

**Comprehensive Master Plan
Review Team
November 19, 2015 Meeting**

Team Members present were: Patrick Corey, Dave Tobin, Frayla Schoenfeld, Sparky Hurgin, and Allen Phinney.

Planning Director, Ben Smith, was also present.

Process

What is the final product going to look like

- An executive summary of the Comp Plan that captures the spirit of this work was requested because it would be a lot to ask for the average person to wade through all of these inventory chapters.
- A 20-30 page highlights of Plan would be included.

Maps

Land Use Map – This map was broken out into what uses the State looking for so comparisons of properties could be made.

2015 Measels Map – This map showed the approximate locations of all primary structures in the Town.

Map showing development in the last 10 years from 2005 to 2015.

- They showed growth was not occurring in areas that the previous Comp Plan designated as growth areas.
 - Growth areas had been designated as such because of the availability of public water.
 - Of 718 structures, 237 (33%) were in a growth area, 481 were not. The actual number in the growth area was probably less than 33% because the Presumpscot corridor and transitional areas had been included in the calculation, although they were not designated growth areas.
 - There was no correlation between growth areas and where growth was actually occurring.
 - 19% of Windham's geographic area was in commercial zones, economic development, industrial, medium density residential and village commercial.
 - 81 % was farm, farm residential and low density residential.
 - 85% of growth between 2001 and 2013 was in three zones, farm, farm residential, and industrial. 15% was in a growth area.
 - 37% of development had occurred in subdivisions. The remainder was on a lot by lot basis.
- Where should growth be focused? Growth areas had been laid out. Some changes had been made to zoning districts so they were closer to what was allowed in growth areas but it hadn't worked.
- What tools should be used to focus growth?
- Currently growth areas were not that different from other areas. There was not infrastructure to accommodate growth. There was nothing special to attract people to the growth areas.

Upcoming Review Team Meetings:

- December 17, 2015: Future Land Use
- January 28, 2016: Future Land Use