

Town of Windham

Planning Department
8 School Road
Windham, ME 04062

Voice 207.894.5960 ext. 2

Fax 207.892.1916

**Comprehensive Plan Review Team #7
RSU Superintendents Office Building,
1st Floor Conference Room (School Road Entrance)
7:00 PM, Thursday, April 30, 2015**

AGENDA

1. Public Comment/Review Team Comments from the Public
2. Summary of last meeting: March 26, 2015
 - a. Guest Speakers – Windham Historical Society
3. Review of draft Inventory Chapters
 - a. Revisions
 1. Population & Demographics – no revisions
 2. Historic & Archaeological Resources – no revisions
 - b. New
 1. Recreation
4. Upcoming meetings:
 - a. Review Team meeting – 5/28 (4th Thursday of the month, and 1 meeting per month)

Recreation & Parks

State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine Citizens, including access to surface waters.

Conditions and Trends

Recreation Programs

There are many recreational programs available for Windham residents of all ages. Some of these programs are run through the Town's Department of Parks and Recreation while others are organized and run by private associations or clubs.

The Parks and Recreation Department offers a variety of programs, including babysitting classes, dances, 4x4 basketball, ski and snowshoe programs, and their largest program, Summer Day Camp. The Parks and Recreation department coordinates an annual fishing derby and hikes associated with National Trails Day.

The number of programs offered by the Parks and Recreation Department has decreased over the last several years. For example, the Department used to offer many programs specifically for seniors, including day trips to regional destinations. These programs have not been offered since 2013.

Many of the recreational sports programs for youth and adults are offered through private programs organized and operated by Windham residents. Examples of youth sports organizations include soccer, basketball, and lacrosse. Windham Little League provides organized baseball and softball opportunities. All of these programs are successful and growing, as Windham's youth population increases.

Recreation Areas & Facilities

Unless otherwise noted, these properties are all owned and maintained by the Town of Windham. Please see Map X-X for the location of each of these areas and facilities.

Donnabeth Lippman Park

This is a 123-acre park, which includes a 10-acre pond in North Windham commercial district. This was formerly a Portland Water District property, and was maintained in a natural state to protect the well heads used for a public water supply. The Town purchased the property in 2012 and was reimbursed for the cost by Martin Lippman, who requested the Park be named for his wife. The park contains several trails, including a loop around the pond. This park contains several types of natural habitats, which makes this an excellent spot for birding and enjoying nature. The access road was widened and a parking area was built in 2014, and that winter the Town plowed a small portion of the pond for informal skating and hockey use. A playground will be installed adjacent to the parking area in 2015. The park is open year round. No hunting is allowed.

Dundee Park

This 20-acre park was purchased by the Town in 1966. The park is located on the shore of Dundee Pond, and has long been a popular local swimming and picnic area. This park contains the only public beach in

the Town of Windham. Dundee Park has also become a regional summer destination, drawing families and buses full of daycare and summer camp children from surrounding towns. The park is open from Memorial Day through Labor Day. No hunting is allowed.

Lowell Preserve

This 308-acre property was gifted to the Town in 1999 with the stipulation that it be open to access and left in an undeveloped state. This large wooded property contains several miles of multi-use trails, which are cooperatively maintained with the Portland Chapter of the National Mountain Bike Association. This property abuts conservation land in Falmouth, and the trails are interconnected. This makes the associated trail network even larger and more valuable as a resource. The Preserve is open year round, and hunting is allowed in season.

Black Brook Preserve

This 105-acre preserve is a Windham Land Trust property located in Windham Center. There are access points to the property from Windham Center Road, which includes a parking area that can accommodate half a dozen cars, and from Gray Road (Route 302), with parking available across Gray Road on School Road at the Town Office. The several trails and all signage are maintained by the Windham Land Trust.

Gambo Road Complex

This 19-acre property is located on the Presumpscot River and owned by the Portland Water District. The Town leases the property and has been developed by Windham Youth Soccer into a 6-8 field complex. The fields are accessed from Gambo Road. On Saturdays in the summer, this area is likely the busiest part of Town outside of North Windham with its summertime traffic. This facility is gated when not in use by Youth Soccer, though a hand carry boat launch has been approved at the far end of the existing parking lot, and the site is also a popular access point for the Mountain Division Trail.

Town Hall Playground & East Windham Playground

Outside of school facilities, these are the only two playgrounds in Town. These playgrounds were both installed in 1999. They are both functional but aging and will be due for upgrades or replacement in the next several years.

Windham Skate Park

This facility was constructed in 1999 and located next to the Public Safety Building on Route 202 (Gray Road). This facility contains about ten ramps and a half pipe. Until the summer of 2013, the Town staffed the facility during operating hours. Since then the park has been an unsupervised facility. The skate park is open from April through October 31.

Town Office Gymnasium/Haskell Hall

This gym is a remnant of the days the Town Office building served as Windham's High School. It is used for senior exercise programs, for productions of the Windham Community Theater, and youth and adult basketball programs. It is also the venue for the annual Town Meeting every June. A stage with stage lighting and a small kitchen are part of this facility.

Manchester School Basketball Courts & Ice Rink

The two outdoor basketball courts located on the Manchester School property were repaved in 2013? Access to these courts are unrestricted in the summer. In the winter, the courts are flooded and used as a skating rink. A fire pit is established in the winter, as well. The facility is lit for evening use in both summer and winter.

Deer Hollow Sanctuary

This 16-acre sanctuary is accessed from Mount Hunger Shore Road, and includes shoreline on Lower Mud Pond. It is owned by the Town. There is a trail from the small parking area, large enough for 3-4 cars, down to the Pond. At the end of the trail, there is an observation platform suitable for viewing birds and other wildlife at Little Mud Pond. The trail is very wet in the spring, and the observation platform is not accessible without knee-high boots or waders. There is one large property between Deer Hollow Sanctuary and Donnabeth Lippman Park.

Otterbrook Sanctuary

This Town-owned property is 41-acres and consists of the open land that was created through the approval of the Otterbrook cluster subdivision. This subdivision is just off River Road and the open space is accessible via Otterbrook Drive. There is a single trail on this relatively long and skinny parcel. Given the limited hiking options and the absence of public parking, this property likely serves primarily as a local neighborhood resource.

Pringle Wildlife Preserve

This 17-acre preserve is a Windham Land Trust Property located on the corner of Windham Center Road and River Road. There is a small parking area and an observation platform for viewing birds and wildlife at this corner of the property.

Claman Preserve

This 14-acre Town-owned Sanctuary is located on the eastern side of Route 302 in North Windham, just north of the Windham Assembly of God Church. There are no trails on the property and no parking available on the site. It is not uncommon to see cars parked on the shoulder of Route 302 over several weeks in the summer while people are picking blueberries at the while they are in season here.

Regional Facilities

Mountain Division Trail

This is a regional recreational asset, maintained by several towns within the state-owned Mountain Division Railroad right-of-way. After many years without active rail operations, the rail was removed and the trail was opened in 2002. The trail was paved by the state in 2009, from the Route 202 (Main Street) intersection in South Windham, through Gorham and into Standish. The trail continues south into Westbrook, but is not paved south of Route 202.

In 2014, MaineDOT conducted a count of walkers and cyclists using the trail on a Tuesday in August. This count was for two locations in Gorham, the closest station to Windham being the one just south of Shaw Park, on the Presumpscot River and close to the trail access in Windham on Gambo Road. The

count showed a total of 90 southbound users, and 127 northbound users. Cyclists accounted for about 20% of the users. Peak usage hours were between 9-11 am, and 5-7pm. Usage can be much higher on summer weekends. The trail is open year round.

Snowmobile Trails

The local snowmobile club, the Windham Drifters, coordinates and maintains the trail network of about 47 miles on 14 major trails in Town. Most trail miles utilize existing utility corridor rights-of way. That being noted, there are many sections of trail that are located on private property, which must be authorized by land owners annually, and every year there are changes to the trails based on changing property ownership or changes in permission for access.

Boat Launches

There is one boat launch in Windham that can accommodate a trailered boat. This launch is owned and maintained by the State, and is located on Little Sebago Lake. It is accessed from Mount Hunger Shore Road.

There are several hand-carry launches in Windham, where one can park a car and carry a canoe or kayak to the water. These are primarily located on the Presumpscot River, and are provided by the SAPPI or Florida Power and Light as park of federal dam relicensing requirements. One is located below the North Gorham Dam with access from Windham Center Road and is maintained by the Town and the other is located at the South Windham Fire Station on Main Street (Route 202). There are several other informal access points to the Presumpscot River and its impoundments which provide access for a canoe and kayak users.

It should be noted that there is a hand-carry launch in Falmouth for Highland Lake access, and at least two hand-carry launches in Gorham for access to the Presumpscot River.

List of Publicly Used Open Spaces

There are many access points to the Presumpscot and Pleasant Rivers, primarily at or near road crossings, where access is provided over private property. Rather than provide a complete list of crossings and property owners, selected examples include:

- the “fishing park” access on the Presumpscot River at Route 35, owned by S.D. Warren, located just below the Eel Weir Dam (fly-fishing only),
- the Route 302 crossing of the Pleasant River, owned by Charlie and Carol Hall (fly-fishing only), and
- the Pope Road crossing of the Pleasant River, owned by Andrew and Deborah LaFleur (fly-fishing only).

Significant hunting access points on private property include land owned by Larry and Ann Clark on the Swett Road and Russell Hall on Walter Partridge Road. These spots are used as a pheasant release sites for fall hunting opportunities.

Analysis

Adequacy of Existing Facilities

One measure of the adequacy of existing facilities is based on how much the Town pays to run and maintain the Parks & Recreation Department each year. The Parks & Recreation Department received Parks and Recreation Community Standards Report from the National Recreation and Park Association in 2014. The report does not present standards or recommendations for the number of basketball courts or playgrounds based on population, for example, as presented in the 2003 Comprehensive Plan. Rather this report provides very broad data categories that compare Windham with national medians and with median data for communities with a population density of less than 500 people per square mile.

The Community Standards Report looks at expenditures both per acre of park & recreation areas and per capita. By either measure, Windham is far below national median expenditures, and still low but better when compared other “low density” communities around the country. It also looks at revenue generated by parks and recreation programming and entrance fees. Windham is again on the low side for revenue generation, which in Windham comes primarily from summer day camp fees and entrance fees to Dundee Park. Looking at revenue as a percent of expenditures, Windham seems to compare favorably, but this is in large part due to the relatively low expenditure levels compared to the more nationally comparable revenues.

Facility & Service Needs

Existing Facilities

The Parks and Recreation Department completed a Facility Summary dated July 2012, which identifies necessary improvements to existing facilities to improve access and user experiences. The inventory includes all of the Town owned properties and facilities listed in the Conditions section above. The report can be accessed by clicking here ([fix link](#)). Recommendations relate to parking needs, trail improvements, and replacement/upgrade recommendations for equipment and amenities.

New Facilities

The public input received at the outset of this planning process gave shape to community needs that are not being met through current facilities.

For several years, members of Windham’s youth sports communities have been expressing a desire for more outdoor field space. These community members are involved with Youth Soccer, Lacrosse and others, including Little League. As the community has grown over the years and the number of people participating in youth sports has grown, the number of playing fields has not. This has led to crowding and scheduling conflicts among these groups. There is a need for an athletic facility independent of the RSU. Examples of comparable facilities in the region include Twin Brooks in Cumberland and the Wainright Fields in South Portland.

Another major need seemed to rise to the top of several group’s priorities was for a Community/Recreation Center. There has been a long identified need for a senior center which would

serve social and recreation needs. High School students noted that there was no place for them to go after school for social, recreation, and academic needs. Youth sports volunteers noted that there is a need for more municipal indoor recreation space beyond the single basketball court at the Town Office Gym. A well-conceived and well-located Community/Recreation center could meet the needs of all of these groups.

Status of Publicly Used/Privatey Owned Areas and Facilities

None of the access noted above for snowmobile trails, hunting or fishing access is guaranteed. The Clark Farm property is for sale and the continued use of this property for hunting is not certain.

Water Access Needs

The following Great Ponds (defined by the State as 10 or more acres of surface area) are entirely or partially within the Town and have no public access:

- Collins Pond – 42 acres
- Little Duck Pond – 43 acres
- Forest Lake – 198 acres
- Pettingill Pond – 42 acres

Policies & Suggested Strategies to Implement Policies

State Policy 1: To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.

Strategy 1. Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.

Strategy 2. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.

State Policy 2: To preserve Open Space for Recreational use as appropriate.

Strategy 1. See Strategy 1.1 above.

Strategy 2. See Strategy 1.2 above.

Strategy 3. Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.

Strategy 4. Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.

State Policy 3: To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing and swimming and work with nearby property owners to address concerns.

Strategy 1. See Strategy 1.1 above.

Strategy 2. See Strategy 2.3. above.

Local Policy 1: Increase access to Great Ponds in Windham

Strategy 1.

Strategy 2.

Strategy 3.

Local Policy 2 – Build a Community/Recreation Center

Strategy 1.

Strategy 2.

Local Policy 3 – Prioritize the build-out of Donnabeth Lippman Park per the Master Plan

Strategy 1.

Strategy 2.

Local Policy 4 – Obtain land and build an Outdoor Field complex

Strategy 1.

Strategy 2.

Local Policy 5 – Build more playgrounds

Strategy 1.

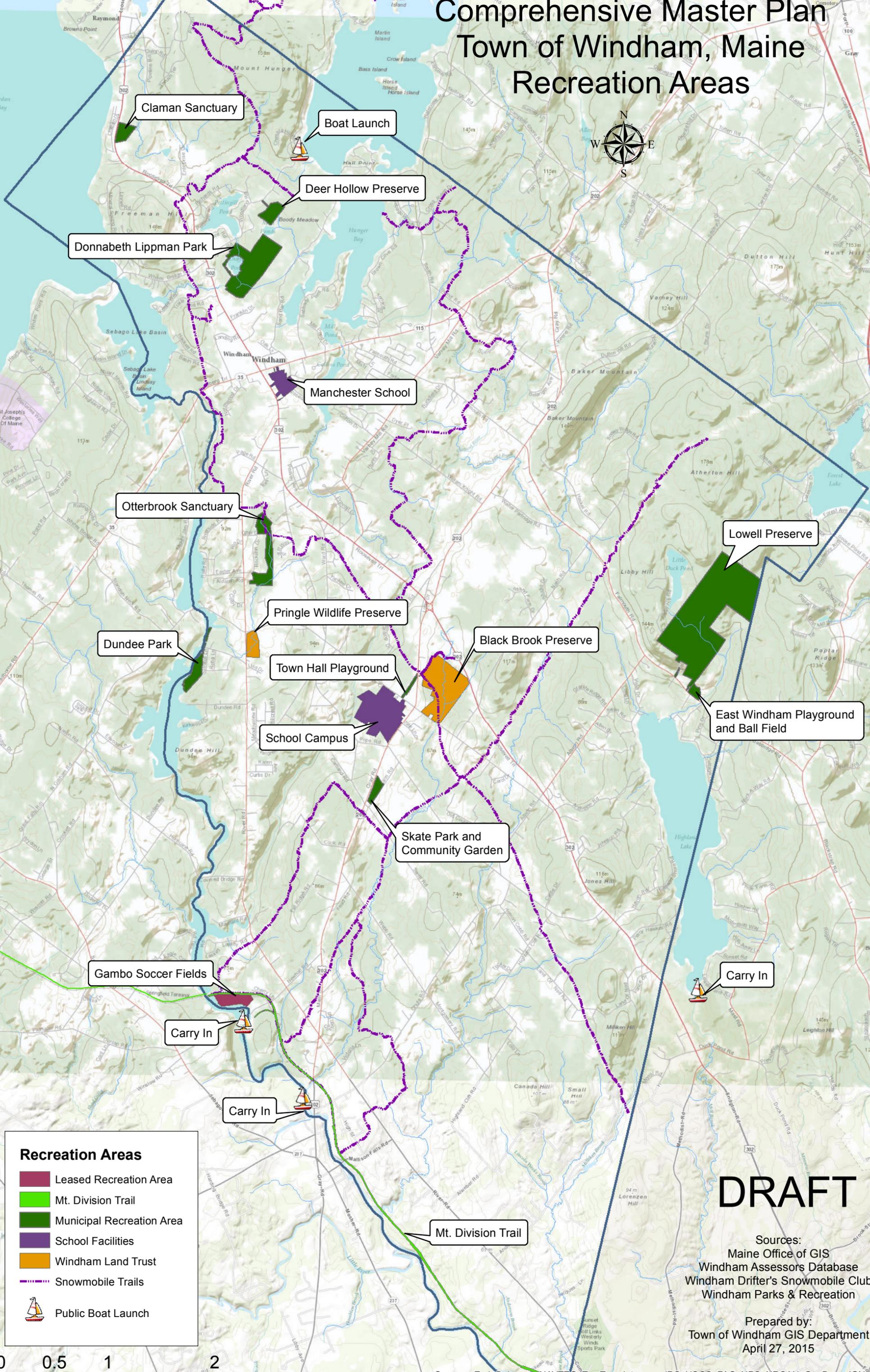
Strategy 2.

Local Policy 6 – Develop an Open Space & Recreation Plan to further detail and prioritize recreation needs create a framework for evaluating land for conservation.

Strategy 1.

Strategy 2.

Comprehensive Master Plan Town of Windham, Maine Recreation Areas



Recreation Areas

- Leased Recreation Area
- Mt. Division Trail
- Municipal Recreation Area
- School Facilities
- Windham Land Trust
- Snowmobile Trails
- Public Boat Launch

DRAFT

Sources:
 Maine Office of GIS
 Windham Assessors Database
 Windham Drifter's Snowmobile Club
 Windham Parks & Recreation

Prepared by:
 Town of Windham GIS Department
 April 27, 2015



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, iPC, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

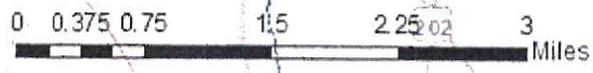
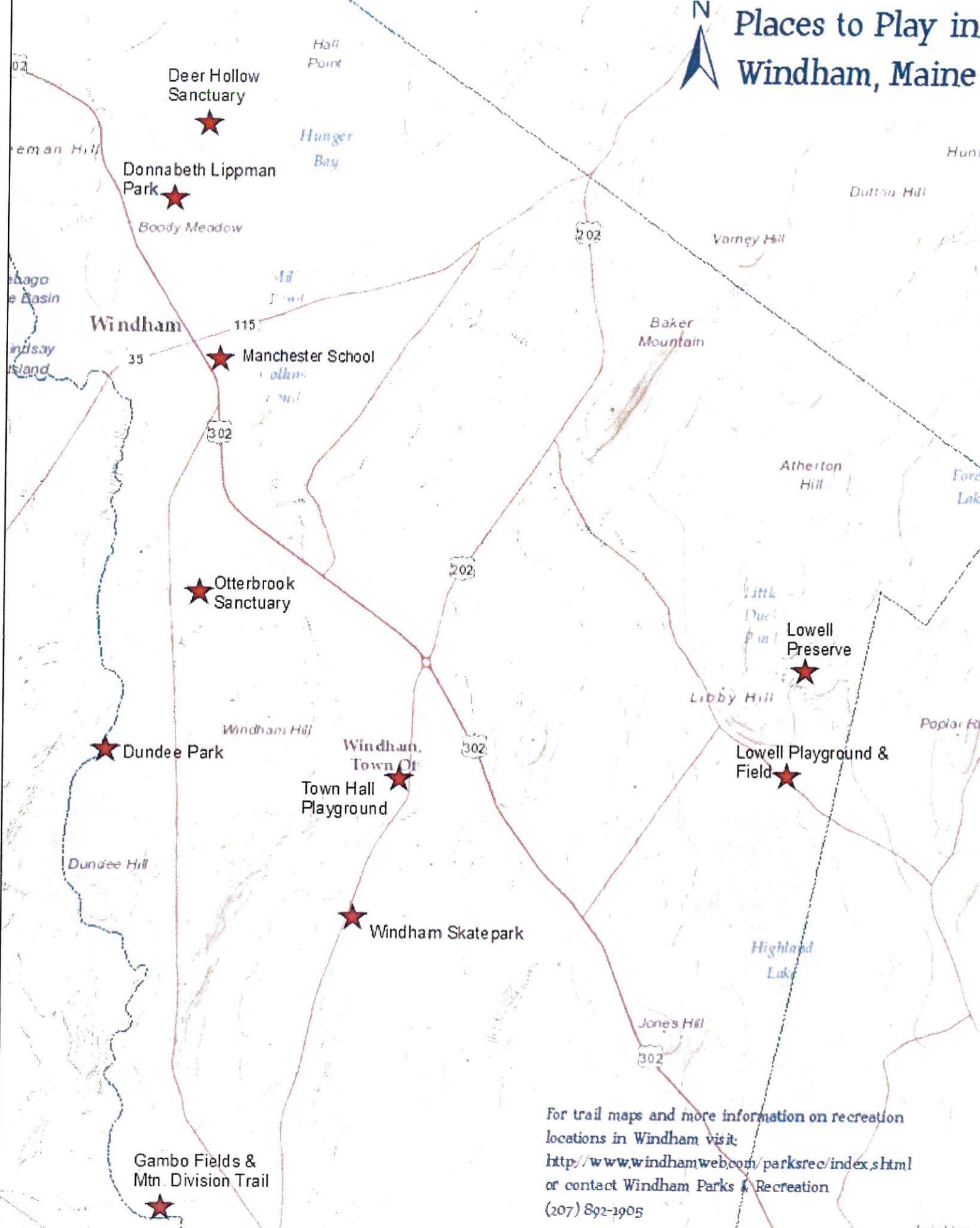
WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY



Completed July, 2012 by Brian Ross,
Parks and Recreation Director

Places to Play in Windham, Maine



For trail maps and more information on recreation locations in Windham visit:
<http://www.windhamweb.com/parksrec/index.shtml>
 or contact Windham Parks & Recreation
 (207) 892-1905

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, iPC, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Dundee Park ACRES: 20.5

LOCATION: Off Presumpscot Road (Map 11, Lot 13A)

FACILITY OPEN: Memorial Day to Labor Day

DESCRIPTION: A river park for swimming, boating and picnicking.

Park includes bathhouse with office and bathrooms, 1 basketball court, 1 volleyball court, 4 swings, 2 horseshoe pits, 28 picnic tables, 19 grills, 1 bike rack, 5 park benches, 1 kiosk, gatehouse, 1 picnic shelter

DIMENSIONS: Beach area is 13,500 square feet

ORIGINAL DATES: Land purchased in 1966

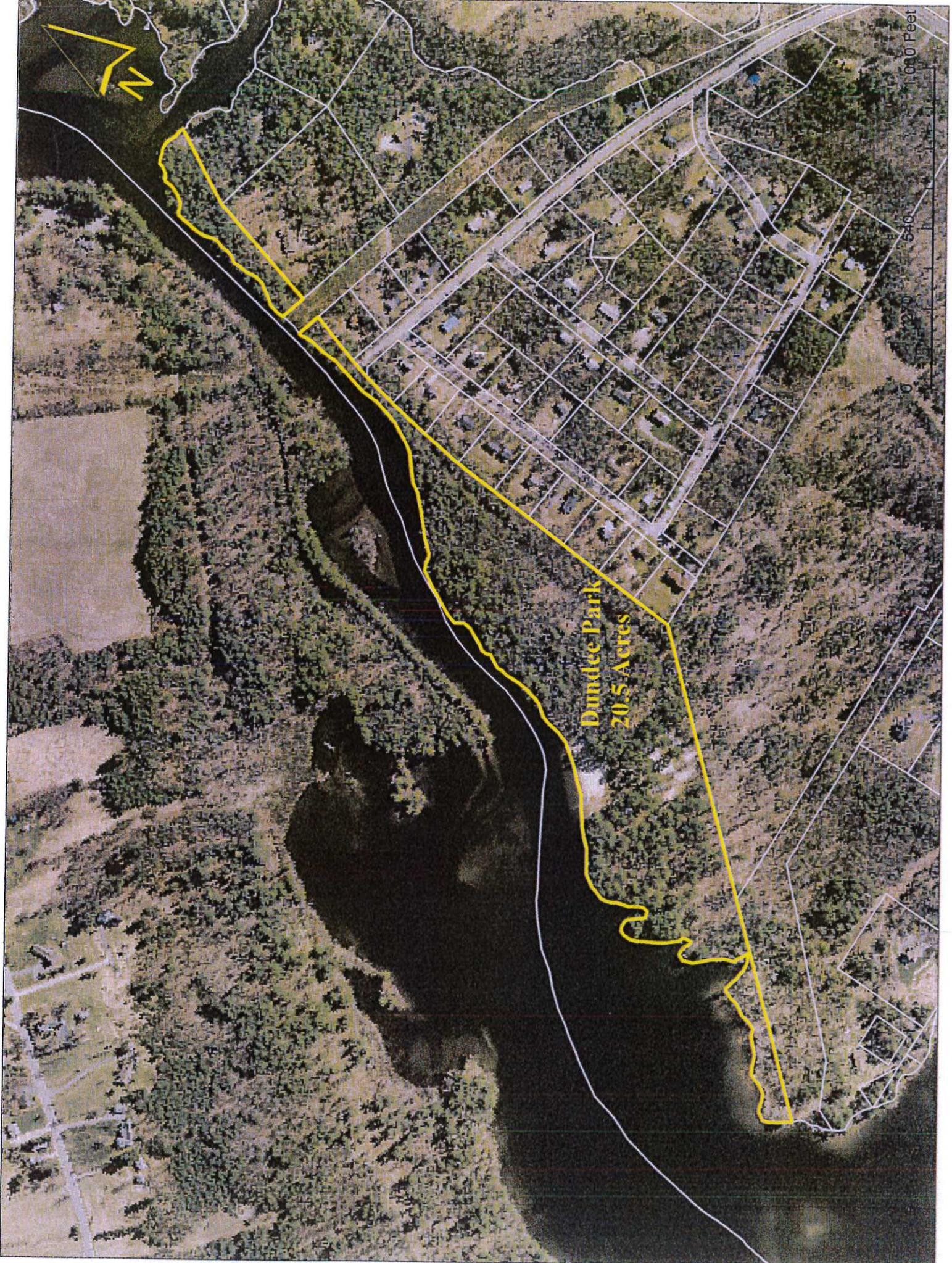
WHO MAINTAINS AREA: Windham Parks and Recreation

CONDITION: Good to excellent

Public restrooms available during season.

IMPROVEMENTS:

1. Repair bath house
2. Continue Tree Management Program
3. Expand parking areas



Dundee Park
20.5 Acres

1,000 Feet
500
0

WINDHAM PARKS AND RECREATION DEPARTMENT
FACILITY SUMMARY

FACILITY NAME: Mountain Division Trail

LOCATION: Trail head begins off Gambo Road

FACILITY OPEN: All year (dawn to dusk)

DESCRIPTION: At Gambo Road trail head, the trail goes 5 miles into Standish and goes south 1 mile to Route 202. This is a paved trail for walking and biking.

ORIGINAL DATES: The trail first opened in 2002 and the trail was paved in 2009.

WHO MAINTAINS AREA: Windham Parks And Recreation Department

CONDITION: Overall condition is good to excellent.

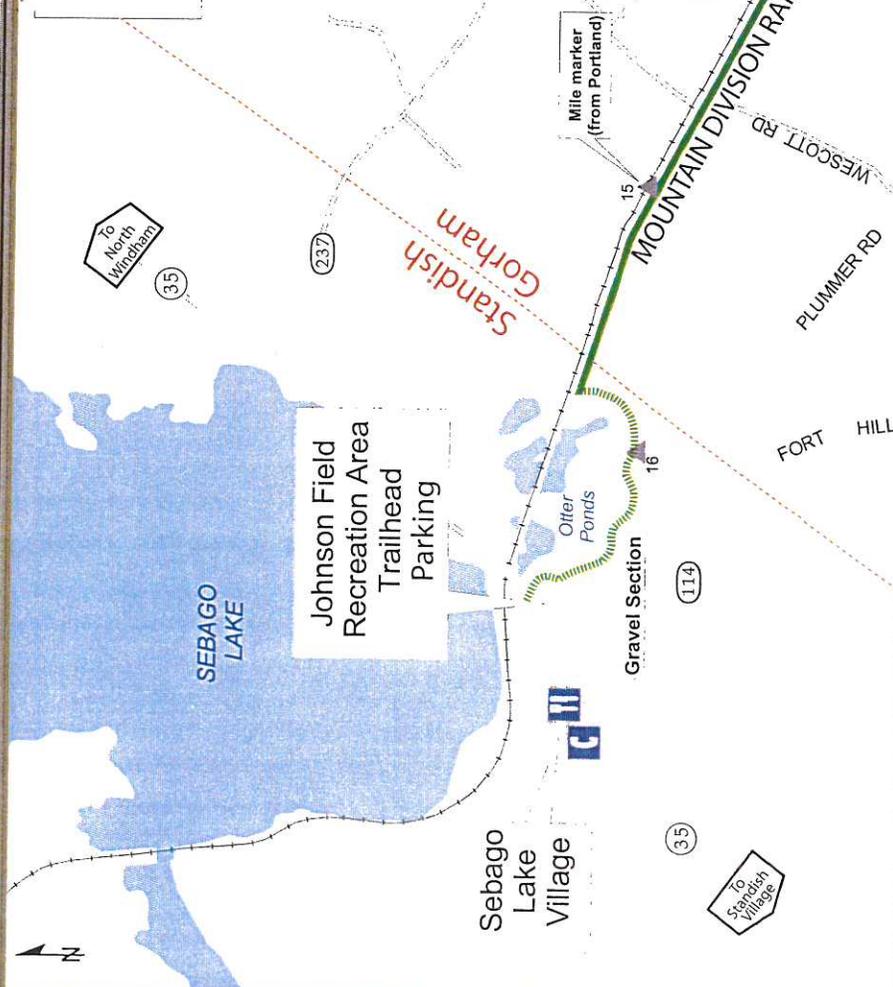
Limited bathroom facilities are available.

IMPROVEMENTS:

1. Paving new section of trail from Route 202 to Bridge Street in Westbrook (5 miles).

Mountain Division Rail Trail (MDT)

Windham, Gorham, Standish



Mountain Division Rail Trail

The Mountain Division Rail Trail is a paved bicycle and pedestrian trail built by the Maine Dept. of Transportation with federal and state funds and maintained by the towns of Windham, Gorham and Standish.

Allowed Uses:
 Walking, Jogging, Bicycling, Equestrian, Wheelchairs (including motorized), Snowmobiles, Cross-country skiing

Not Allowed on Trail:
 Any motorized vehicle (except for trail maintenance or emergencies), all Terrain Vehicles-ATVs.

	24-hour telephone		Convenience store		Carry-in boat launch		Swimming
--	-------------------	--	-------------------	--	----------------------	--	----------

0.5 0.0 0.5 MI
 Approximate scale in miles

Map originally produced by the Greater Portland Council of Governments



119

202

To Windham Ctr.

Westbrook
 RIVER RD

Village of South Windham

To Gorham Village

Trail opened for mountain bikes into Bridge St. in Westbrook

Gambo Recreational Area Trailhead Parking

Shaw Park Trailhead Parking

Gambo Bicycle and Pedestrian Bridge

HUSTON RD

Village of Little Falls

Windham Gorham

RIVER RD

HURRICANE RD

WILSON RD

KEMP RD

BARSTOW RD

PLUMMER RD

WESCOTT RD

FORT HILL

PLUMMER RD

SEBAGO LAKE

Johnson Field Recreation Area Trailhead Parking

Seabago Lake Village

Gravel Section

Other Ponds

Mile marker (from Portland)

Standish Gorham

35

237

35

To Standish Village

114

Gravel Section

16

15

4

13

12

11

202



WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Gambo Road Complex ACRES: 19

LOCATION: Off Gambo Road

FACILITY OPEN: Non-winter months (dawn to dusk)

DESCRIPTION: Complex includes 6-8 soccer fields used by Windham Youth Soccer League. Also area where Mountain Division Trail starts in Windham. This land is leased by Town of Windham from the Portland Water District.

ORIGINAL DATES: First 5-year lease agreement with PWD in August, 1999

WHO MAINTAINS AREA: Windham Youth Soccer League

CONDITION: Overall condition is good to excellent.

Porta potties available during the season.

IMPROVEMENTS:

1. Need more parking
2. Change fencing/gate configuration



Gambo Road Complex
19 Acres



Gambo Rd

Sageer Dr

Cherry Ln

Pleasant Rd

WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Windham Skate Park ACRES: on 12.8 acre site

LOCATION: Off Route 202 by Safety Complex (map 9, lot 71)

FACILITY OPEN: April to October 31st

DESCRIPTION: Park includes 10 ramps, 1 main fun box, 1 full size half pipe, 8' x 10' storage shed (2005), 3 picnic tables with canopy, 1 portable basketball hoop. Portable concession trailer available during the season.

DIMENSIONS: Paved area is 125' x 100'. Parking area is 120' x 50'

ORIGINAL DATES: Park constructed in 1999

WHO MAINTAINS AREA: Windham Parks and Recreation

CONDITION: Overall good condition. Pavement was sealed in August, 2005.

Pavement was re-sealed in 2011 (tennis court sealant).

ACTIONS REQUIRED: Continue renovation of ramps

IMPROVEMENTS:

1. Re-pave total surface of skate park (2-3 years out)
2. Replace 2 big ramps (2-3 years out)



Windham Skate Park
12.8 Acres

500 Feet
250
125
0

WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Town Hall Playground ACRES: less than 1 acre

LOCATION: Off 8 School Road by Town Hall

FACILITY OPEN: All year (dawn to dusk)

DESCRIPTION: Playground includes an area of 4 swings and a play area with platform and 2 slides. Also 2 picnic tables with picnic shelter and 4 park benches. Chain link fence around the perimeter of the playground.

DIMENSIONS: Playground area is 30' x 50'. Swing area is 15' x 25'

ORIGINAL DATES: Installed in 1999 by Gametime, Inc.

WHO MAINTAINS AREA: Windham Parks and Recreation

CONDITION: Overall condition is fair.

No bathroom facilities available except during the week when Town Hall facilities are open.

IMPROVEMENTS:

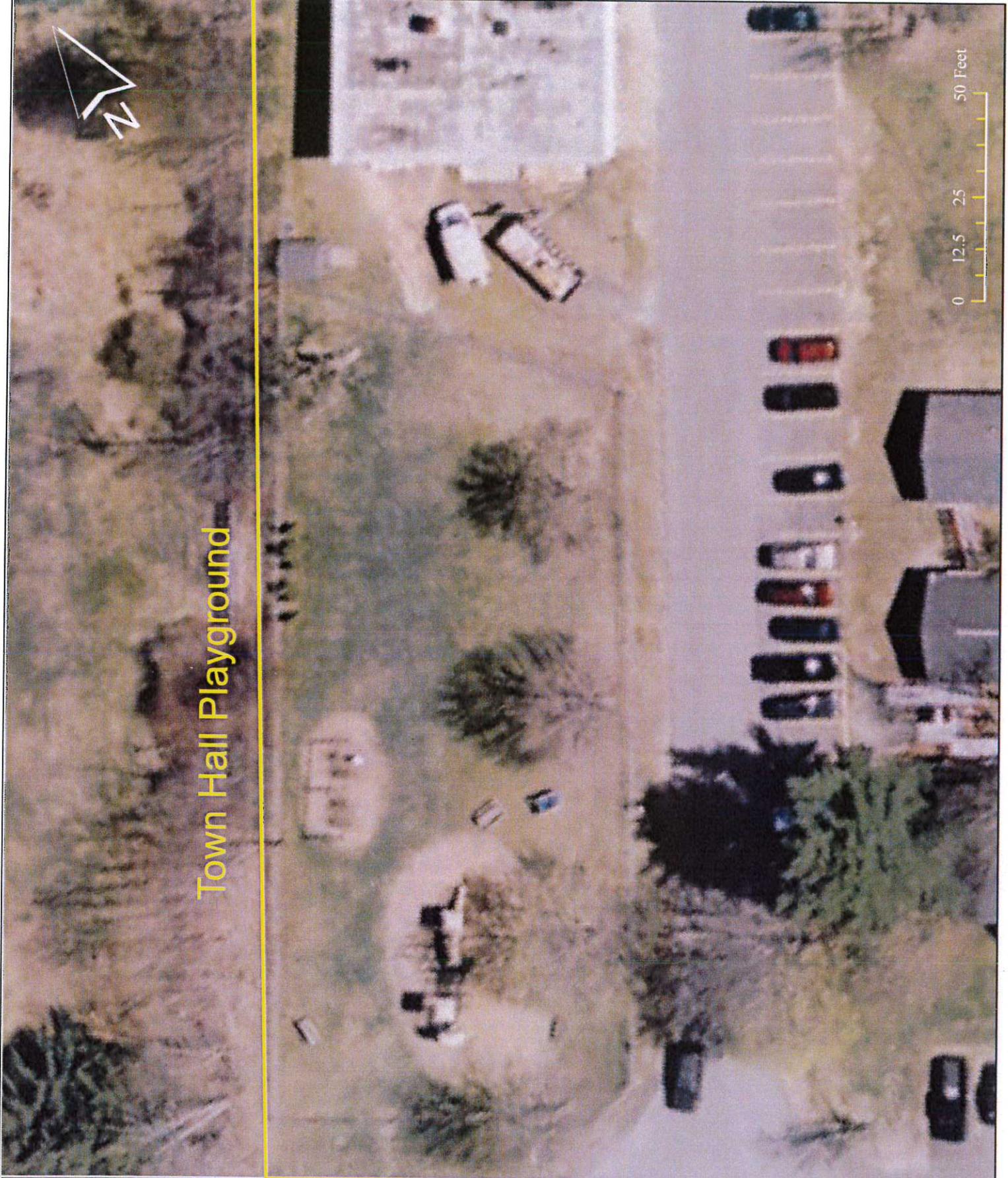
1. Add more surface material – 2013
2. Replace in 5-10 years

Windham Center Road

Town Hall Playground



0 12.5 25 50 Feet



WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: East Windham Playground ACRES: on 4-acre site

LOCATION: Off Falmouth Road by the Fire Station

FACILITY OPEN: All season (dawn to dusk)

DESCRIPTION: Playground includes area of 4 swings with 1 handicapped swing and a play area with a platform with 2 small slides and 1 double slide.

There are also 2 picnic tables.

DIMENSIONS: Swing area is 40' x 14'. Platform area is 34' x 16'.

ORIGINAL DATES:

WHO MAINTAINS AREA: Windham Parks and Recreation

CONDITION: Overall condition is fair.

Porta potty is available during the season.

IMPROVEMENTS:

1. Add more surface material.
2. Replace in 3 - 5 years

WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Lowell Preserve ACRES: 308 acres

LOCATION: Off Falmouth Road behind the Fire Station (map 13, lots 39, 45, 46, 47)

FACILITY OPEN: All year (dawn to dusk)

DESCRIPTION: A wooded area with hiking, biking, ATV trails, cross-country skiing, snow shoeing and snowmobiling in winter months. (Hunting is allowed during approved seasons.)

ORIGINAL DATES: September, 1999

WHO MAINTAINS AREA: Windham Parks and Recreation with ATV Club and Mountain Bike Organization

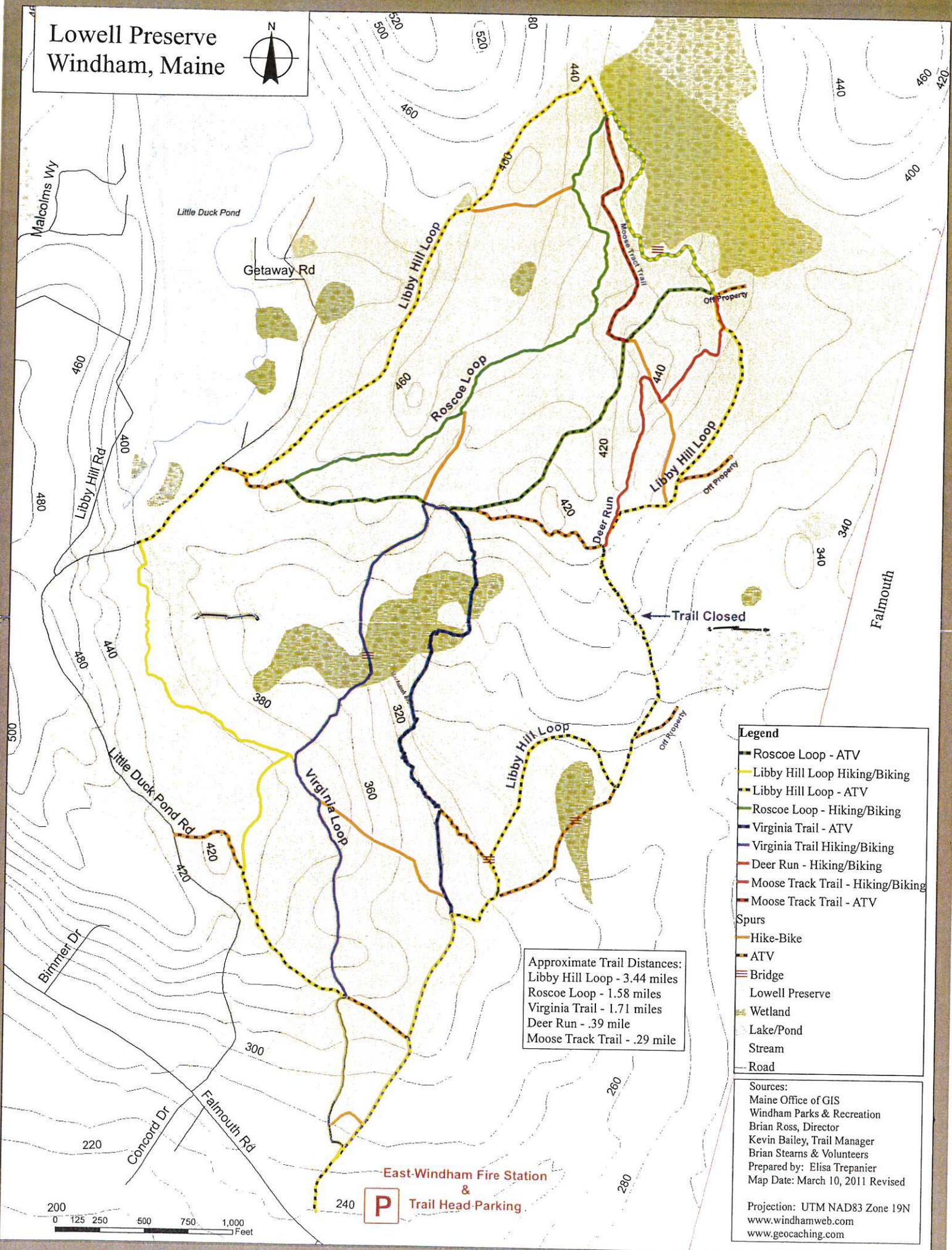
CONDITION: Trail – fair to good

Porta potty available by Lowell Farm Field during the season.

IMPROVEMENTS:

1. Implement Forest Management Plan
2. Add additional parking
3. New signage for trails

Lowell Preserve Windham, Maine

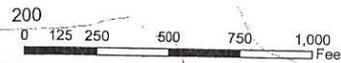


Approximate Trail Distances:
 Libby Hill Loop - 3.44 miles
 Roscoe Loop - 1.58 miles
 Virginia Trail - 1.71 miles
 Deer Run - .39 mile
 Moose Track Trail - .29 mile

- Legend**
- Roscoe Loop - ATV
 - Libby Hill Loop Hiking/Biking
 - Libby Hill Loop - ATV
 - Roscoe Loop - Hiking/Biking
 - Virginia Trail - ATV
 - Virginia Trail Hiking/Biking
 - Deer Run - Hiking/Biking
 - Moose Track Trail - Hiking/Biking
 - Moose Track Trail - ATV
 - Spurs**
 - Hike-Bike
 - ATV
 - Bridge
 - Lowell Preserve
 - Wetland
 - Lake/Pond
 - Stream
 - Road

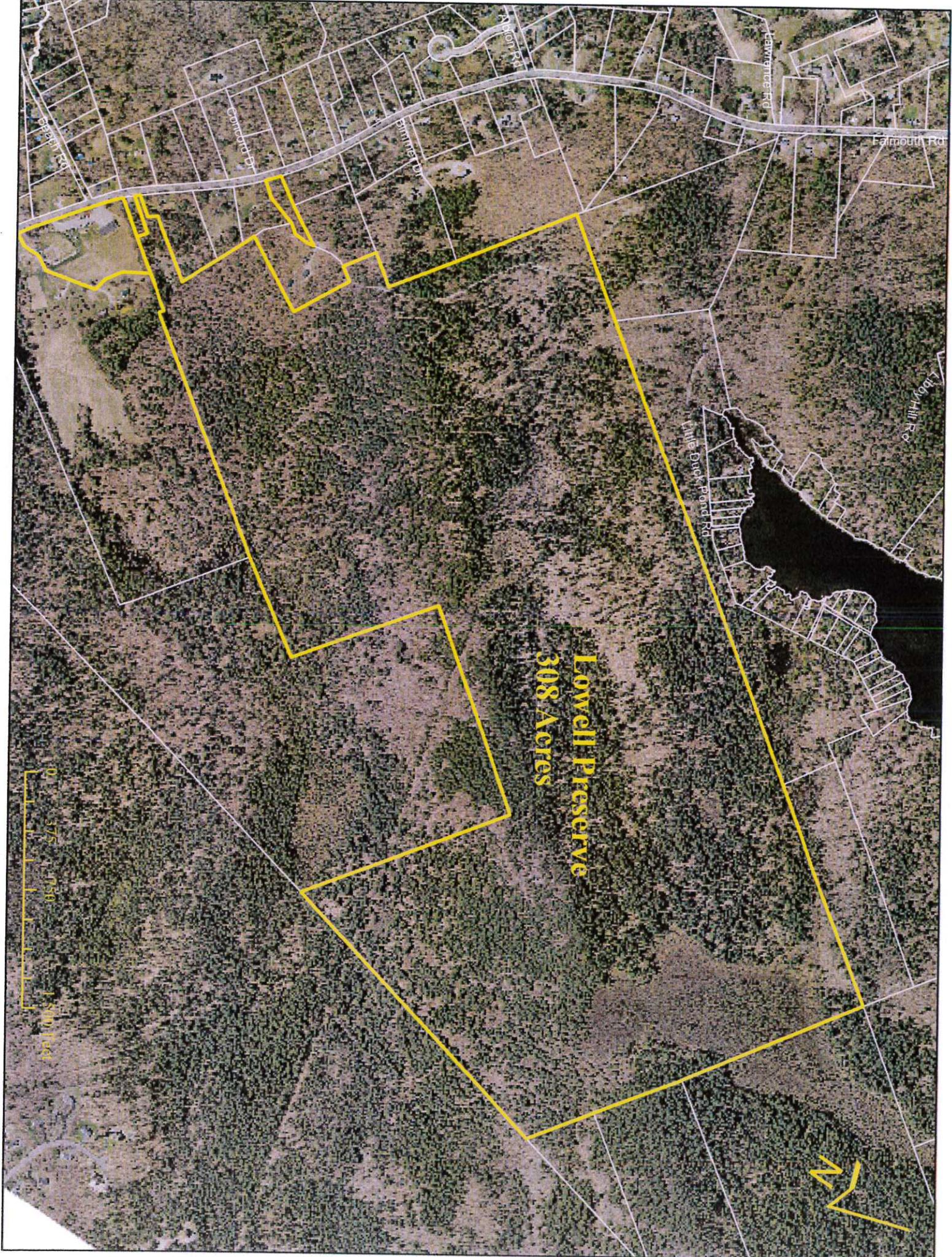
Sources:
 Maine Office of GIS
 Windham Parks & Recreation
 Brian Ross, Director
 Kevin Bailey, Trail Manager
 Brian Stearns & Volunteers
 Prepared by: Elisa Trepanier
 Map Date: March 10, 2011 Revised

Projection: UTM NAD83 Zone 19N
www.windhamweb.com
www.geocaching.com



East-Windham Fire Station & Trail Head Parking

Trail Closed



Lowell Preserve
308 Acres

0 375 750 1500 Feet



WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Lowell Farm Field ACRES: on 4-acre site

LOCATION: Off Falmouth Road by the Fire Station

FACILITY OPEN: Non-winter months (dawn to dusk)

DESCRIPTION: A regulation Little League field with 2 dugouts and outfield fencing.

DIMENSIONS: 2 dugouts 20' x 8' each

ORIGINAL DATES: Constructed in fall of 1999

WHO MAINTAINS AREA: Windham Little League

CONDITION: Overall condition is excellent.

IMPROVEMENTS:

1. Add more parking.



Beech Rd

Falmouth Rd

Lowell Farm Field
1 Acre



WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Donnabeth Lippman Park ACRES: 123 acres

LOCATION: Off Route 302 (map 18, lot 23)

FACILITY OPEN: All year (dawn to dusk)

DESCRIPTION: A wooded area with a pond. A trail loops around the pond.

ORIGINAL DATES: July 12, 2000 was the first year of a 5-year lease with the Portland Water District. The Town purchased property in 2011. Master Park Plan was developed in 2012.

WHO MAINTAINS AREA: Windham Parks and Recreation Department

CONDITION: Overall trails are in good shape. Outerloop Trail was constructed in 2005.

Porta potty available during spring/summer months only.

IMPROVEMENTS:

1. Master Plan implementation

Donnabeth Lippman Park

Charlin Pond Rd

Romney Rd

Mud Pond Rd

Chilsea Ln



WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Otter Brook Sanctuary ACRES: 41 acres

LOCATION: Off Rocklin Road (map 11B, lot 43)

FACILITY OPEN: Open all year (dawn to dusk)

DESCRIPTION: A wooded area with a loop trail off Rocklin Road that goes into the woods and then back out onto Rocklin Road.

ORIGINAL DATES: July 12, 1995

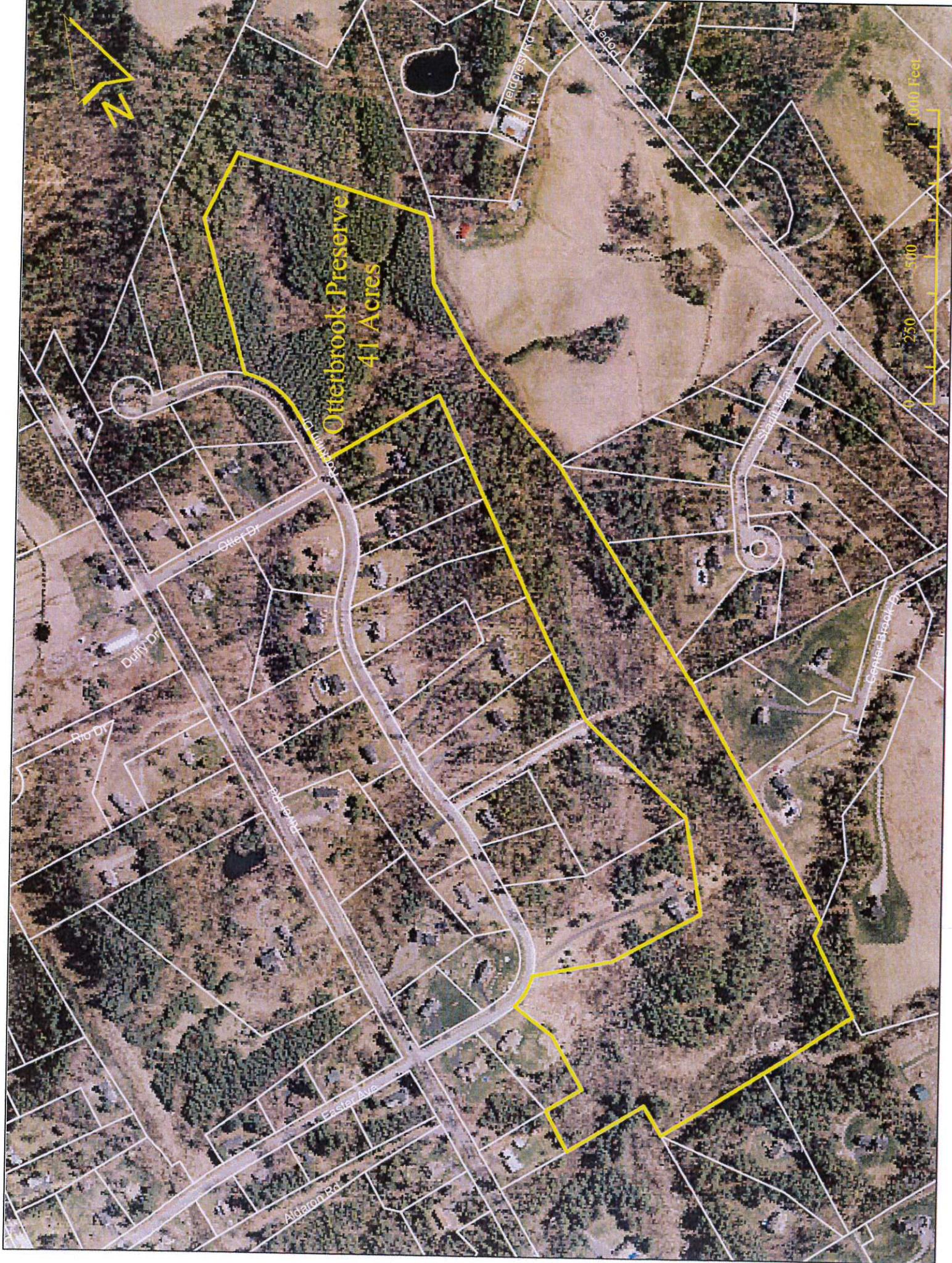
WHO MAINTAINS AREA: Windham Parks and Recreation Department

CONDITION: Overall in good condition; wet during the spring seasons.

No bathroom facilities are available.

IMPROVEMENTS:

1. Add boardwalk areas.



Otterbrook Preserve
41 Acres



Duffy Dr

Oke Dr

Rho Dr

Brule Ave

Ester Ave

Alderom Rd

Cedar Crest Rd

Otterbrook Dr

Otterbrook Dr

Otterbrook Dr

WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Manchester School Ice Rink & Basketball Court

ACRES: on school site

LOCATION: By Manchester School, off Route 302

FACILITY OPEN: All year (dawn to dusk) or until lights are off

DESCRIPTION: A paved area used for ice skating and also 2 full size basketball courts, as well as 2 picnic tables with a fire pit area on the north side of the paved area. Lights are available for evening use.

DIMENSIONS: Paved area is 85' x 200'

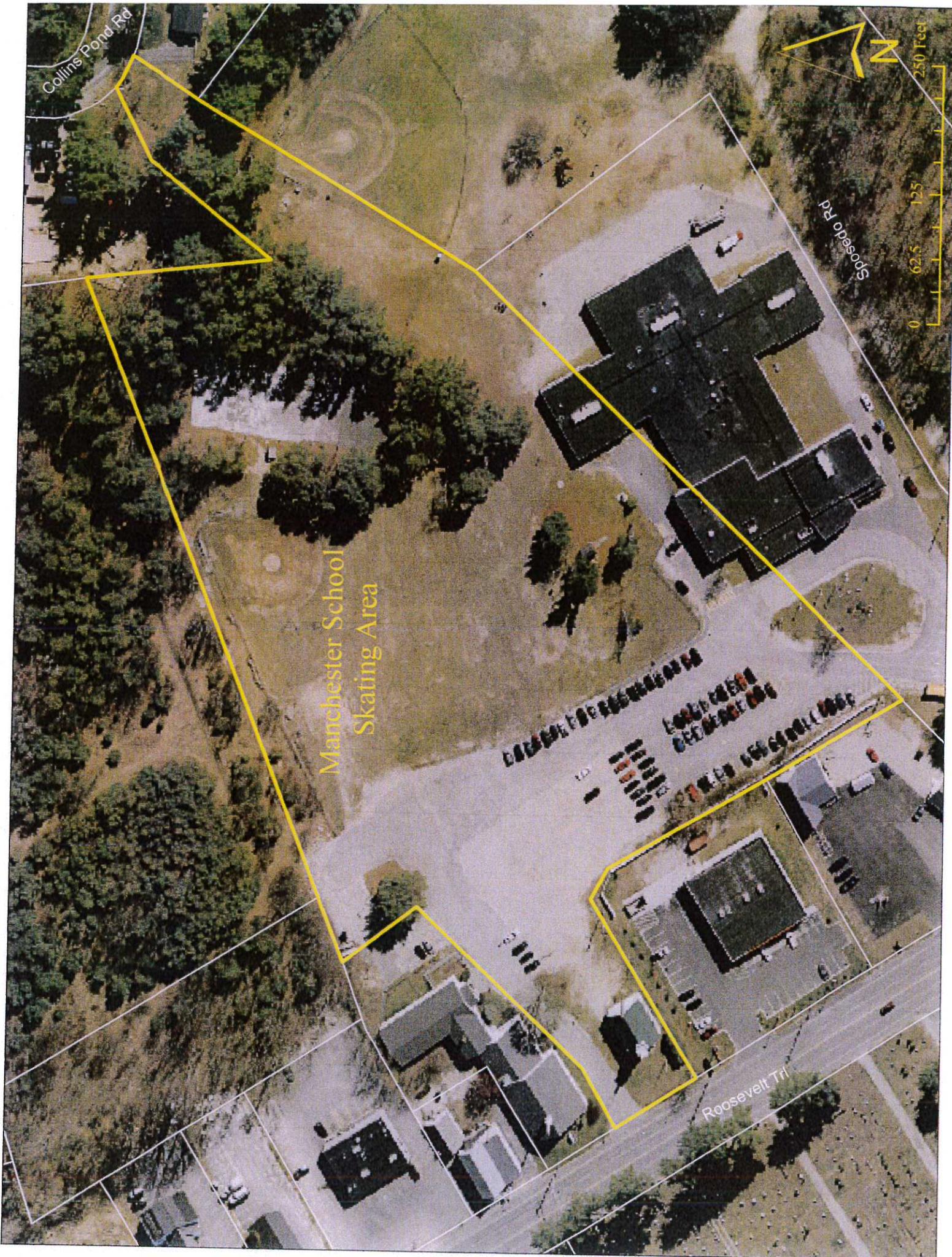
WHO MAINTAINS AREA: Windham Parks And Recreation Dept.

CONDITION: Surface was re-paved in 2011.

No bathroom facilities are available during season.

IMPROVEMENTS:

1. Improve or replace lights



Collins Pond Rd

Manchester School
Skating Area

Spiegel Rd

Roosevelt Trl



0 62.5 125 250 Feet

WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Deer Hollow Sanctuary ACRES: 16.28 acres

LOCATION: Off Mount Hunger Shores Road (map 21, lot 26A2)

FACILITY OPEN: All year (dawn to dusk)

DESCRIPTION: A wooded area with mud pond. Trail loops around the pond area. At the end of one trail, there is an observation platform. There is also a kiosk at the trail head.

ORIGINAL DATES: October 6, 1992

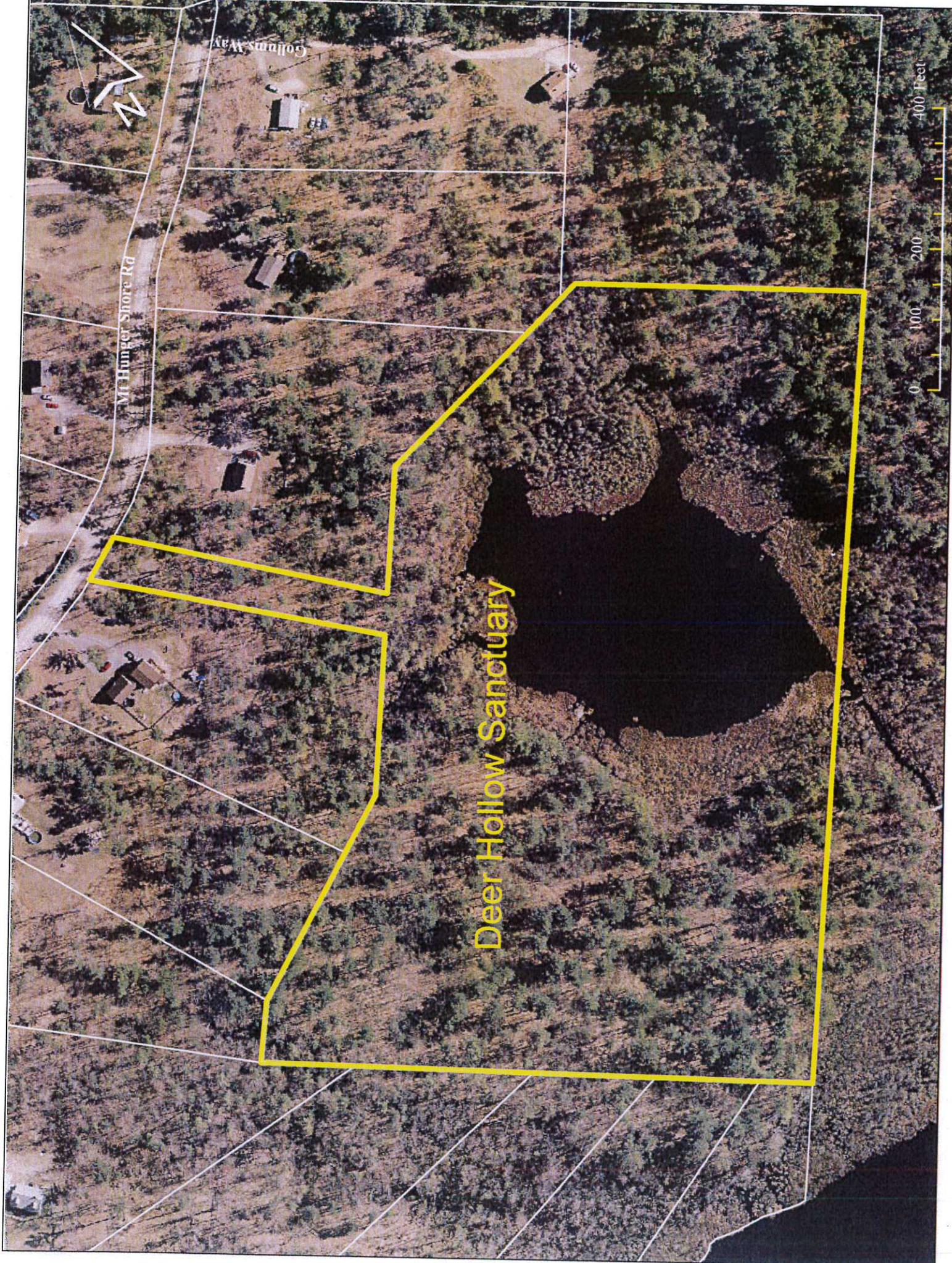
WHO MAINTAINS AREA: Windham Parks And Recreation Dept.

CONDITION: Trail is in fair-to-good condition. Sections of the trail are wet during the year.

No bathroom facilities are available.

IMPROVEMENTS:

1. Add boardwalk areas.



Deer Hollow Sanctuary

Mt Hunger Shore Rd

Columbus Way

0 100 200 400 Feet

WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Windham Center Boat Launch

LOCATION: Off Windham Center Rd. (Map 11, Lot 22A)

FACILITY OPEN: Non-winter months (dusk to dawn)

DESCRIPTION: A boat launch for canoes and kayaks on the Presumpscot River

DIMENSIONS: 1.4 acres

ORIGINAL DATES: Lease agreement with FPL Energy Maine Hydro LLC – August, 2001

WHO MAINTAINS AREA: Windham Parks and Recreation

CONDITION: Good



Boat Launch

Windham Center Rd

0
25
50
100 Feet



WINDHAM PARKS AND RECREATION DEPARTMENT

FACILITY SUMMARY

FACILITY NAME: Claman Sanctuary ACRES: 14 acres

LOCATION: Off Route 302 (map 21, lot 15A)

DESCRIPTION: A wooded area with limited parking on Route 302.

ORIGINAL DATES: December 1, 1978

WHO MAINTAINS AREA: Not maintained

CONDITION: Overgrown and wooded

No bathroom facilities are available.



Crescent Ave

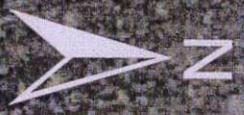
Bay View Ave

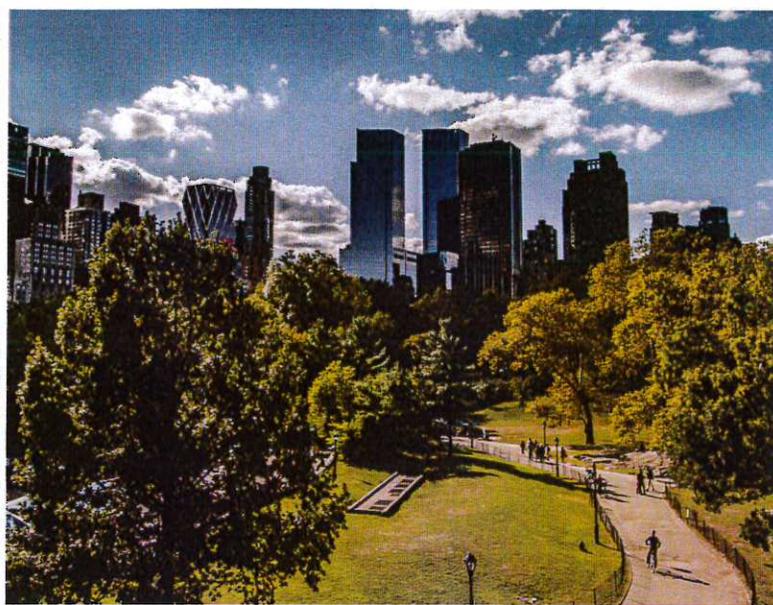
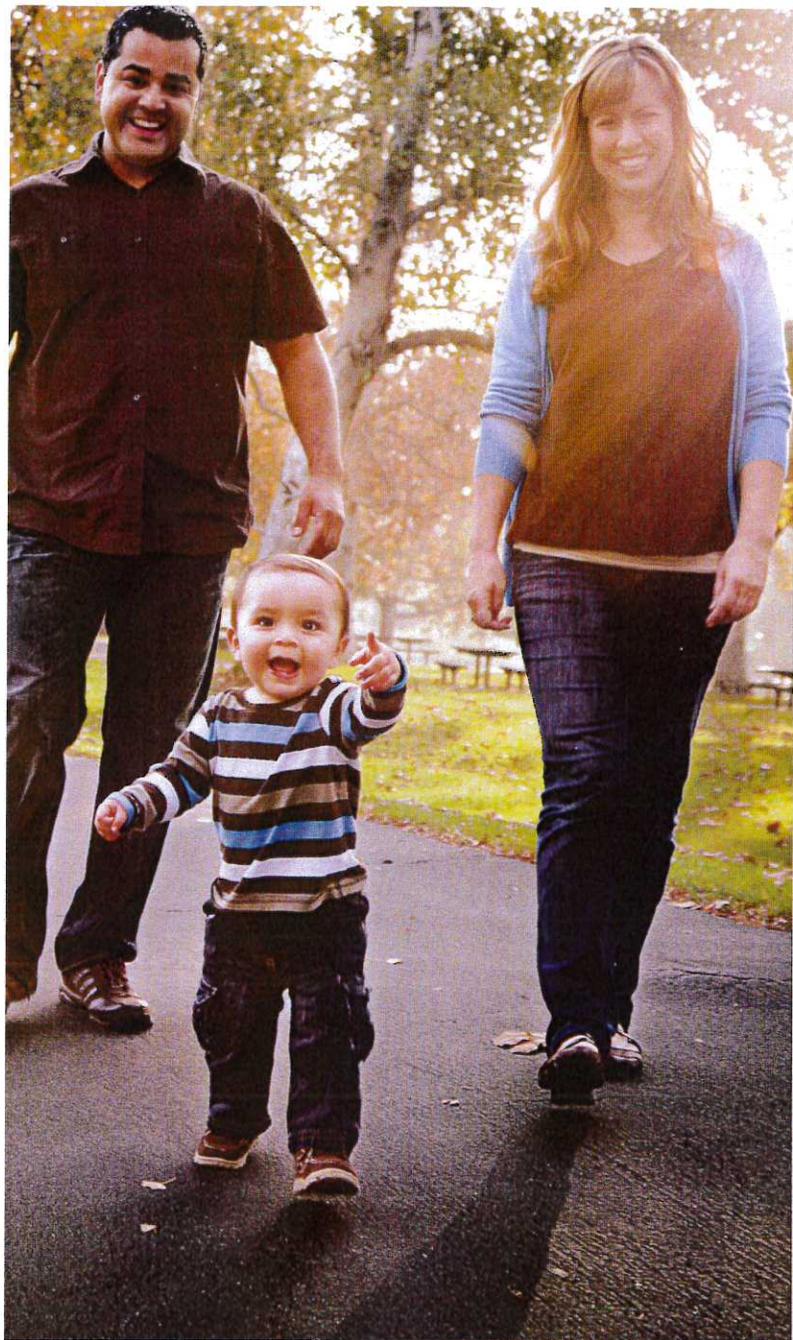
Claman Dr

Roosevelt Trl

Claman Sanctuary - 14 Acres

0
75
150
300 Feet





Parks and Recreation Community Standards Report

Windham Parks and Recreation Department



**National Recreation
and Park Association**

The Power of Your Community's Parks

Your parks and recreation agency has the power to strengthen communities, transform lives, and protect the future. Fact is, parks and recreation is the most powerful aspect of every community.

This report shows you how your community's parks and recreation services compare to the Community Parks and Recreation Standards. The data in this report comes from your agency, and compares specific measures of parks and recreation efficiency and effectiveness against thousands of other parks and recreation agencies across the country. Use this report to make informed decisions about your parks and recreation agency. Capitalize on your strengths and address your weaknesses – and increase the positive impact of your parks and recreation offerings on those in the community you serve.

Parks drive economic activity. The presence of quality parks has been repeatedly shown to increase property values. A study in Philadelphia found that properties 2,500 feet from the park were worth \$1,000 per acre while those 40 feet from the park commanded \$11,500 per acre. In Colorado, a study found that residential property values decreased \$4.20 for every foot farther away they were from a greenbelt.

Parks save taxpayers money through valuable ecosystem services. According to a study by the Gund Institute for Ecological Economies at the University of Vermont, the return on investment from open spaces in terms of water filtration, climate change protection, and other aspects of conserving public open space is estimated to be 100 to 1. Parks are essential tools for conservation and environmental sustainability.

Parks make people healthy. Access to park and recreation facilities aids in the control of obesity, boosts the immune system, diminishes the risk of disease, and increases life expectancy. A U.S. study found that people who used local parks for recreation reported fewer visits to the doctor as well as better measured health indicators than did non-park users.

Parks address issues of social equity. Parks and recreation help build and strengthen community ties, bring diverse populations together and increase social capital. Research on low-income housing developments has found that park-like public spaces encourage residents to leave the isolation of their apartments, socialize with one another, and form lasting ties.

Put the data you find here into action – make your community better through your parks!

POWERED BY

PRORAGIS

Definitions

Median (or 50th percentile):

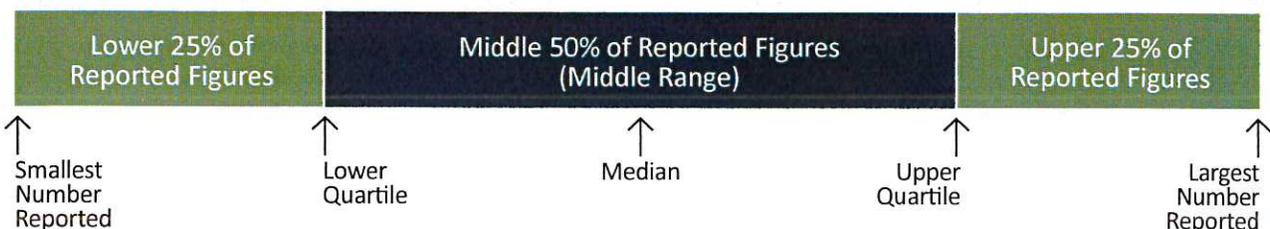
The center value of the total distribution of the data that was reported (e.g., it is the value at which 50% of the responses are above and 50% are below). This measure is less likely than an average to be distorted by a few outlying responses.

Lower Quartile (or 25th Percentile):

The observation point below which 25% of the responses lie (e.g., 25% of the respondents reported a figure less than this amount and 75% a figure higher than this amount).

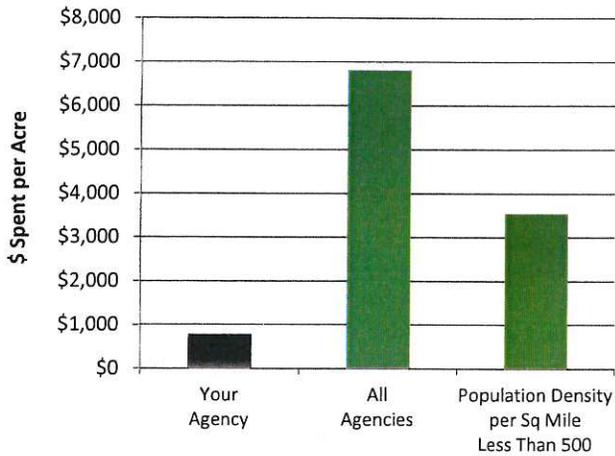
Upper Quartile (or 75th Percentile):

The observation point below which 75% of the responses lie (e.g., 75% of the respondents reported a figure less than this amount and 25% a figure higher than this amount).



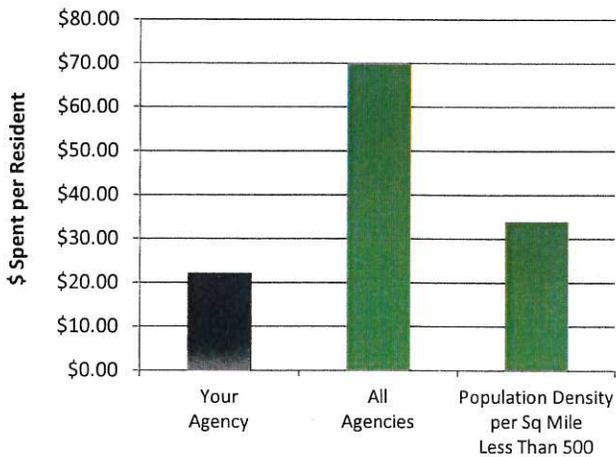
If you see "no data" in the table of data under a graph, you haven't answered the required PRORAGIS questions to generate this comparison.

Operating Expenditures per Acre



	Your Agency	All Agencies	Population Density per Sq Mile Less Than 500
Lower Quartile		\$3,198	\$1,339
Median	\$785	\$6,807	\$3,546
Upper Quartile		\$17,540	\$6,879

Operating Expenditures Per Capita



	Your Agency	All Agencies	Population Density per Sq Mile Less Than 500
Lower Quartile		\$35.17	\$13.54
Median	\$22.16	\$69.79	\$33.98
Upper Quartile		\$119.27	\$84.27

Two metrics that can be used to gauge whether a community is adequately funded to manage, operate, and maintain its parks and recreation areas are “operating expenditures per acre managed” and “operating expenditures per capita.” The first metric, operating expenditures per acre, is calculated by dividing total operating expenditures by total parkland acres managed by the agency. The second metric, operating expenditures per capita, is calculated by dividing total operating expenditures by the population of the jurisdiction served by the agency.

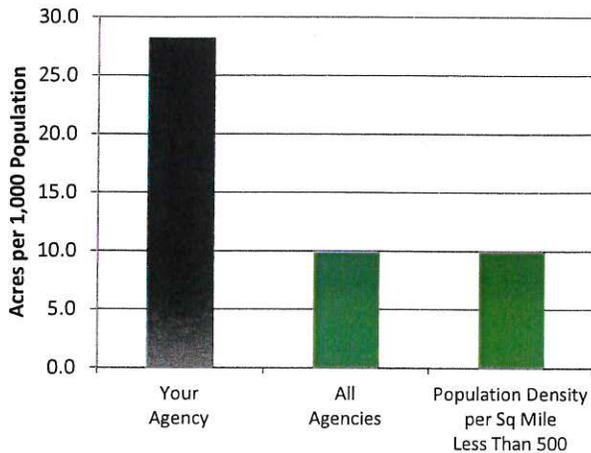
Operating expenditures include all of the costs to provide parks and recreation services to the community, including personnel salaries, benefits, utilities, equipment, and materials. Operating expenditures may also include debt service if it is paid out of the annual operating budget, as well as any expenditures incurred as part of a special or enterprise fund (such as a golf course) managed by the public agency.

It is important to note that operating costs can vary widely between communities due to differences in parks and recreation facility standards, types of equipment, repair and replacement schedules, types and topography of parkland, degree of maintenance required, levels of use, and other variables. Operating costs and efficiencies can also vary with the number of acres managed and/or the size of the population served. For example a community that manages extensive conservation lands will have a lower ratio of expenditures/acre than a community that primarily manages developed parkland.

Communities that benchmark operating expenditures should conduct follow-up research to analyze and document the specific reasons for differences in operating expenditures. For example it may be helpful to find a similar agency in PRORAGIS, then visit and photograph the facilities at benchmarked communities, and meet with agency staff to document key differences in facility quality or levels of maintenance. It may also be helpful to determine if a community is serving a larger population than its own residents. Elected officials, managers, and residents may be more supportive of increased operation budgets if they clearly understand the reasons for variations in funding between communities, and/or the implications of different funding levels.

Are you adequately funded?

Acres per 1,000 Population



	Your Agency	All Agencies	Population Density per Sq Mile Less Than 500
Lower Quartile		4.5	4.8
Median	28.2	9.9	9.9
Upper Quartile		17.5	17.3

Do you have enough parkland?

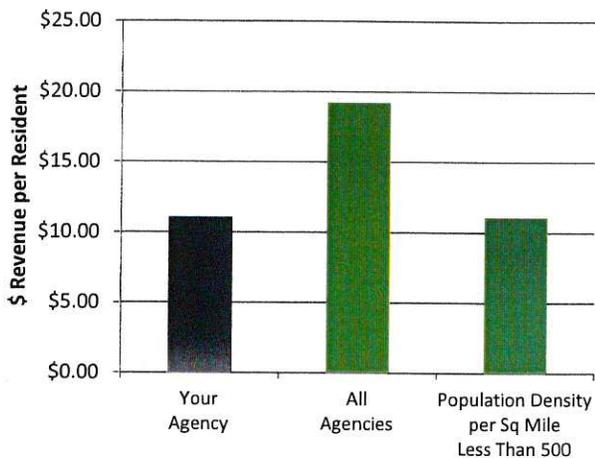
The “acres of parkland per 1,000 population” metric is the most common technique for determining whether a community has “enough” parkland. It is also known as a community’s “acreage level of service (LOS).” There is no standard acreage LOS in the United States, and LOS can vary widely due to a community’s history, culture, demographics, density, development patterns, and other factors. For example the acreage LOS of communities within the PRORAGIS database ranges from less than 2 acres per 1,000 citizens to over 100 acres per 1,000 citizens.

An often-asked question is “what should be counted in an acreage LOS?” Unfortunately there is no standard answer. Some communities include public golf courses and beaches, while others include publicly accessible lakes and wetlands. Some cities and counties also include public parkland owned by other agencies, such as state parks and national forests. Some communities also count private recreation areas, owned and managed by homeowners associations, because these areas help meet residents’ local recreation needs. Since the primary purpose of acreage LOS is to determine a community’s need for parkland, it is recommended that communities only count developable, publicly accessible parkland within their jurisdiction.

Open space lands that are undevelopable, such as privately owned open spaces, private golf courses, or private beaches; or open space lands that are permanently protected such as wetlands, water bodies, or protected conservation lands, cannot be used in calculations to determine how much open space is needed for future community needs for facilities such as parks, playgrounds, athletic fields, or community recreation centers. Privately owned parkland is not open to the public, and could be sold or redeveloped. Public parkland owned by another jurisdiction (such as state or county-owned land within a municipality) should be counted only for the population served by that jurisdiction.

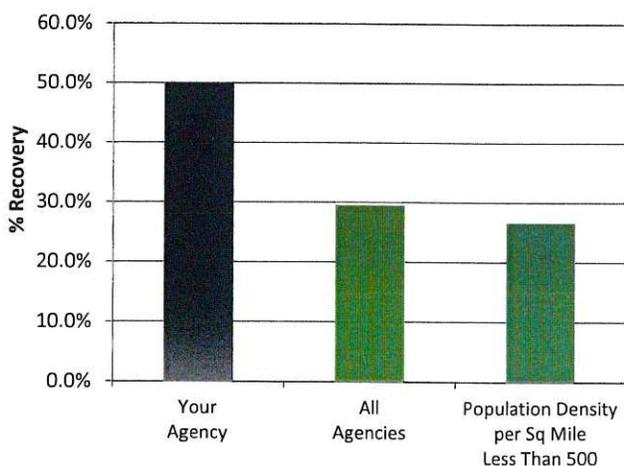
Acreage LOS should be used in conjunction with other needs assessment techniques to gauge a community’s need for additional parkland. For example a community may conclude that it is not necessary to acquire additional parkland after comparing its acreage LOS to other communities. However other needs assessment techniques such as surveys, focus group meetings, and population projections may indicate that residents’ needs are not being met, and additional parkland may be required.

Revenue per Capita



	Your Agency	All Agencies	Population Density per Sq Mile Less Than 500
Lower Quartile		\$6.05	\$2.71
Median	\$11.08	\$19.22	\$11.08
Upper Quartile		\$44.23	\$29.34

Revenue as a % of Operating Expenditures (Cost Recovery)



	Your Agency	All Agencies	Population Density per Sq Mile Less Than 500
Lower Quartile		15.5%	15.3%
Median	50.0%	29.6%	26.7%
Upper Quartile		48.9%	52.7%

Revenues (also known as “annual direct revenues”) include all of the monies generated directly from parks and recreation classes, programs, memberships, concessions, permits, rentals, and other non-tax sources. Revenues do not include funding from taxes, grants, foundations, bonds, assessments, or other indirect sources.

Two metrics that can be used to track revenues, and/or compare revenue generation to other agencies, are “revenue per capita” and “revenue as a percentage of total operating expenditures.” The first metric, revenue per capita, is calculated by dividing the total revenues generated by the agency by the population of the jurisdiction served by the agency. The second metric, revenue as a percentage of total operating expenditures (also known as “cost recovery”), is calculated by dividing the total revenues generated by the agency by the total operating expenditures of the agency.

In addition to using these metrics for revenue tracking and benchmarking, they can also be used to establish cost recovery policies and goals. There are no industry standards for cost recovery; for example, some communities have established different cost recovery policies for senior, adult, and youth programs, while others have established overall cost recovery goals as a percentage of operating expenses. PRORAGIS can help agencies to determine reasonable and realistic cost recovery goals based on data from other agencies.

How much are you making?

Median Jurisdiction Population per Facility

Facilities	Your Agency	All Agencies	Population Density per Sq Mile Less Than 500
Recreation/Community Center		24,804	21,939
Fitness Center		42,742	30,639
Playground	8,500	3,899	8,500
Tot Lots		14,000	21,548
Tennis court (indoor)		16,188	ISD
Tennis court (outdoor)		4,413	5,140
Basketball court (outdoor)	8,500	7,526	14,688
Swimming pools (indoor)			
All Swimming pools		43,872	29,380
Competition pools		60,645	27,102
Non-Competition pools		55,000	27,962
Swimming pools (outdoor)			
All Swimming pools		33,660	24,677
Competition pools		43,267	40,122
Non-Competition pools		38,404	31,500
Senior center		50,000	26,485
Ice skating rink (indoor)		31,564	17,480
Ice skating rink (outdoor)	17,000	14,445	11,200
Rectangular fields			
All Rectangular fields		3,929	4,162
Football		16,375	10,133
Soccer, Lacrosse, Field Hockey (Regulation Size)		8,474	7,605
Soccer, Lacrosse, Field Hockey (Small-Sided Fields)		8,553	10,544
Diamond Fields			
All Diamond Fields		3,333	4,040
Baseball with 90 ft base paths		21,483	19,203
Baseball with 50-65 ft base paths and mound		7,579	7,000
Softball (youth)		9,806	8,330
Softball (adult)		12,144	15,526
Indoor or outdoor stadium(s)/arena(s)		81,405	205,801
Campsites		10,512	6,336
RV sites		2,399	2,509
Campstores		75,961	138,019
Boat ramp(s)		44,510	70,516
Boat/canoe rentals		75,187	10,038
Slip rentals		1,361	ISD
Fuel station		154,305	ISD
Gym	17,000	26,958	20,531
Driving Range		64,846	118,000
Dog Park		53,915	77,178
Conference Center		57,929	77,178
Nature/Interpretive Center		120,133	153,920
Performing and/or Visual Arts/Community Center		70,000	95,133
Community gardens	17,000	27,000	27,000
Golf Courses (population per 9 holes)		26,288	36,326

How many people are your facilities serving?

Recreation	✓	Page
Analyses		
Will existing recreational facilities and programs in the community and region accommodate projected growth or changes in age groups in your community?		
Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable?		
Are important tracts of open space commonly used for recreation publicly-owned or otherwise permanently conserved?		
Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements?		
Does the public have access to each of the community's significant water bodies?		
Are recreational trails in the community adequately maintained? Are there use conflicts on these trails?		
Is traditional access to private lands being restricted?		
Condition and Trends		
The community's Comprehensive Planning Recreation Data Set prepared and provided to the community by the Department of Conservation, and the Office, or their designees.		
A description of important public and private active recreation programs, land and water recreation areas (including hunting and fishing areas), and facilities in the community and region, including regional recreational opportunities as appropriate, and identification of unmet needs.		
An inventory of any fresh or salt water bodies in the community determined locally to have inadequate public access.		
A description of local and regional trail systems, trail management organizations, and conservation organizations that provide trails for all-terrain vehicles, snowmobiling, skiing, mountain biking, or hiking.		
A map or list of important publicly-used open spaces and their associated facilities, such as parking and toilet facilities.		
Policies		
To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.		
To preserve open space for recreational use as appropriate.		
To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.		
Strategies		
Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.		

<p>Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.</p>		
<p>Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.</p>		
<p>Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine’s landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.</p>		
<p>Comments:</p>		