

Public Facilities & Services

This Chapter will inventory the municipal facilities and public services available to Windham residents, whether they are provided by the Town, a public utility like the Portland Water District, or a private company like Pine Tree Waste or Time Warner Cable or Fairpoint Communications.

Conditions and Trends

Municipal Buildings

The following is a complete list of Town buildings with only a summary of their current conditions and recommended facility improvements. Much of these summaries are excerpted from the *Municipal Facilities Space Needs Study and Master Plan (2014)* by SMRT. That study was conducted to assess current and future maintenance needs for each structure, but also to assess the adequacy of the buildings to meet the demands of the programs and services they currently provide and will likely provide in the future. Also note that much greater detail on municipal buildings and facilities can be found in the 2003 Comprehensive Plan, along with recommendations from that time based on the *Facilities Assessment and Space Needs Analysis (1998)* by Mooney Engineers.

Public Works

This 9,600 square foot building is located on a 27 acre site on Windham Center Road next to the Pleasant River, and serves as the Public Works garage, the RSU 14 garage, and houses the administrative space for the Town's Public Works Department. It was built in 1980, with additions in 1982, 1985, and the most recent addition of a space by the RSU for meeting space, an office and restroom facilities for bus drivers in 2014. Based on the SMRT report, this facility is the least able to meet the requirements of the department it was built for, and in making a recommendation for a new facility, SMRT summarizes "there are no viable options to meet the current or future space needs of the public works department in the current facility" (p. 21, Municipal Facilities Study).

The Town Council and town staff are currently reviewing a preliminary plan to construct a new facility for the Windham Public Works and RSU 14 bus garage and parking programs to be located up the hill on the same property, where the leaf and brush drop off is currently located. Pending further internal review, this item could go to Windham voters in November 2015 for funding.

Public Safety

The Public Safety Building is the home of the Windham Police Department, the central Fire/Rescue station and most of the Fire Department's administrative functions. This building was built in 1989 and is about 16,890 square feet. Overall, the Police Department occupies 7,220 square feet, and the Fire/Rescue Department occupies 7,475 square feet. The SMRT report states that based on current staffing levels and functions, the Police Department should occupy about 14,185 square feet of space, which is just about twice as much space as the Department actually occupies in the Public Safety Building, and based on Central Fire/Rescue Station function, this Department should have 12,111 square feet available, rather than the 7,475 square feet currently occupied. SMRT's recommendation is to have

the entire building turned over to one department or the other, with a new facility constructed to house the other department on that property or the Town owned land at the Roosevelt Trail.

South Windham Fire Station

This station is a shared station with Gorham. The property this building is on is located between the Presumpscot River and Main Street, near the Main and Depot Street intersections in South Windham. It is the oldest fire station in town, as well as the smallest. A wooden shed-style addition was added to the back of this brick building in 2003 in order to accommodate larger modern fire/rescue apparatus.

At Town Meeting in 2015, a bond measure was approved to purchase a building on the L.C. Andrews property in South Windham in order to repurpose and renovate the building for a new fire station that would replace the existing South Windham Station.

North Windham Fire Station

The North Windham Fire Station is located in North Windham on Roosevelt Trail across from the Manchester School. This Quonset-hut style building was built in 1973 and also has a small office that serves as a police sub-station. In 2015, sleeping quarters were added for fire/rescue staff. According to the SMRT report, it is the only fire station that has adequate space for the purpose the building serves, but it needs renovations to efficiently meet those purposes.

East Windham Fire Station

This station was built in 1993, and is the newest fire station in Windham. It is located on Falmouth Road, on the same property as a playground and the Little League field. Parking for the Lowell Preserve trail system is also located on this property. It contains the largest meeting space available to the Fire/Rescue Department, and is used by the public on a regular basis. In 201X solar panels were installed on the roof of this station, which produces enough energy to offset the electrical usage of both the East Windham and North Windham fire stations combined.

Public Library

The Library is located in Windham Center, between the Town Office building and the RSU School Campus. The building is about 8,790 square feet, on two stories. The two story portion of the library was built in 1992. Based on the SMRT report, an effort has started in 2015 to reconfigure the space within the existing building to better serve the public.

Town Office and Community Center

The Town's administrative departments (Town Manager's Office, Town Clerk, Tax Collection), as well as the departments focused on land use (Assessing, Planning, Code Enforcement) and the Parks & Recreation Department are located at the Town Office at 8 School Road. The Executive Director of the WEDC also has an office in Town Hall, and there are three conference rooms as well as the Town Council Chambers that are used by Town staff and members of the public on a regular basis. The original building was built in 1910, as the Town's high school. Subsequent additions, like the gymnasium (1920s) and the flat roofed annex (1950s) were built over the years as part of the academic use of the building. The gym includes an elevated stage and a kitchen. The gym space, dedicated as Haskell Hall in 1986 in honor of former Councilor Harold Haskell, is used as community and recreation league gym space,

community theatre events, and for large format meetings, including the Town’s Annual Meeting each June. The building received a major interior renovation in 2007.

Facilities Space Needs Study & Property Assessment Report

The *Property Assessment Report* by Oak Point Associates focused on the current conditions of the Town’s buildings and made recommendations on maintenance priorities. This report looked at each Town building for current maintenance, building code and accessibility issues. It has been a useful guide for the Buildings & Grounds crew when prioritizing maintenance on individual municipal buildings and for programming larger building improvements that are incorporated into capital planning.

The SMRT *Municipal Facilities Space Needs Study and Master Plan* looked beyond the physical condition of each structure and made assessments on how well the buildings allowed Town programs to carry out their current and likely future functions. It included discussion of identified deficiencies at each facility and suggested options for each building that included the rearrangement of space and functions within buildings along with suggested building additions and new facilities where appropriate.

The Town Council discussed the recommendations of the SMRT report at their Council meetings on September 30, 2014, and January 20, 2015. There was no vote on the prioritization of SMRT’s recommendations, but there was consensus on both the options the Town should pursue for each building and the order in which building improvements should be made. These decisions represent the basis of a municipal facilities capital plan, and are presented here:

- X
- Y
- Z

Public Services

Public Water & Sewer

The Portland Water District is the provider of public water services as well as municipal sewer services. The public water source for the PWD is Sebago Lake. The sanitary sewer service area is limited to the South Windham Village area. These lines convey sewage across the Presumpscot River to Gorham, where sewer mains convey the sewage to the PWD wastewater treatment plant on Bridge Street in Westbrook. Please see Map X-X for the extent of water mains and fire hydrants as well as the sanitary sewer service area in South Windham.

The RSU Campus has its own wastewater treatment system that has extra capacity when school is out for the summer. In fact, septage from private septic systems that is pumped from other locations in Windham is brought to this system to keep it functioning properly over the summer, and other extended periods of low usage.

The need for a municipal sewer system in North Windham has long been debated. The Town voted down a borrowing referendum for a sewer system project for North Windham in 2012 that would have collected wastewater from a defined area of North Windham and conveyed it through a new main down

Route 302 into the existing Westbrook treatment facility. The estimated cost of that proposal was almost \$40 million.

Despite that vote, the environmental concerns of relying on private septic systems remain, as well as the economic development and community development goals that can not fully be realized without some type of managed wastewater solution for North Windham. The Town Council created a Wastewater Management Planning Advisory Committee in early 2014 to study the range of alternatives that lay between the extremes of the existing private subsurface wastewater disposal systems currently used throughout North Windham and the large conveyance system that was rejected at the polls. A summary report representing the first part of that group's work was presented to the Council in late 2014. That committee recommended a closer look at clustered wastewater disposal system technologies as well as developing ordinances and standards for advanced treatment of wastewater in North Windham. The work of that committee continues along these lines.

Natural Gas

Maine Natural Gas is the supplier of natural gas service for residential and commercial customers in Windham.

- Service area and map

Trash & Recycling

For many years, the Town has contracted with the private company Pine Tree Waste for pick up of residential trash and recyclables.

- Pay per throw issues
- Recycling rates and issues
- ecomaine

Stormwater Management

Windham has been a regulated community under the federal Municipal Sewer and Stormwater System (MS4) program since 20XX. At that time, the only portion of the community regulated by this program administered by the Maine DEP was an area in South Windham. Based on changes to the Urbanized Area as a result of the 2010 Census, much more of Windham is included in the regulated area. These areas include much of South Windham, the areas in the vicinity of Highland Lake, and much of North Windham. Please see Map X-X for a map showing the designated urban area. All development project within the area that meet the program thresholds must have stormwater systems that comply with the program. The Town is currently working on procedures and documentation requirements to comply with this new designation.

Power and Communications

- 3-phase power
- Broadband internet

Emergency Response System

- Through the county

Education

The Review Team suggested a stand-alone chapter in the Plan for the RSU. Might this be the place for that work?

Health Care

- Medical office uses
- Mercy Express Care

Street Tree Program

NA

Regional Coordination of Local Services

- RSU
- County Dispatch
- Gorham/South Windham Fire Station

Policies & Suggested Strategies to Implement Policies

Policy 1 – To efficiently meet identified public facility and service needs.

Strategy 1.1 – Explore options for regional delivery of local services.

Strategy 1.1.1. – continue to work with Raymond and St. Joeseph’s College on the provision of fiber optic broadband availability to the North Windham commercial area as a first step, with future expansion to other areas of the community as a possibility.

Policy 2 – To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

Strategy 2.2 – Identify any capital improvements needed to maintain or upgrade public services to accommodate the community’s anticipated growth and changing demographics.

Strategy 2.2.1 – Continue work to develop a wastewater system for North Windham that will allow the Town to meet its environmental, economic, and community development goals that will be financially acceptable to residents of the whole community.

Strategy 2.2.2 – Establish a water and sewer extension policy will ultimately serve the Town’s designated growth areas with this infrastructure that will actually allow higher densities and more intense uses of property where it is desired.

Strategy 2.1 – Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.

Strategy 2.3 – Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.
