



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Final

Planning Board

Monday, August 22, 2016

7:00 PM

Council Chambers

1 Call To Order

2 Roll Call and Declaration of Quorum

The meeting was called to order by Chair, David Douglass. Other members present were: Keith Elder, Jim Hanscom, and John Eddy.

Planner, Amanda Lessard, and Planning Director, Ben Smith, were also present

3 Approval of Minutes: August 8, 2016

There were no minutes to approve.

Other Business

4 [PB 16-076](#) Comprehensive Plan Update. Planning Director Ben Smith to present the first draft of the Comprehensive Plan update. Discussion to follow.

Attachments: [1st Draft Comp Plan update](#)

Ben Smith explained the contents and purpose of the Comprehensive Plan and provided an overview of the update process.

- *Public Outreach had been conducted:*
 - o *Information was available at the polls.*
 - o *Visioning sessions were held.*
 - o *There was a booth at Summerfest for the previous two summers.*
 - o *A town-wide Community Survey was sent out.*
- *Consideration had been given to what kind of place did people want Windham to be.*
 - o *Where should the active places be? Where should the quiet places be?*
 - o *What means could be used to maximize the chances of achieving those goals?*
- *Results of opinions garnered from public outreach were narrowed down to several of the most important categories. These would be worked on over the next few years.*
 - o *Progress would be reported on.*
 - o *Information would be updated and kept in front of the public.*
- *Four big things reflected the Vision and Core Values of the Comp Plan.*
 1. *Change the Game for Growth Areas*
 2. *Create a North Windham to be Proud Of*
 3. *Invest in Rural Windham to Keep it Rural*
 4. *Focus on Rec Facilities and Programs*
- *Currently the Draft Comp Plan Overview was being presented to community groups*

who had a stake in the outcome of the Plan.

- Revisions would be made by October.
- The Plan should be finalized by year end.

Board Comment:

- Would there be an update of the build-out analysis from the 2003 Plan?
- How aggressive had past funding efforts been for transportation?
- The 2003 plan had not been accepted by the State. Did the town lose money because of that? If this Plan was accepted what financial benefit could the town get?
- Was the lack of commercial growth in North Windham caused by the lack of sewer?
- How would the changes be paid for? Would the town invest in itself? Would rules regarding development change?
- What would determine how far the Routes 302 and 202 and River Road commercial corridors would extend?

Ben Smith replied:

- The build-out analysis had not been done the same way as the one in the 2003 Plan. There was a map in the update which showed ten-year growth.
- The Town had been working with PACTS and the State to lay groundwork with the 21st Century Plan.
- A Comp Plan which was consistent with the State would get the town bonus points on projects. It was not known if financial support had been affected by the lack of acceptance in the 2003 Plan. Lack of infrastructure was part of the reason for lack of growth in North Windham.
- Some of the changes would cost money. Some could be accomplished with zoning changes.
- Growth areas would encourage growth. Rural areas would be protected. Transition areas had been developing on their own and would probably continue to do so.

5 Adjournment

Jim Hanscom made a motion to adjourn.

Seconded by Keith Elder.

Vote: All in favor.