth Gravel (Mt. Hunger Shore Rd)

Timothy Greer (Little Sebago Lake Association)

Ilsa Teeters-Trumpy (NEMBA)

Liza Libby (Parks and Recreation Advisory Committee)

- Types of open space attendees work with:
 - o Aquatic habitats – streams and river protection
 - o Watershed/water quality – erosion, stormwater, and agriculture
 - o Conservation and milfoil
 - o Extraction, erosion, phosphorous
 - o Trails, connections to and between trail systems
 - o Parks and Recreation in town
 - o Mt. Hunger Shore Rd association
 - o Boat launch
 - o Mud Ponds Public land
- Casco Bay Estuary Partnership – collaborative organization
 - o Water quality in Windham
 - o Buffers to rivers and streams
 - o Impervious surfaces
 - o Connectivity – aquatics and terrestrial movement
- 2018 priorities for PRLT 1. Presumpscot 2. Pleasant
 - o Aquifers in Windham
 - o Barrier – cost of land – Open space impact fee will help this
 - o Open Space plan will help to leverage funds
 - o Funds are needed for the dirt road (Mt. Hunger Shore Rd) not enough parking
- Wish list:
 - o Structure of who's going to be responsible for this – LRPC, Open Space Recreation Committee, Parks and Recreation
 - o Clearly articulate town priorities
 - Regional planning
 - Trails and transportation
 - o Buffers and Agriculture and community gardens
 - o Policy – bigger setbacks from lakes/streams
 - Nutrient loads to Casco Bay (nitrogen in particular)
 - o Setbacks and riparian buffers (vegetated)
 - o Web of conservation and water quality partners
 - o Lakes have lake association but rivers and streams do not have the same community
 - o Wildlife habitat and recreation
 - o 5 impaired streams and lakes (impaired could come off the list with focused work)
 - o More bang for the buck for smaller streams and headwaters
 - o Completion of the last five miles of the mountain division trail – Westbrook and Windham
- Who else should we reach out to?
 - o PWD and Historic
 - o Trout Unlimited and Maine Farmland Trust

- Large landowners

president@windhamlacrosse.com

to me

Good morning,

I hope this email finds you well. I wish I was able to jump into the meeting today.

I am the President of Windham Youth Lax and also am on the town Parks and Rec Committee

I can certainly tell you that the challenges we have in Windham are Fields. We do have access to the school fields but if it rains or the high school/middle school teams get moved we do get bumped off the fields.

We do have access to Lincoln Circle which is a great asset to our organization but it would be awesome for a few more fields.

Please feel free to reach out to me at [REDACTED]

Thank you

Liza Libby

WYLO

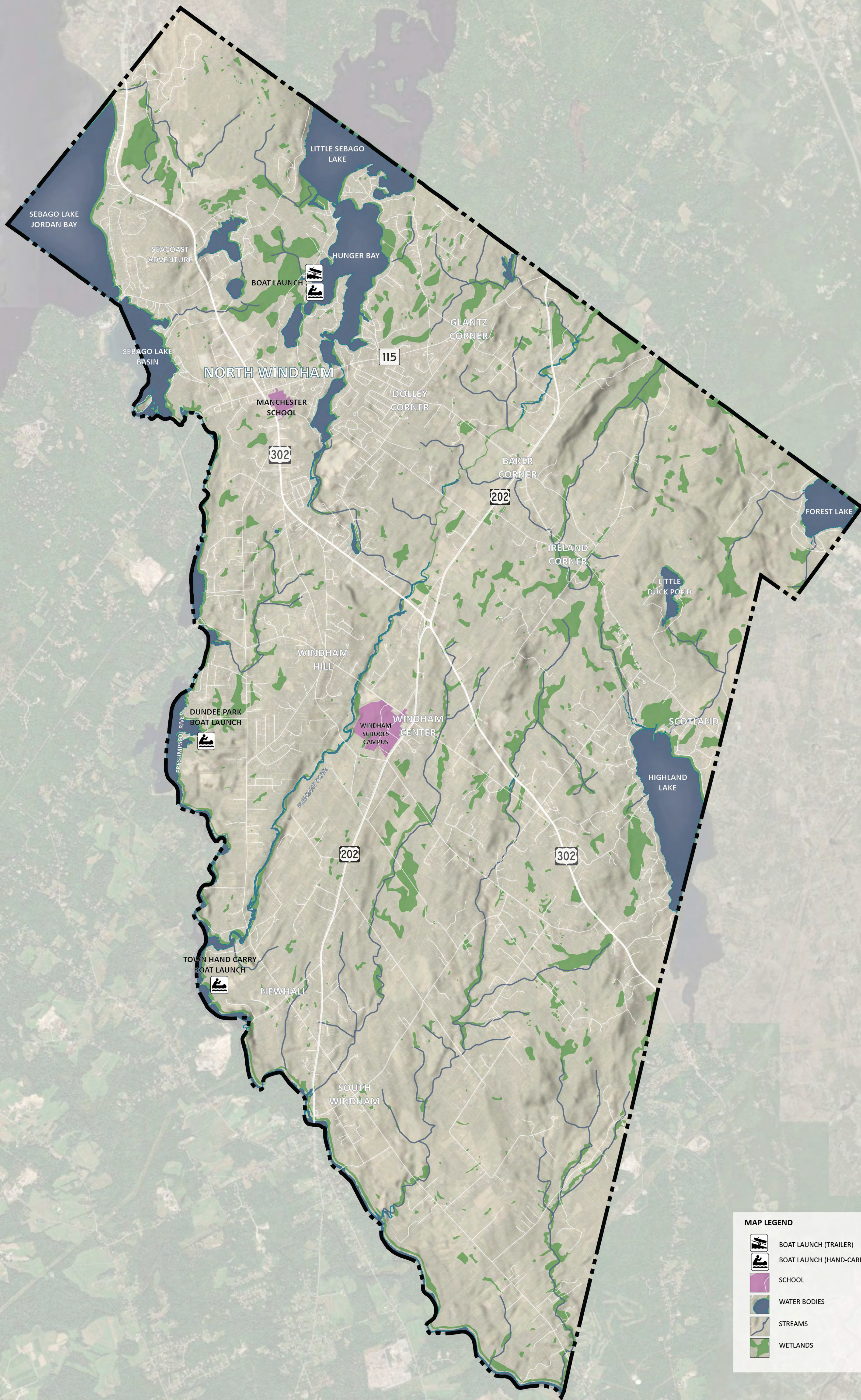
Phone call with Pat Moody (10/1/2020)

- Pat is the president of Windham Youth Basketball
- Member of the community center committee and Recreation Advisory Committee
- The town has underinvested in structured spaces/activity spaces for years
- The outdoor basketball court is new at the community park on 202
- High school and middle school students are not welcomed to stay on campus after school – there is a need for town-owned facilities so students have a place to go after school. Should be visible from the road for safety purposes and to prevent vandalism
- Youth sports –always have to fight for field space because there is not enough
- opportunity*: large parcel next to Manchester School (26+ acres) – currently owned by the school and unofficially maintained by the town – baseball/softball field used heavily – rec committee will be proposing this Spring that the town purchase and develop the property
- improved lighting on many properties is needed
- there is opportunity at Dundee park – currently a “secret” location that is not know by many people outside town – poor signage
- a football field – turf field would be very helpful and would cut down on maintenance costs
- there is potential for outdoor space at the tentative community center property or middle school
- the ballfield at Lowell preserve needs more parking! Current parking is dangerous and inadequate to meet the demand- potential to cut in to back hill to add parking
- there is a need for T ball fields for little league – there used to be a lot of these fields around as part of businesses
- could we find a way to encourage business owners to allow use of large spaces – behind the Windham mall there is a field that used to be used for touch football

Video call with Chuck Fleck (10/2/2020)

- President of Windham Youth Volleyball Association – which he started 7 years ago – designed to be a feeder program for the High school
- there is a need to educate at a younger age- college teams look for players with 5 years of experience
- complex challenge to find court time with the restrictions for HS players
- used to use the sand court at Dundee but it was challenging to coordinate due to swimming/lifeguard duty schedule – stopped using as it was too challenging to coordinate
- The MS athletic director has been great! Allow volleyball to have indoor access and they resurfaced the floors and provided sleeves and standards – but they can get bumped if other school teams need to use the facility.
- occasionally they use the town hall but the facility is not ideal – if the town hall resurfaced the floors and added sleeves and standards, that would be hugely helpful.
- if youth volleyball had a 2 court facility (indoor) off school grounds they could expand the program

APPENDIX C: MAPS

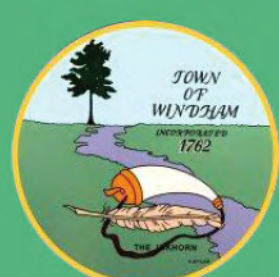
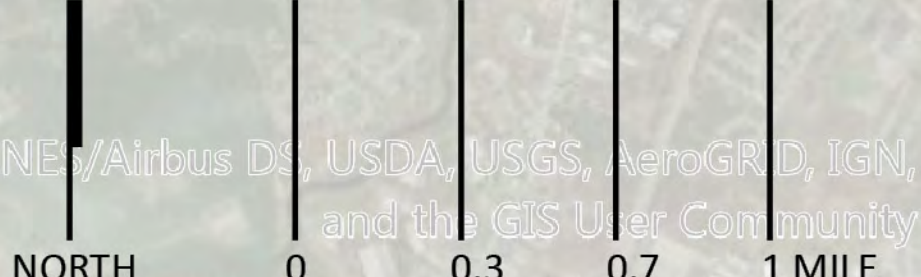


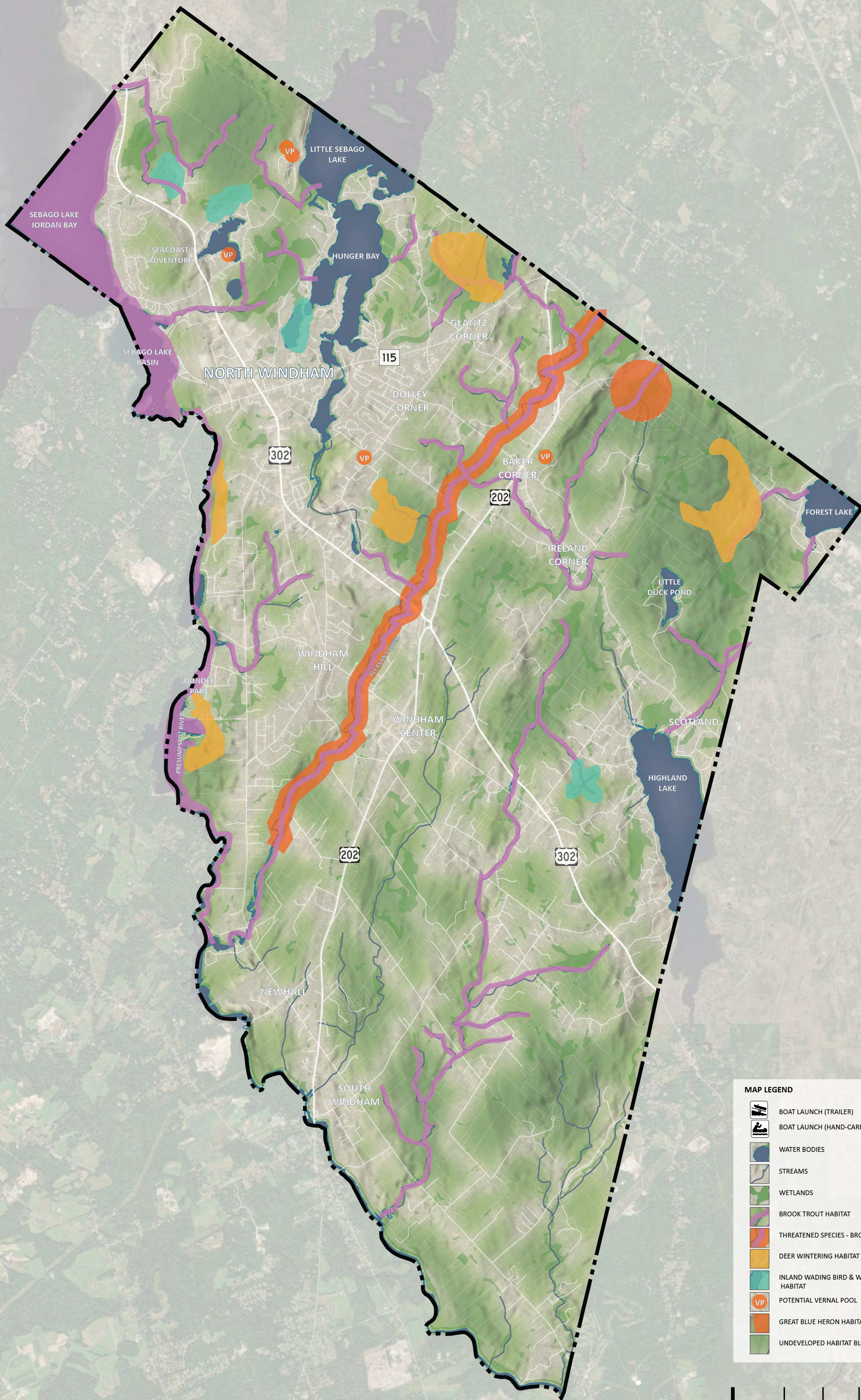
MAP LEGEND

- BOAT LAUNCH (TRAILER)
- BOAT LAUNCH (HAND-CARRY)
- SCHOOL
- WATER BODIES
- STREAMS
- WETLANDS

HYDROLOGY & WATER ACCESS

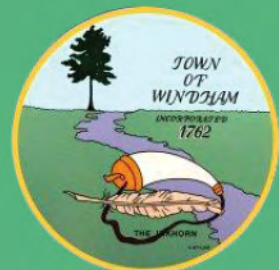
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

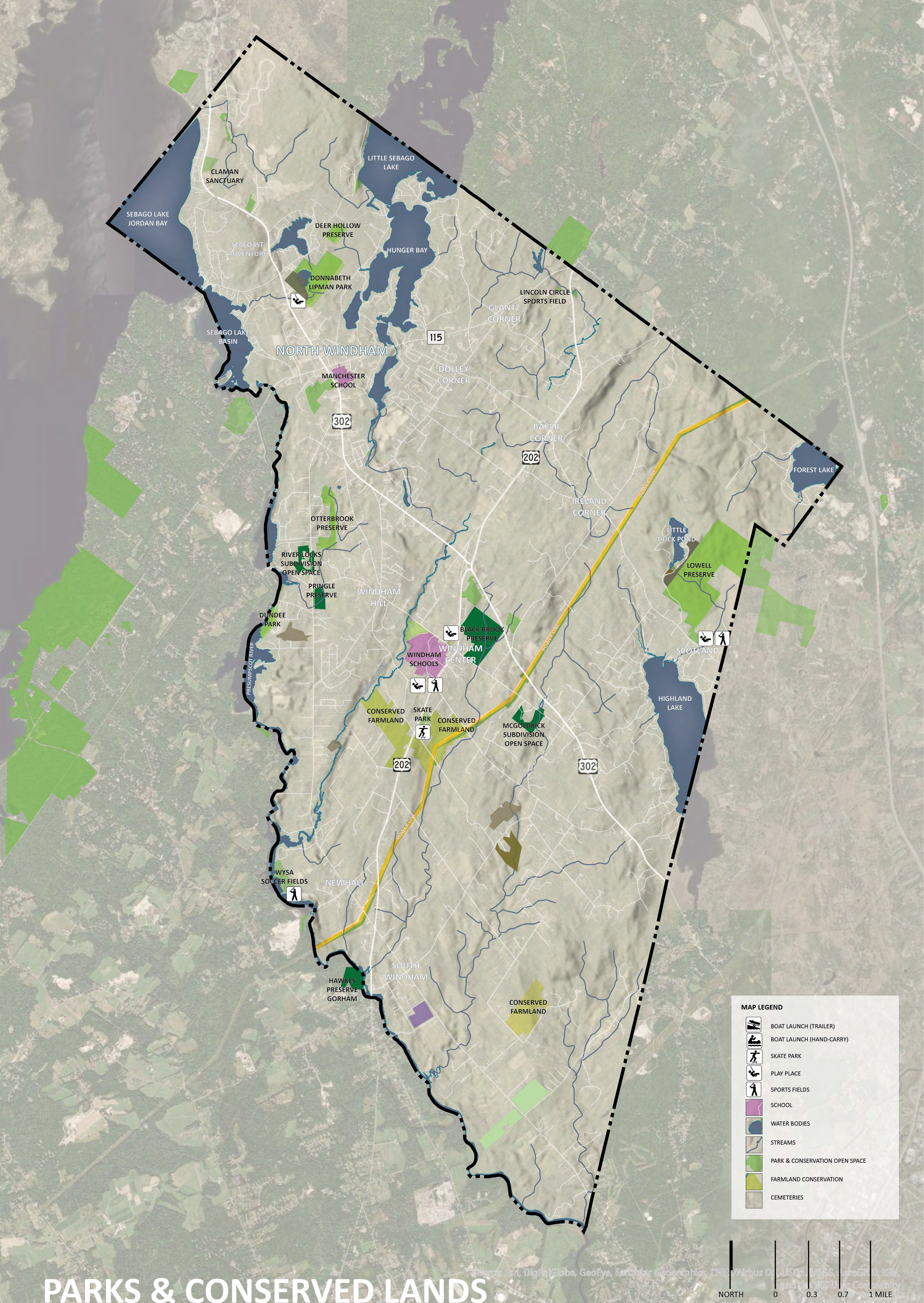




MAP LEGEND	
	BOAT LAUNCH (TRAILER)
	BOAT LAUNCH (HAND-CARRY)
	WATER BODIES
	STREAMS
	WETLANDS
	BROOK TROUT HABITAT
	THREATENED SPECIES - BROOK FLOATER
	DEER WINTERING HABITAT
	INLAND WADING BIRD & WATERFOWL HABITAT
	POTENTIAL VERNAL POOL
	GREAT BLUE HERON HABITAT
	UNDEVELOPED HABITAT BLOCKS

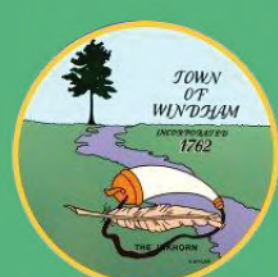
HABITAT

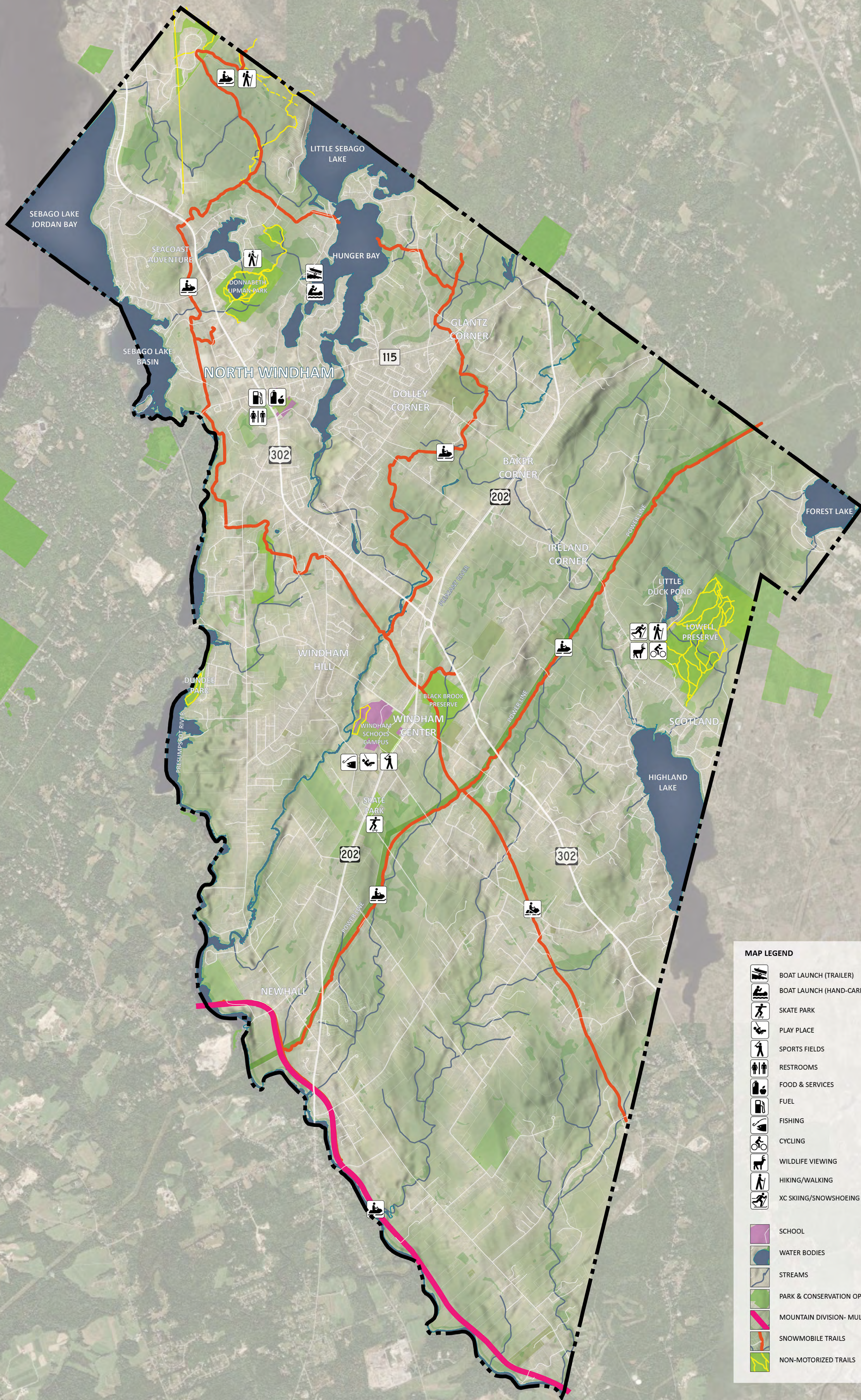




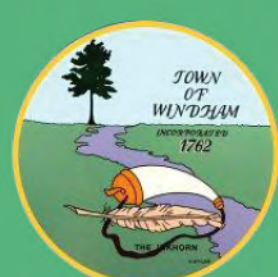
PARKS & CONSERVED LANDS

WINDHAM OPEN SPACE MASTER PLAN | INVENTORY





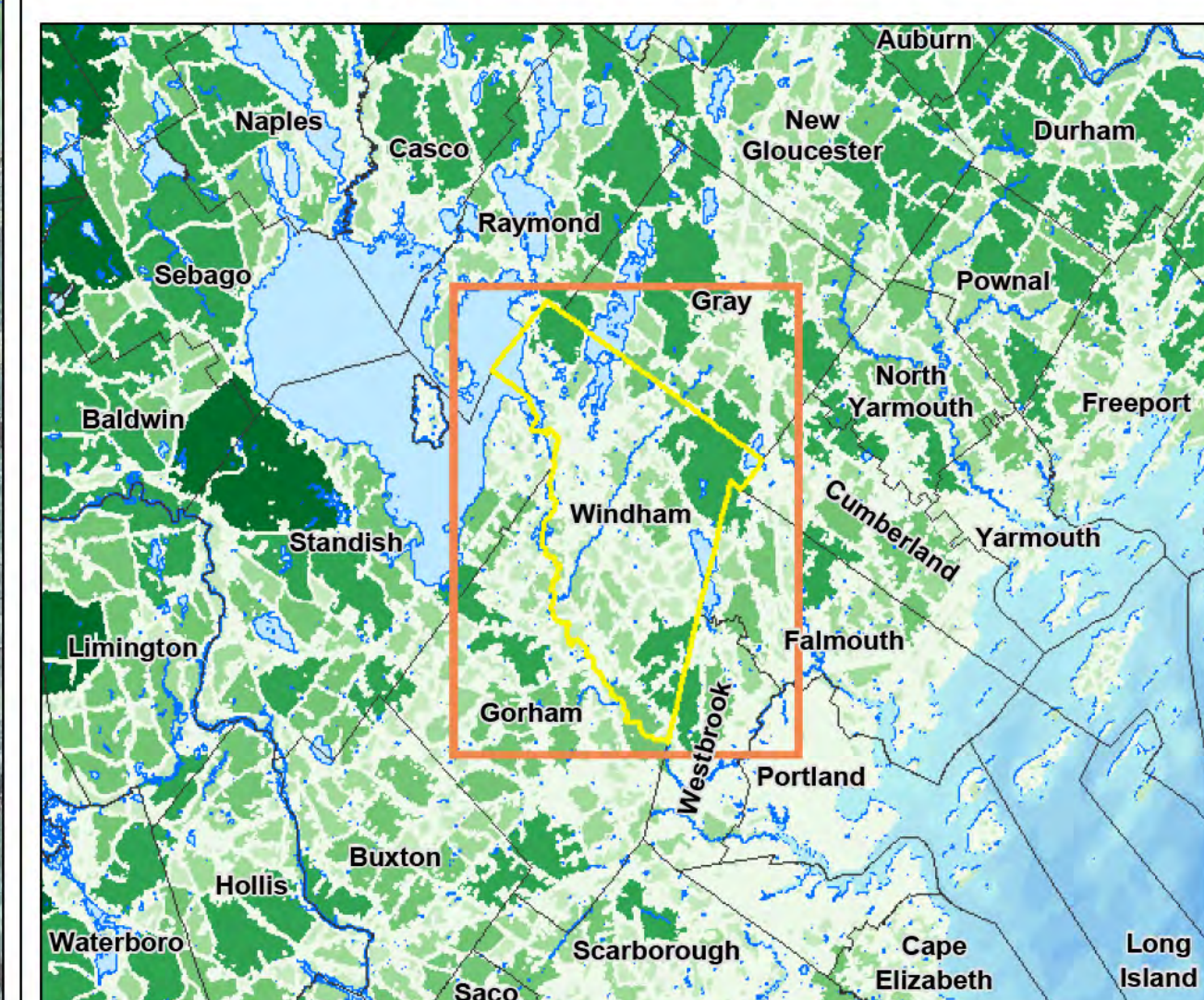
TRAILS & RECREATION



GIS-modeled Combined Conservation Values



Regional Undeveloped Blocks



Developed Areas

500-1,000 acres

1,000-5,000 acres

> 5,000 acres

1 : 325,000 1 inch equals 5 miles

Data Sources

DATA SOURCE INFORMATION

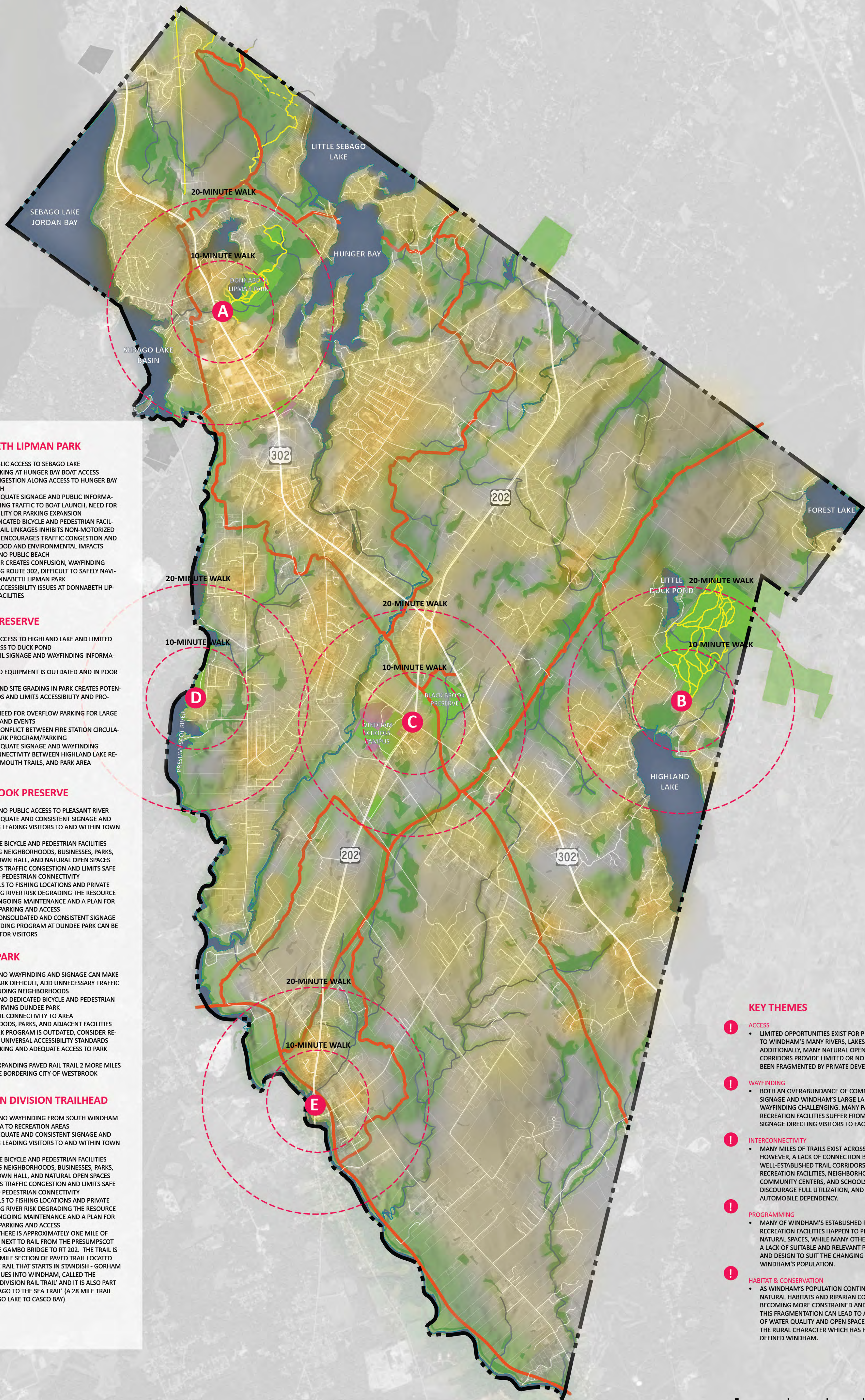
TOWNSHIP BOUNDARIES
Maine Office of GIS: *metwp24* (2013)
ROADS
Maine Office of GIS, Maine Department of Transportation): *medotpub* (2013)
HYDROLOGY
U.S. Geological Survey: *NHD_Maine* (2012)
UNDEVELOPED HABITAT BLOCKS, DEVELOPMENT BUFFER, CONNECTORS
Maine Department of Inland Fisheries and Wildlife
CONSERVATION LANDS
Bureau of Parks and Land, Land Use Regulatory Commission, Department of Inland Fisheries and Wildlife: *conserved_land* (2014)
AERIAL IMAGERY
U.S. Department of Agriculture: *NAIP 2013* - state-wide 1-meter color orthorectified

DATA SOURCE CONTACT INFORMATION

Maine Office of GIS - <http://www.maine.gov/megis/catalog/>
 Maine Natural Areas Program - <http://www.maine.gov/doc/nrimc/mnap/>
 Maine Dept. of Inland Fisheries & Wildlife - <http://www.maine.gov/ifwi/>
 Maine Department of Transportation - <http://www.maine.gov/mdot/>
 Maine Department of Environmental Protection - <http://www.maine.gov/dep/>

DIGITAL DATA REQUEST

To request digital data for a town or organization, visit our website.
http://www.beginningwithhabitat.org/the_maps/gis_data_request.html



A

DONNABETH LIPMAN PARK

1. LIMITED PUBLIC ACCESS TO SEBAGO LAKE
2. LIMITED PARKING AT HUNGER BAY BOAT ACCESS
3. TRAFFIC CONGESTION ALONG ACCESS TO HUNGER BAY BOAT LAUNCH
4. LACK OF ADEQUATE SIGNAGE AND PUBLIC INFORMATION DIRECTING TRAFFIC TO BOAT LAUNCH, NEED FOR SHARED FACILITY OR PARKING EXPANSION
5. LACK OF DEDICATED BICYCLE AND PEDESTRIAN FACILITIES AND TRAIL LINKAGES INHIBITS NON-MOTORIZED ACCESS AND ENCOURAGES TRAFFIC CONGESTION AND NEIGHBORHOOD AND ENVIRONMENTAL IMPACTS
6. LIMITED OR NO PUBLIC BEACH
7. SIGN CLUTTER CREATES CONFUSION, WAYFINDING ISSUES ALONG ROUTE 302, DIFFICULT TO SAFELY NAVIGATE TO DONNABETH LIPMAN PARK
8. POTENTIAL ACCESSIBILITY ISSUES AT DONNABETH LIPMAN PARK FACILITIES

B

LOWELL PRESERVE

1. NO PUBLIC ACCESS TO HIGHLAND LAKE AND LIMITED PUBLIC ACCESS TO DUCK POND
2. LIMITED TRAIL SIGNAGE AND WAYFINDING INFORMATION
3. PLAYGROUND EQUIPMENT IS OUTDATED AND IN POOR CONDITION
4. DRAINAGE AND SITE GRADING IN PARK CREATES POTENTIAL HAZARDS AND LIMITS ACCESSIBILITY AND PROGRAMMING
5. POTENTIAL NEED FOR OVERFLOW PARKING FOR LARGE BALLGAMES AND EVENTS
6. POTENTIAL CONFLICT BETWEEN FIRE STATION CIRCULATION AND PARK PROGRAM/PARKING
7. LACK OF ADEQUATE SIGNAGE AND WAYFINDING
8. LACK OF CONNECTIVITY BETWEEN HIGHLAND LAKE RESOURCE, FALMOUTH TRAILS, AND PARK AREA

C

BLACK BROOK PRESERVE

1. LIMITED OR NO PUBLIC ACCESS TO PLEASANT RIVER
2. LACK OF ADEQUATE AND CONSISTENT SIGNAGE AND WAYFINDING LEADING VISITORS TO AND WITHIN TOWN FACILITIES
3. LACK OF SAFE BICYCLE AND PEDESTRIAN FACILITIES CONNECTING NEIGHBORHOODS, BUSINESSES, PARKS, SCHOOLS, TOWN HALL, AND NATURAL OPEN SPACES ENCOURAGES TRAFFIC CONGESTION AND LIMITS SAFE BICYCLE AND PEDESTRIAN CONNECTIVITY
4. SOCIAL TRAILS TO FISHING LOCATIONS AND PRIVATE TRAILS ALONG RIVER RISK DEGRADING THE RESOURCE WITHOUT ONGOING MAINTENANCE AND A PLAN FOR MANAGING PARKING AND ACCESS
5. LACK OF A CONSOLIDATED AND CONSISTENT SIGNAGE AND WAYFINDING PROGRAM AT DUNDEE PARK CAN BE CONFUSING FOR VISITORS

D

DUNDEE PARK

1. LIMITED OR NO WAYFINDING AND SIGNAGE CAN MAKE LOCATING PARK DIFFICULT, ADD UNNECESSARY TRAFFIC TO SURROUNDING NEIGHBORHOODS
2. LIMITED OR NO DEDICATED BICYCLE AND PEDESTRIAN FACILITIES SERVING DUNDEE PARK
3. LIMITED TRAIL CONNECTIVITY TO AREA NEIGHBORHOODS, PARKS, AND ADJACENT FACILITIES
4. DUNDEE PARK PROGRAM IS OUTDATED, CONSIDER RE-EVALUATING UNIVERSAL ACCESSIBILITY STANDARDS
5. LIMITED PARKING AND ADEQUATE ACCESS TO PARK FACILITIES
6. CONSIDER EXPANDING PAVED RAIL TRAIL 2 MORE MILES TO MEET THE BORDERING CITY OF WESTBROOK

E

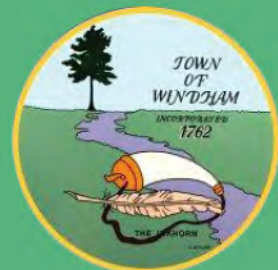
MOUNTAIN DIVISION TRAILHEAD

1. LIMITED OR NO WAYFINDING FROM SOUTH WINDHAM VILLAGE AREA TO RECREATION AREAS
2. LACK OF ADEQUATE AND CONSISTENT SIGNAGE AND WAYFINDING LEADING VISITORS TO AND WITHIN TOWN FACILITIES
3. LACK OF SAFE BICYCLE AND PEDESTRIAN FACILITIES CONNECTING NEIGHBORHOODS, BUSINESSES, PARKS, SCHOOLS, TOWN HALL, AND NATURAL OPEN SPACES ENCOURAGES TRAFFIC CONGESTION AND LIMITS SAFE BICYCLE AND PEDESTRIAN CONNECTIVITY
4. SOCIAL TRAILS TO FISHING LOCATIONS AND PRIVATE TRAILS ALONG RIVER RISK DEGRADING THE RESOURCE WITHOUT ONGOING MAINTENANCE AND A PLAN FOR MANAGING PARKING AND ACCESS
5. THE TRAIL: THERE IS APPROXIMATELY ONE MILE OF PAVED TRAIL NEXT TO RAIL FROM THE PRESUMPSCOT RIVER AT THE GAMBO BRIDGE TO RT 202. THE TRAIL IS PART OF A 5 MILE SECTION OF PAVED TRAIL LOCATED NEXT TO THE RAIL THAT STARTS IN STANDISH - GORHAM AND CONTINUES INTO WINDHAM, CALLED THE 'MOUNTAIN DIVISION RAIL TRAIL' AND IT IS ALSO PART OF THE 'SEBAGO TO THE SEA TRAIL' (A 28 MILE TRAIL FROM SEBAGO LAKE TO CASCO BAY)

KEY THEMES

- ACCESS**
 - LIMITED OPPORTUNITIES EXIST FOR PUBLIC ACCESS TO WINDHAM'S MANY RIVERS, LAKES, AND STREAMS. ADDITIONALLY, MANY NATURAL OPEN SPACE CORRIDORS PROVIDE LIMITED OR NO ACCESS OR HAVE BEEN FRAGMENTED BY PRIVATE DEVELOPMENT.
- WAYFINDING**
 - BOTH AN OVERABUNDANCE OF COMMERCIAL SIGNAGE AND WINDHAM'S LARGE LAND AREA MAKE WAYFINDING CHALLENGING. MANY PARKS AND RECREATION FACILITIES SUFFER FROM A LACK OF CLEAR SIGNAGE DIRECTING VISITORS TO FACILITIES.
- INTERCONNECTIVITY**
 - MANY MILES OF TRAILS EXIST ACROSS WINDHAM. HOWEVER, A LACK OF CONNECTION BETWEEN WELL-ESTABLISHED TRAIL CORRIDORS AND PARKS, RECREATION FACILITIES, NEIGHBORHOODS, COMMUNITY CENTERS, AND SCHOOLS TENDS TO DISCOURAGE FULL UTILIZATION, AND ENCOURAGES AUTOMOBILE DEPENDENCY.
- PROGRAMMING**
 - MANY OF WINDHAM'S ESTABLISHED PARKS AND RECREATION FACILITIES HAPPEN TO PRESERVE VALUABLE NATURAL SPACES, WHILE MANY OTHERS SUFFER FROM A LACK OF SUITABLE AND RELEVANT PROGRAMMING AND DESIGN TO SUIT THE CHANGING NEEDS OF WINDHAM'S POPULATION.
- HABITAT & CONSERVATION**
 - AS WINDHAM'S POPULATION CONTINUES TO GROW, NATURAL HABITATS AND RIPARIAN CORRIDORS ARE BECOMING MORE CONSTRAINED AND FRAGMENTED. THIS FRAGMENTATION CAN LEAD TO A DEGRADATION OF WATER QUALITY AND OPEN SPACES AND LOSS OF THE RURAL CHARACTER WHICH HAS HISTORICALLY DEFINED WINDHAM.

CHALLENGES & CONSTRAINTS

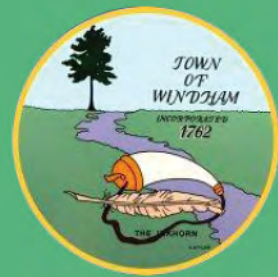


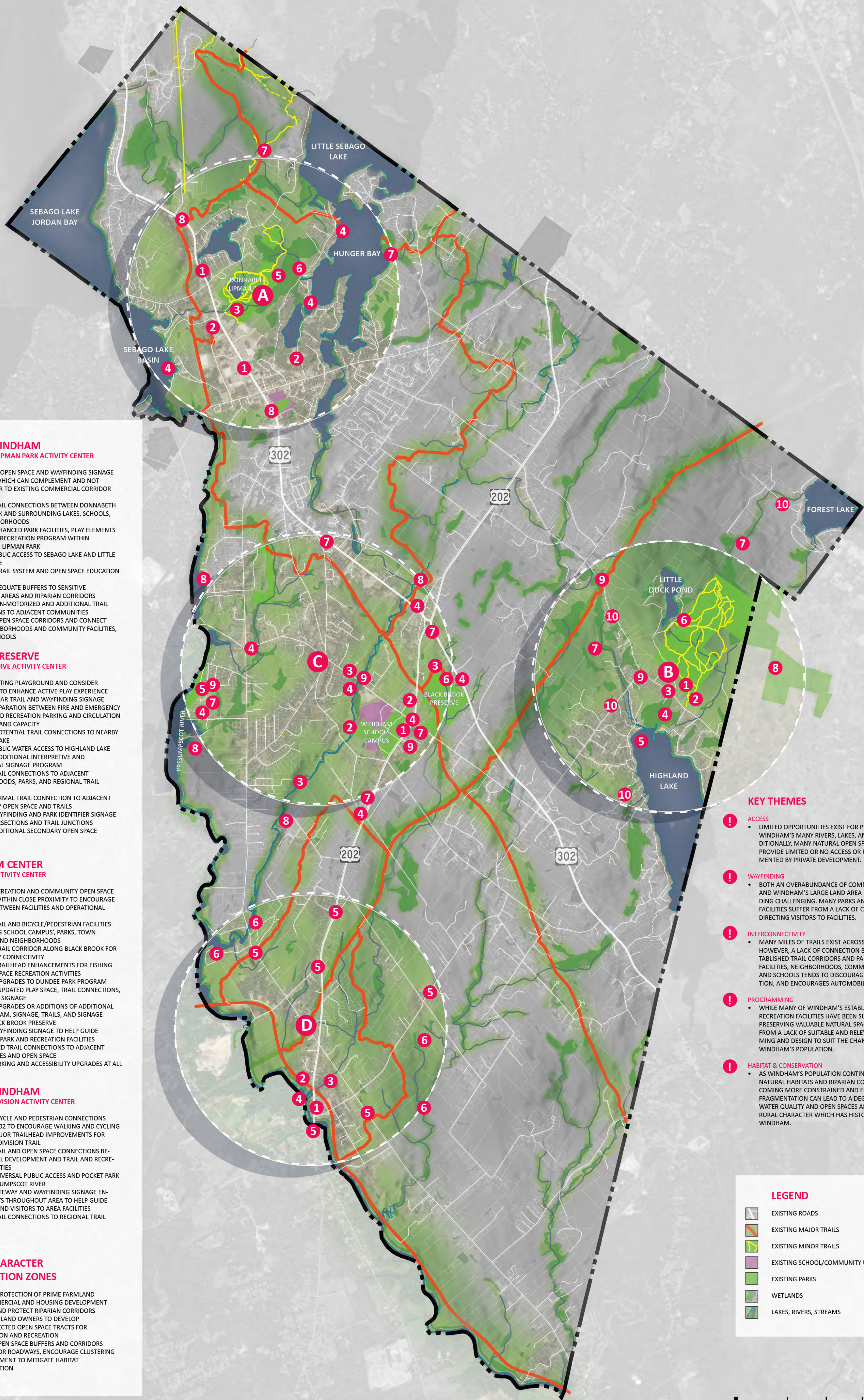


- A** NORTH WINDHAM
- B** LOWELL PRESERVE
- C** WINDHAM CENTER
- D** SOUTH WINDHAM

ACTIVITY CENTERS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, 0 and 1:0.3" S U.S. 0.7 Com 1 MILE





A NORTH WINDHAM
DONNABETH LIPMAN PARK ACTIVITY CENTER

1. IMPLEMENT OPEN SPACE AND WAYFINDING SIGNAGE PROGRAM WHICH CAN COMPLEMENT AND NOT ADD CLUTTER TO EXISTING COMMERCIAL CORRIDOR SIGNAGE
2. PROVIDE TRAIL CONNECTIONS BETWEEN DONNABETH LIPMAN PARK AND SURROUNDING LAKES, SCHOOLS, AND NEIGHBORHOODS
3. PROVIDE ENHANCED PARK FACILITIES, PLAY ELEMENTS AND ACTIVE RECREATION PROGRAM WITHIN DONNABETH LIPMAN PARK
4. PROVIDE PUBLIC ACCESS TO SEBAGO LAKE AND LITTLE SEBAGO LAKE
5. AUGMENT TRAIL SYSTEM AND OPEN SPACE EDUCATION PROGRAM
6. PROVIDE ADEQUATE BUFFERS TO SENSITIVE ECOLOGICAL AREAS AND RIPARIAN CORRIDORS
7. PROVIDE NON-MOTORIZED AND ADDITIONAL TRAIL CONNECTIONS TO ADJACENT COMMUNITIES
8. MAINTAIN OPEN SPACE CORRIDORS AND CONNECT PARK, NEIGHBORHOODS AND COMMUNITY FACILITIES, SUCH AS SCHOOLS

B LOWELL PRESERVE
LOWELL PRESERVE ACTIVITY CENTER

1. UPDATE EXISTING PLAYGROUND AND CONSIDER REGRADING TO ENHANCE ACTIVE PLAY EXPERIENCE
2. PROVIDE CLEAR TRAIL AND WAYFINDING SIGNAGE
3. EXAMINE SEPARATION BETWEEN FIRE AND EMERGENCY SERVICES AND RECREATION PARKING AND CIRCULATION FOR SAFETY AND CAPACITY
4. CONSIDER POTENTIAL TRAIL CONNECTIONS TO NEARBY HIGHLAND LAKE
5. PROVIDE PUBLIC WATER ACCESS TO HIGHLAND LAKE
6. CONSIDER ADDITIONAL INTERPRETIVE AND EDUCATIONAL SIGNAGE PROGRAM
7. PROVIDE TRAIL CONNECTIONS TO ADJACENT NEIGHBORHOODS, PARKS, AND REGIONAL TRAIL SYSTEM
8. PROVIDE FORMAL TRAIL CONNECTION TO ADJACENT COMMUNITY OPEN SPACE AND TRAILS
9. PROVIDE WAYFINDING AND PARK IDENTIFIER SIGNAGE AT KEY INTERSECTIONS AND TRAIL JUNCTIONS
10. PROVIDE ADDITIONAL SECONDARY OPEN SPACE TRAILHEADS

C WINDHAM CENTER
TOWN HALL ACTIVITY CENTER

1. CLUSTER RECREATION AND COMMUNITY OPEN SPACE PROGRAM WITHIN CLOSE PROXIMITY TO ENCOURAGE WALKING BETWEEN FACILITIES AND OPERATIONAL EFFICIENCY
2. PROVIDE TRAIL AND BICYCLE/PEDESTRIAN FACILITIES CONNECTING SCHOOL CAMPUS, PARKS, TOWN FACILITIES, AND NEIGHBORHOODS
3. CONSIDER TRAIL CORRIDOR ALONG BLACK BROOK FOR COMMUNITY CONNECTIVITY
4. CONSIDER TRAILHEAD ENHANCEMENTS FOR FISHING AND OPEN SPACE RECREATION ACTIVITIES
5. CONSIDER UPGRADES TO DUNDEE PARK PROGRAM INCLUDING UPDATED PLAY SPACE, TRAIL CONNECTIONS, KIOSKS, AND SIGNAGE
6. CONSIDER UPGRADES OR ADDITIONS OF ADDITIONAL PARK PROGRAM, SIGNAGE, TRAILS, AND SIGNAGE WITHIN BLACK BROOK PRESERVE
7. PROVIDE WAYFINDING SIGNAGE TO HELP GUIDE VISITORS TO PARK AND RECREATION FACILITIES
8. MAKE PHASED TRAIL CONNECTIONS TO ADJACENT COMMUNITIES AND OPEN SPACE
9. PROVIDE PARKING AND ACCESSIBILITY UPGRADES AT ALL PARKS

D SOUTH WINDHAM
MOUNTAIN DIVISION ACTIVITY CENTER

1. PROVIDE BICYCLE AND PEDESTRIAN CONNECTIONS ALONG RT. 202 TO ENCOURAGE WALKING AND CYCLING
2. PROVIDE MAJOR TRAILHEAD IMPROVEMENTS FOR MOUNTAIN DIVISION TRAIL
3. PROVIDE TRAIL AND OPEN SPACE CONNECTIONS BETWEEN INFILL DEVELOPMENT AND TRAIL AND RECREATION FACILITIES
4. PROVIDE UNIVERSAL PUBLIC ACCESS AND POCKET PARK ALONG PRESUMPSCOT RIVER
5. PROVIDE GATEWAY AND WAYFINDING SIGNAGE ENHANCEMENTS THROUGHOUT AREA TO HELP GUIDE RESIDENTS AND VISITORS TO AREA FACILITIES
6. PROVIDE TRAIL CONNECTIONS TO REGIONAL TRAIL SYSTEM

E RURAL CHARACTER
PRESERVATION ZONES

1. PRIORITIZE PROTECTION OF PRIME FARMLAND
2. LIMIT COMMERCIAL AND HOUSING DEVELOPMENT
3. PRESERVE AND PROTECT RIPARIAN CORRIDORS
4. WORK WITH LAND OWNERS TO DEVELOP INTERCONNECTED OPEN SPACE TRACTS FOR CONSERVATION AND RECREATION
5. PRESERVE OPEN SPACE BUFFERS AND CORRIDORS ALONG MAJOR ROADWAYS, ENCOURAGE CLUSTERING OF DEVELOPMENT TO MITIGATE HABITAT FRAGMENTATION

KEY THEMES

- ACCESS**
 - LIMITED OPPORTUNITIES EXIST FOR PUBLIC ACCESS TO WINDHAM'S MANY RIVERS, LAKES, AND STREAMS. ADDITIONALLY, MANY NATURAL OPEN SPACE CORRIDORS PROVIDE LIMITED OR NO ACCESS OR HAVE BEEN FRAGMENTED BY PRIVATE DEVELOPMENT.
- WAYFINDING**
 - BOTH AN OVERABUNDANCE OF COMMERCIAL SIGNAGE AND WINDHAM'S LARGE LAND AREA MAKE WAYFINDING CHALLENGING. MANY PARKS AND RECREATION FACILITIES SUFFER FROM A LACK OF CLEAR SIGNAGE DIRECTING VISITORS TO FACILITIES.
- INTERCONNECTIVITY**
 - MANY MILES OF TRAILS EXIST ACROSS WINDHAM. HOWEVER, A LACK OF CONNECTION BETWEEN WELL-ESTABLISHED TRAIL CORRIDORS AND PARKS, RECREATION FACILITIES, NEIGHBORHOODS, COMMUNITY CENTERS, AND SCHOOLS TENDS TO DISCOURAGE FULL UTILIZATION, AND ENCOURAGES AUTOMOBILE DEPENDENCY.
- PROGRAMMING**
 - WHILE MANY OF WINDHAM'S ESTABLISHED PARKS AND RECREATION FACILITIES HAVE BEEN SUCCESSFUL AT PRESERVING VALUABLE NATURAL SPACES, MANY SUFFER FROM A LACK OF SUITABLE AND RELEVANT PROGRAMMING AND DESIGN TO SUIT THE CHANGING NEEDS OF WINDHAM'S POPULATION.
- HABITAT & CONSERVATION**
 - AS WINDHAM'S POPULATION CONTINUES TO GROW, NATURAL HABITATS AND RIPARIAN CORRIDORS ARE BECOMING MORE CONSTRAINED AND FRAGMENTED. THIS FRAGMENTATION CAN LEAD TO A DEGRADATION OF WATER QUALITY AND OPEN SPACES AND LOSS OF THE RURAL CHARACTER WHICH HAS HISTORICALLY DEFINED WINDHAM.

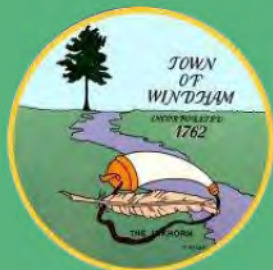
LEGEND

- EXISTING ROADS
- EXISTING MAJOR TRAILS
- EXISTING MINOR TRAILS
- EXISTING SCHOOL/COMMUNITY USE
- EXISTING PARKS
- WETLANDS
- LAKES, RIVERS, STREAMS

OPPORTUNITIES

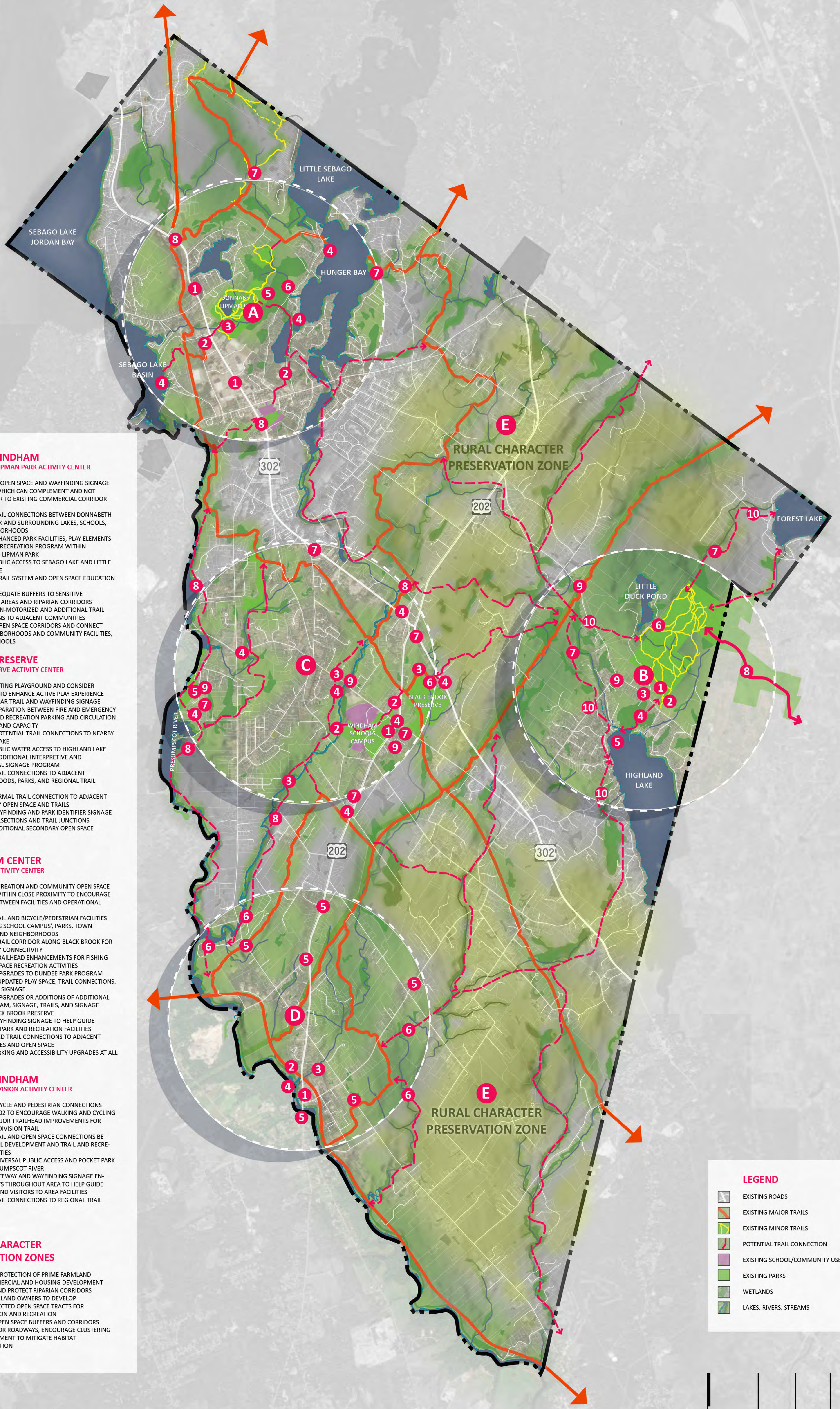
WINDHAM OPEN SPACE MASTER PLAN

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
NORTH 0 and 0.3 0.5 0.7 1 MILE



NORTHSTAR
PLANNING

ALA
ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN



A NORTH WINDHAM
DONNABETH LIPMAN PARK ACTIVITY CENTER

1. IMPLEMENT OPEN SPACE AND WAYFINDING SIGNAGE PROGRAM WHICH CAN COMPLEMENT AND NOT ADD CLUTTER TO EXISTING COMMERCIAL CORRIDOR SIGNAGE
2. PROVIDE TRAIL CONNECTIONS BETWEEN DONNABETH LIPMAN PARK AND SURROUNDING LAKES, SCHOOLS, AND NEIGHBORHOODS
3. PROVIDE ENHANCED PARK FACILITIES, PLAY ELEMENTS AND ACTIVE RECREATION PROGRAM WITHIN DONNABETH LIPMAN PARK
4. PROVIDE PUBLIC ACCESS TO SEBAGO LAKE AND LITTLE SEBAGO LAKE
5. AUGMENT TRAIL SYSTEM AND OPEN SPACE EDUCATION PROGRAM
6. PROVIDE ADEQUATE BUFFERS TO SENSITIVE ECOLOGICAL AREAS AND RIPARIAN CORRIDORS
7. PROVIDE NON-MOTORIZED AND ADDITIONAL TRAIL CONNECTIONS TO ADJACENT COMMUNITIES
8. MAINTAIN OPEN SPACE CORRIDORS AND CONNECT PARK, NEIGHBORHOODS AND COMMUNITY FACILITIES, SUCH AS SCHOOLS

B LOWELL PRESERVE
LOWELL PRESERVE ACTIVITY CENTER

1. UPDATE EXISTING PLAYGROUND AND CONSIDER REGRADING TO ENHANCE ACTIVE PLAY EXPERIENCE
2. PROVIDE CLEAR TRAIL AND WAYFINDING SIGNAGE
3. EXAMINE SEPARATION BETWEEN FIRE AND EMERGENCY SERVICES AND RECREATION PARKING AND CIRCULATION FOR SAFETY AND CAPACITY
4. CONSIDER POTENTIAL TRAIL CONNECTIONS TO NEARBY HIGHLAND LAKE
5. PROVIDE PUBLIC WATER ACCESS TO HIGHLAND LAKE
6. CONSIDER ADDITIONAL INTERPRETIVE AND EDUCATIONAL SIGNAGE PROGRAM
7. PROVIDE TRAIL CONNECTIONS TO ADJACENT NEIGHBORHOODS, PARKS, AND REGIONAL TRAIL SYSTEM
8. PROVIDE FORMAL TRAIL CONNECTION TO ADJACENT COMMUNITY OPEN SPACE AND TRAILS
9. PROVIDE WAYFINDING AND PARK IDENTIFIER SIGNAGE AT KEY INTERSECTIONS AND TRAIL JUNCTIONS
10. PROVIDE ADDITIONAL SECONDARY OPEN SPACE TRAILHEADS

C WINDHAM CENTER
TOWN HALL ACTIVITY CENTER

1. CLUSTER RECREATION AND COMMUNITY OPEN SPACE PROGRAM WITHIN CLOSE PROXIMITY TO ENCOURAGE WALKING BETWEEN FACILITIES AND OPERATIONAL EFFICIENCY
2. PROVIDE TRAIL AND BICYCLE/PEDESTRIAN FACILITIES CONNECTING SCHOOL CAMPUS, PARKS, TOWN FACILITIES, AND NEIGHBORHOODS
3. CONSIDER TRAIL CORRIDOR ALONG BLACK BROOK FOR COMMUNITY CONNECTIVITY
4. CONSIDER TRAILHEAD ENHANCEMENTS FOR FISHING AND OPEN SPACE RECREATION ACTIVITIES
5. CONSIDER UPGRADES TO DUNDEE PARK PROGRAM INCLUDING UPDATED PLAY SPACE, TRAIL CONNECTIONS, KIOSKS, AND SIGNAGE
6. CONSIDER UPGRADES OR ADDITIONS OF ADDITIONAL PARK PROGRAM, SIGNAGE, TRAILS, AND SIGNAGE WITHIN BLACK BROOK PRESERVE
7. PROVIDE WAYFINDING SIGNAGE TO HELP GUIDE VISITORS TO PARK AND RECREATION FACILITIES
8. MAKE PHASED TRAIL CONNECTIONS TO ADJACENT COMMUNITIES AND OPEN SPACE
9. PROVIDE PARKING AND ACCESSIBILITY UPGRADES AT ALL PARKS

D SOUTH WINDHAM
MOUNTAIN DIVISION ACTIVITY CENTER

1. PROVIDE BICYCLE AND PEDESTRIAN CONNECTIONS ALONG RT. 202 TO ENCOURAGE WALKING AND CYCLING
2. PROVIDE MAJOR TRAILHEAD IMPROVEMENTS FOR MOUNTAIN DIVISION TRAIL
3. PROVIDE TRAIL AND OPEN SPACE CONNECTIONS BETWEEN INFILL DEVELOPMENT AND TRAIL AND RECREATION FACILITIES
4. PROVIDE UNIVERSAL PUBLIC ACCESS AND POCKET PARK ALONG PRESUMPSCOT RIVER
5. PROVIDE GATEWAY AND WAYFINDING SIGNAGE ENHANCEMENTS THROUGHOUT AREA TO HELP GUIDE RESIDENTS AND VISITORS TO AREA FACILITIES
6. PROVIDE TRAIL CONNECTIONS TO REGIONAL TRAIL SYSTEM

E RURAL CHARACTER
PRESERVATION ZONES

1. PRIORITIZE PROTECTION OF PRIME FARMLAND
2. LIMIT COMMERCIAL AND HOUSING DEVELOPMENT
3. PRESERVE AND PROTECT RIPARIAN CORRIDORS
4. WORK WITH LAND OWNERS TO DEVELOP INTERCONNECTED OPEN SPACE TRACTS FOR CONSERVATION AND RECREATION
5. PRESERVE OPEN SPACE BUFFERS AND CORRIDORS ALONG MAJOR ROADWAYS, ENCOURAGE CLUSTERING OF DEVELOPMENT TO MITIGATE HABITAT FRAGMENTATION

LEGEND	
	EXISTING ROADS
	EXISTING MAJOR TRAILS
	EXISTING MINOR TRAILS
	POTENTIAL TRAIL CONNECTION
	EXISTING SCHOOL/COMMUNITY USE
	EXISTING PARKS
	WETLANDS
	LAKES, RIVERS, STREAMS

FRAMEWORK

WINDHAM OPEN SPACE MASTER PLAN

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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