

**Comprehensive Master Plan
Review Team
January 28, 2016 Meeting Notes**

Team Members present were: Dave Nadeau, Marge Govoni, Allan Phinney, Mike Duffy, Dave Tobin, and Sparky Hurgin.

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

Comments:

- The photo contest was accepting photos through the end of February. Then online voting through the Town website for the month of March. Prizes in 2 divisions, Student and Open.
- Review Team meeting attendance and membership had diminished.
 - Town Council had wanted 15 members.
 - The Team was now 14 meetings into the process. Any new members would have a lot of catching up to do which was not a good use of meeting time.
 - Ben wanted to talk with Review Team members he hadn't seen in a while regarding reasons for attendance gaps.

New Existing Land Use Chapter

The next phase was the in-depth part of the plan regarding prioritization and implementation.

Growth Areas:

- Growth Areas were meant to be an area designated in the Comp Plan as being suitable for orderly residential commercial or industrial development or any combination of those and the related infrastructure to which most of the development projected over the next ten years was directed.
- Previous growth areas had been developed where there was public water. There were no incentives to encourage people to build in those areas.
- Existing densities were outside of the growth areas.

Transition Areas:

- Transition Areas were designated in the Comp Plan as areas that were suitable for a share of the development but not intended to accept the density of development that was appropriate for a growth area or intended to provide the level of protection for rural resources as a rural or critical rural area.

Currently:

- Growth was occurring in a way that didn't meet community goals.
- Designated growth areas weren't effectively taking the majority of the community's development.
- There was not enough infrastructure to support the number of dwelling units being built.

- It didn't seem that development going through Planning Board review was taking advantage of cluster development.
- Rural areas were not protecting Windham's rural characteristics. Parts of the town designated rural scale development might be too small to keep those areas from receiving most of the development in Windham.
- There was potential for development of remaining large scale, vacant properties in the life span of this revision of the Comp Plan.
- It was calculated the Town would need 1,100 new dwelling units by 2030. The average was 82 to 87 new permits annually; that was the permit rate now. That new development would need 1,800 to 1,900 acres of land by 2030.

Future Land Use Map

The Vision & Values Statements came out of all the public outreach comments. The Review team should refer to that for the Future Land Use Map.

- Growth Areas were required. They could be commercial, residential, or a combination.
- Rural areas had to be protected, growth directed away from those areas with protection offered from unrestricted development for purposes that may include activities normally conducted in rural areas. If there was a desire to continue those activities they should be protected.
- Critical Rural Areas were areas specifically identified in the Comp Plan that deserved maximum protection from development to preserve natural resources.
- Rural Areas and Transitional Areas must be recognized.

Strategies:

- Maybe the team needed to look at ways to make the growth areas work better.
- It may be good to designate residential and/or commercial growth areas.
- Much development occurred on private roads. That had to be addressed.
- The object was to try to get ahead of the trends.
- There should be an explanation of what happened over the past ten years compared to what the previous Comp Plan wanted to happen.

Homework was to mark areas on the road map where growth/rural protection/transitional areas could be.

Upcoming meetings:

March 24, 2016 - Plan Summary and Prioritization & Action Plan