

**Comprehensive Master Plan
Review Team
October 22, 2015 Meeting**

Team Members present were: Patrick Corey, Mike Duffy, Sparky Hurgin, Tony Searles, Dave Nadeau, Allan Phinney, and Frayla Schoenfeld

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

Comment

Voluntary Farm Support Program

- A law in Maine, since 2011, allows municipalities to reduce the tax burden on farms in exchange for a 20 year conservation easement.
 - A letter would be provided to Town Council regarding reaching out to the agricultural community.
 - The difference from current use programs was a property owner couldn't opt out of a conservation easement.

Wastewater Management Planning Advisory Committee

- The Committee was continuing to look at wastewater issues in Windham.
- They were close to contracting with an engineering firm for help regarding alternative solutions to issues in Windham that wouldn't involve piping to Westbrook.

21st Century Plan engineering

- Preliminary engineering was scheduled to begin this winter; an engineering firm would be selected soon.

From the October 1, 2015 meeting

- Water & Natural Resources Chapter
 - Not much had changed since the 2003 plan – there are no new critical natural resources identified in Town and the supplied data from the state was still relevant.
 - Some revisions were needed regarding milfoil in lakes and ponds.

New Chapters

Housing

- How are other towns addressing the issue? Concern from a few members in attendance that Windham would take on more than its regional share of addressing this regional issue.
- How much senior and affordable housing was there in surrounding communities?
- Much rental housing was old and in bad shape.
- More affordable and low income was needed.
- There was a strong need for senior and assisted living.

- What types of housing is the Town going to encourage and how should different housing types be distributed around the community?
- Part of vision statement for the Comp Plan was a community for all ages, to provide a range of housing options.
- How would desired housing affect zoning ordinances?

Fiscal Capacity & Capital Investment Program

- Municipal revenues and expenses were broken down for the last five years.
- Anticipated needs for programming at a town level were included; information was taken from the strategic plan that the Town Council is working on.
- School district plans for additional facilities, like fields and schools would be included because those plans and debt obligations impact the community, just as an inventory of recreational facilities must include RSU fields and gym space in addition to the Town owned fields, parks and facilities.
- As identified in the material from the Town's Strategic Plan, part of the challenges the Town is facing are growth related. The population was aging; there was not a lot of diversity.
- Line items from the strategic plan and from the capital improvement plan are related to bigger challenges that the town needs to anticipate and react to.

Upcoming Meetings

Review Team – November 19th - Existing Land Use
Review Team – December 17th - Future Land Use