

Town of Windham

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**Long Range Planning Committee
Conference Room 1, Town Office
7:30 – 9:00 AM, December 5, 2018**

AGENDA

1. News/updates
 - a. [Cluster Subdivision Amendments](#) – Planning Board recommendation to Town Council scheduled for Council discussion December 11, 2018
2. Zoning Ordinance and Map amendments for the Farm and Farm Residential Zoning Districts
 - a. Review and finalize attached draft summary of November workshops for Council and general distribution
 - b. Determine need for additional stakeholder meetings (see Task 1.6 in attached Scope of Work & Public Participation Plan)
3. Other Business



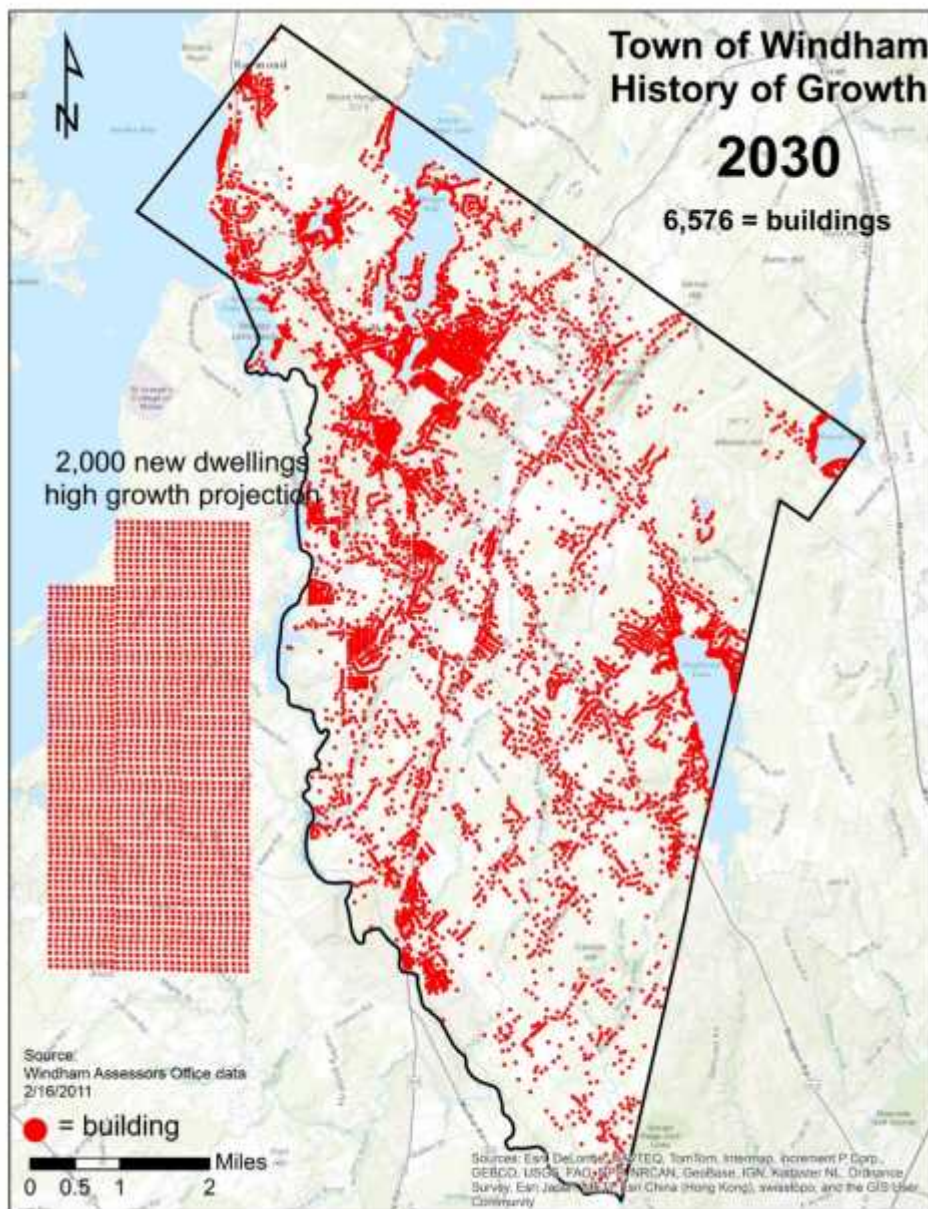
**Town of Windham
Growth in Rural Windham
Farm/Farm Residential Zoning Districts
Public Workshops – November 2018**

The Windham Town Council has directed the Long Range Planning Committee (LRPC) to review and revise the boundaries and standards of the areas designated as Rural Areas in the Comprehensive Plan Update, adopted in 2017. The goal of the review and revisions are to bring town zoning ordinances more into compliance with the policy to generally direct new residential growth away from Rural Areas. For the purposes of this effort, the existing Farm and Farm Residential Zoning Districts were chosen as the limits of work, as these zoning districts generally match up with the Rural Areas designated in the most recent Comprehensive Planning efforts.

This work coincides with recent and ongoing discussions related to private roads and development served by private roads, compatibility of mineral extraction uses in the Rural Areas and general community concern over the sheer number of new homes working their way through the subdivision approval process.

Going into these workshops, the LRPC is taking several assumptions to be givens. There are many variables that will shape Windham's growth as a community over the coming decades, but there these givens help shaped the conversation at the workshops and will continue to guide the zoning work that will be taking place through the winter and spring.

-) The long term trend of steady population growth will continue into the foreseeable future. This is a result of many factors, including Windham's location in the state's largest job market, its role in the regional housing market, and quality schools. The question is not will Windham continue to grow or not. It is how much Windham will grow, along with the more important questions of how will that growth take place, where will it be, and what will it look like.



The High Growth Rate projection developed as part of the Comprehensive Planning effort in 2015. Adding this many new dwelling units between 2015 and 2030 seems more and more feasible as the housing market recovers to long term building averages.

-) Growth management does not mean no-growth in rural Windham. For at least the last two decades, about 70% of Windham's growth has been in designated Rural Areas. Even a shift to a 50/50 distribution in new housing units between Rural and Growth Areas would be significant over time. Slowing the rate of growth and change in Rural Windham is realistic; stopping all new residential development is not.

-) Effects of growth are cumulative and permanent. As noted above, growth in Windham is not new; Windham has been growing steadily since the 1970s. The impacts of that past growth are combining with the impacts of the recent rural growth since the housing market has recovered from lows during the Great Recession between 2008 and 2011. These impacts are discussed more below.
-) Zoning alone will not be sufficient to address the rate of growth and change in Rural Windham. A zoning ordinance consists of the local regulations for what types of uses are allowed where and sets dimensional requirements for future development. Periodically adjusting these rules is an important part of managing growth but a zoning ordinance, no matter how relevant and well crafted, cannot meet all of the town's goals for its Rural Areas. The town has several other tools to direct growth, limit new building starts, and preserve and protect open spaces, surface water and wildlife habitat. These policies and programs have been discussed at past Council meetings and will not be enumerated here.

Community Workshops

Two workshops were held to present issues to and hear concerns from members of the public on growth in rural Windham. These workshops were held on Wednesday, November 7, at the Windham Middle School Cafeteria and Saturday, November 10, at the Town Office Gym. There were approximately 80 participants at the Wednesday evening session and over 50 at the Saturday morning session.



Windham Middle School Workshop, November 7, 2018

Presentation

The agenda for each session was the same, with a half hour presentation as background for participants. The presentation included an overview of the Comprehensive Plan, a recent history of growth and development including statistics and maps, and a high level description of what a zoning ordinance does and the basic philosophy behind cluster subdivision design.



Town Office Gym Workshop, November 10, 2018

Structured Stations

About an hour of each workshop was allocated for group work at four stations designed to get input from participants that will shape the zoning revisions discussed and recommended by the LRPC.

1. *Where is rural Windham?*
Information from this station was envisioned to help the LRPC potentially fine-tune the existing boundaries of the Farm and Farm Residential Zoning Districts.
2. *What are the most important rural areas?*
This station was designed to build on information collected during the Comprehensive Plan process to call out the areas and specific properties that are the most vulnerable to change and should have the strongest protections from future growth.

3. *What should future development look like?*

Given that there will be some level of growth and change in rural Windham in the future, this station asked participants to think about how future development should look and best fit in to the existing landscape. Lot layout, buffers, lot sizes and standards for development were discussed.

4. *What are the most pressing impacts of rural growth to deal with?*

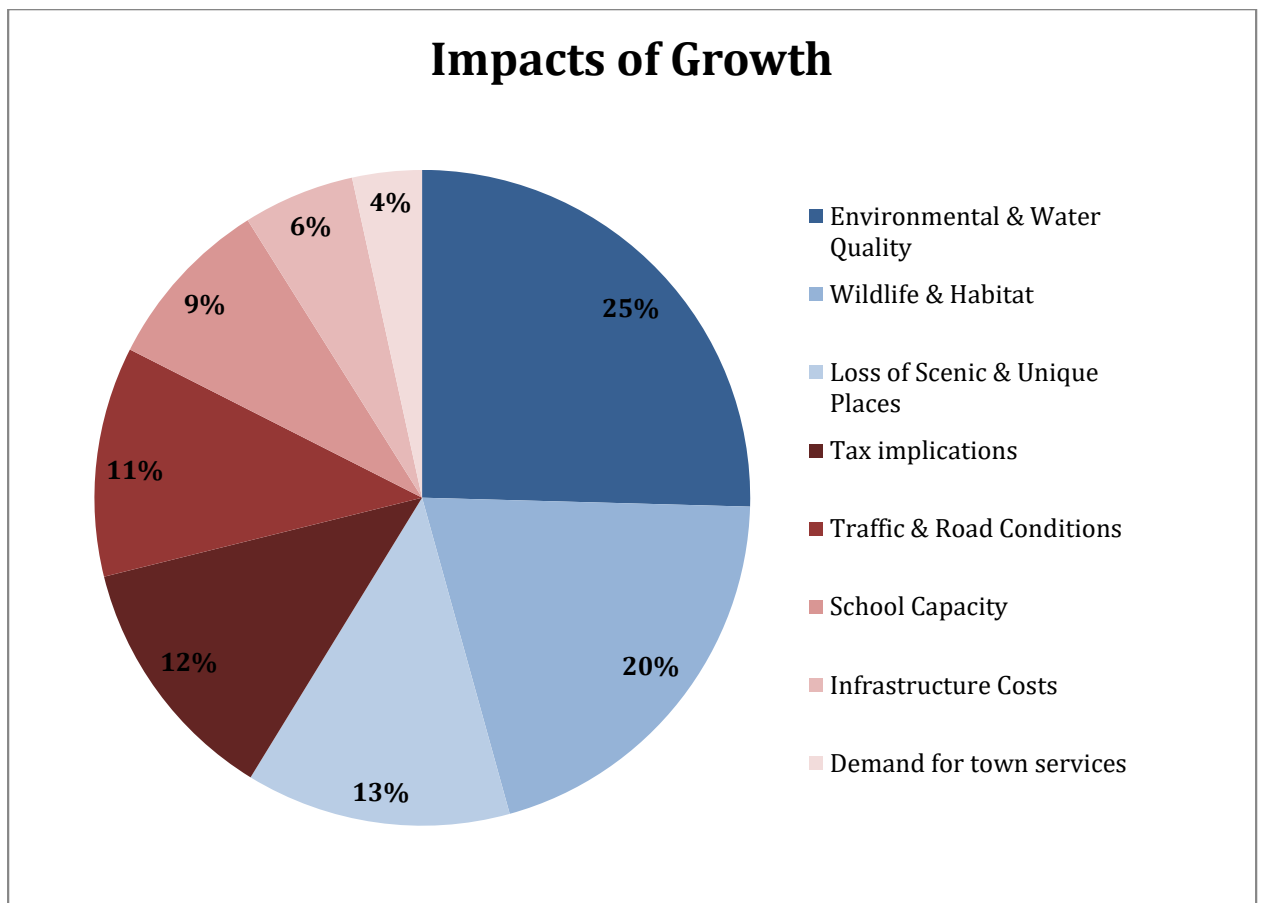
This station was designed to get a sense of the most important aspects of growth that zoning changes could help limit. Recommended zoning approaches will be very different depending on the goals they are trying to address.

Summary of Comments

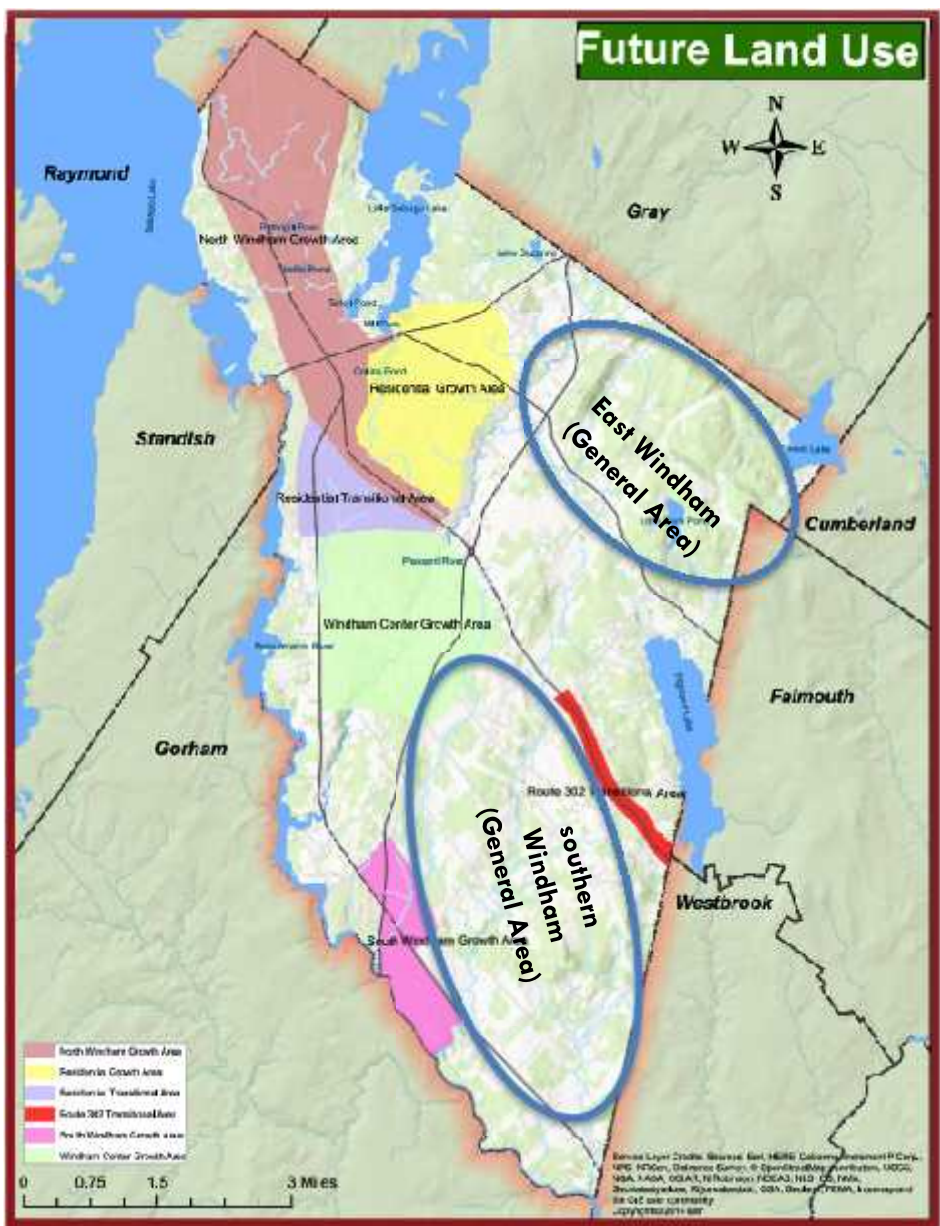
A full list of all input from the structured station notes, the dot-voting impacts work, and the post-it notes left at the informal, unstaffed station called “To me, Rural Windham Is...” can be found at the back of this report. Key takeaways from these sessions are as follows.

-)] Though concerned with many of the potential impacts of growth, by and large participants seemed mostly concerned about the environmental impacts of growth.

About half of all the dots from the two workshops (45%) were placed for concern about Environmental & Water Quality impacts and Wildlife & Habitat impacts. An additional 13% of the dots were placed for concern over loss of Scenic & Unique places. These three categories (58% in total) are all related to community character and the balance between the built and natural environment. The other major categories (42%) are related to growth impacts on community services and taxes.



J) Most special rural places identified for enhanced protection from development were classes of places or whole watersheds, as opposed to specific locations, vistas or properties.



Future Land Use Map from Comprehensive Plan Update with rural areas of Windham generally indicated.

There were many comments related to wooded areas, open fields, streams, rivers and lakes, and large contiguous undeveloped parcels of land all deserving a level of protection from future development. In general these are the kinds of places that many current (and future)

Windham residents value to act as buffers and provide privacy between homes, even when that land is owned by someone else. In addition to important ecological functions, these places serve as big back yards to the surrounding residents in many cases for quiet enjoyment and with access privileges, as places to explore, hunt and fish and play.

There were somewhat more specific comments made about areas of town that will be more useful from a zoning amendment perspective, as shown on a version of the Future Land Use Map on the previous page. For example, participants called out the areas around Canada Hill, the Webb Road/Swett Road areas, the River Road/Chute Road/Pope Road areas, existing farmlands and more remote areas of Windham, including large portions of East Windham and southern Windham.

-) The existing Farm and Farm Residential zoning district boundaries are a good general representation of the geography of rural Windham, but there is a lot of diversity of land uses/residential density throughout these large zoning districts. Newer developments don't feel rural to participants.

A broader sentiment was represented in the written comments and expressed at the workshops about new development both within an approved subdivision but also in areas that have seen significant development occur

outside of a Planning Board approval process, is that new development doesn't seem like what residents would expect of rural development. The houses are too close together, there is little attempt to locate new housing in a way that would minimize its visibility using existing tree lines or topographical features, and there is little in the way of buffers or visual screening from existing roads and homes.

When does rural turn into residential?

- Workshop participant
11/10/18

-) Suggestions for how best to minimize impacts of future growth were wide ranging and often contradictory.

Participants provided many specific suggestions on how to address or minimize the impacts of rural growth in Windham. Even though many of these suggestions are mutually exclusive and demonstrate a lack of

common understanding on some pretty technical concepts, there are things to be learned from these comments.

- o Cluster subdivisions versus disallowing cluster subdivisions.

It is hard to find a community goal that is not better served by a well-designed cluster subdivision development as opposed to a traditional subdivision design. Cluster subdivisions result in smaller developed areas and less stormwater runoff and provide blocks of open space that can serve recreational, environmental and habitat functions. These are all advantages over an equal number of homes spread evenly over a given property.



Traditional Subdivision design on a 20-acre property



Cluster Subdivision design on 20-acre property

On the other hand, existing residents may feel that the resulting development looks more crowded and less rural, especially when screening or visual buffers are not adequate.

The two examples above show a cluster subdivision design next to a traditional subdivision design on a 20-acre property. The cluster has less curb-cuts on existing roads, shorter new road length, and more open space that can be used for agriculture or recreation.

- o Don't give in to developers versus flexibility to do the best project possible.

There were many comments with the sentiment that the town should not "give in" to developers and the Planning Board should not provide waivers from subdivision standards for projects that require municipal review.

On the other hand, written comments and statements at the meeting indicated a conflicting point of view that the town and Planning Board should provide flexibility and developers should have options when it comes to site specific layout to best serve each project.

- o Larger lots sizes versus the desire to minimize environmental, stormwater, and habitat impacts.

Larger lot sizes were suggested in the context of increased privacy and maintaining a rural character of spaced out homes and also as a way to reduce development potential in sensitive watersheds. Lower density would be the result of fewer homes on a given piece of land and perhaps minimize issues with impervious areas and runoff, potential well impacts from too many other homes drawing water from the same area (or contamination from a concentration of septic fields).

On the other hand, development could very well consume more acreage on a yearly basis if the existing pace of construction is not slowed down by larger lot size requirements and longer roads and more fragmented habitats are a likely result of such a change.

- o No farms in the Farm Zone?

There were many comments about protecting existing farm operations not only for the role farms play in keeping land open and the scenic value they provide, but for the role they play in a rural economy as working landscapes.

However, several participants suggested that farms should not be allowed in the Farm or Farm Residential zone because of environmental issues. The general comment that “Runoff from farms is the #1 impairment to lakes!” is not true. It is true that livestock accessing streams and riverbanks can cause soil erosion water quality issues and manure piles that do not meet state standards for runoff control can cause bacterial and nutrient issues in lakes. That said, farms are not the #1 issue for surface water quality. Lakeside development, including old and malfunctioning septic systems and runoff from developed areas including lots and gravel roads are generally much bigger issues than any farm related issues.

If there is a future for rural Windham, it includes productive working lands and farm operations.

Conclusions

The LRPC will need to continue to sift through this information, review public participation input from the Comprehensive Planning process, including the first of its kind town wide survey, and reach out to groups that were underrepresented at these workshops to gain a more complete understanding of the issues and implications of proposed zoning changes for this large part of the community.

Rural preservation should center around the remaining farms, forests, remote areas, and small village clusters. Environmental preservation is also critical, but it's different.

- Workshop participant
11/7/18

At least two clear conclusions seem to have resulted from the input received at these workshops. First, the diversity of existing uses and residential densities indicate that a relatively fine-grained approach to new zoning

standards should be pursued by the LRPC. This may be a step toward watershed specific zoning requirements or possibly overlay zones to protect water quality or aquifer resources.

Secondly, the LRPC should address the question of whether or not certain parts of the Farm and Farm Residential zoning districts are truly best described as rural or low density residential areas. Rural areas are characterized by low residential densities and working lands, an economy based on production and jobs based on the land and resources. Future residential development should be extremely limited in these areas. Low density residential areas are more uniform in their land use as homes and should focus on the minimizing nuisances to existing and future homes. At the same time, there should be an expectation that further residential development would be more common in these areas.

This important distinction will have implications on where future non-residential uses are located and any recommended changes to minimum lot sizes or other dimensional standards.

Feedback Collected at Structured Stations

Station 1.	Where is Rural Windham?
Workshop #1	Keep wooded areas as open space to support habitat
Workshop #1	review allowable uses - no quarries, etc.
Workshop #1	Discourage growth by making lots larger in size
Workshop #1	Keep clusters
Workshop #1	Keep larger areas as open space
Workshop #1	Highland Lake lot sizes are too small - make them larger and that will help with density of housing
Workshop #1	remove "C" zoning at south side of 302
Workshop #1	4 acre lots in the farm zone
Workshop #1	protect forest Lake with overlay
Workshop #1	redefine permitted use
Workshop #1	redefine farm and farm residential zones
Workshop #1	no farm or farm zone in any watershed
Workshop #1	It is fine the way it is (don't change zoning)
Workshop #1	South 302 corridor is going to become the same as north, too busy and too much traffic
Workshop #1	Transfer of development rights to Town for cash - Definitely want money from the town due to the restrictions and the loss of value created by this
Workshop #1	302 and 202 rotary why is there development on one side instead of both
Workshop #1	Maine Farmland Trust - get them involved for land preservation
Workshop #1	Protect Windham Center and make it a no growth area
Workshop #1	202-302 rotary should be no growth area - stop development
Workshop #1	Keep South Windham Rural and farm zone
Workshop #1	302 roads should not change as far as zoning
Workshop #2	We need to control the growth to maintain the history and preserve what the town means to Maine as a whole
Workshop #2	Change zoning or allowable uses to stop commercial development near lakes and associated watersheds.
Workshop #2	Develop more land use restrictions within lake watersheds regardless of whether Farm or Farm Residential
Workshop #2	Preserve the town's natural water resources! We are the gateway to the "Lakes Region"
Workshop #2	No mineral extraction by lakes
Workshop #2	Change zoning to limit residential development.
Workshop #2	Identify open spaces that the town can invest in for public space (impact fees, development rights?)

Workshop #2	Can we assure cluster subdivision open spaces are planned with contiguous spacing to reduce postage stamps and encourage large swaths?
Workshop #2	Slow down with moratorium in rural and allow residential in C-1, C-2 aka desired growth area. Encourage walking community also decreases traffic
Workshop #2	buffers to isolate development (minimal distance off road to first lots, side to rear)
Workshop #2	With clusters, first identifying what is usable for preservation (public access?)
Workshop #2	If individuals (landowner) are restrict to developing their property, a lot every 3 or 5 years, why are there not time restrictions on developers for phased construction to take responsibility of the effects of land design and possible changes needed to occur later. Modifications to the original plan that may not have been anticipated during initial design. Limits on the amount of lots a developer can develop in one year.
Workshop #2	Should this be called Rural and other high value land that should be protected from growth?
Workshop #2	Zoning boundaries stay the same, allowable uses , zoning change would be moratorium
Workshop #2	When does farm turn to residential? Don't change rules for farm usage because houses are built around the farm and farms should be tax as a farm, not as residential area.
Workshop #2	North versus South of Pleasant River - development & rural

Station 2.	What are the Most Important Areas?
Workshop #1	the water quality - Windham has more impaired streams than any other town in Maine.
Workshop #1	Limit development in areas near lakes or ponds "at risk" such as Highland & Forest Lakes.
Workshop #1	do not compromise any more rivers, streams, ponds, lakes
Workshop #1	Forest Lake - preserve watersheds
Workshop #1	Conservation land must be large, interconnected and dynamic for wildlife. Maine Audubon worked on this for years. Open space is not fields without trees. All seasons need to be considered.
Workshop #1	large parcels of woodland/forests especially near lakes/ponds
Workshop #1	Preserve nature
Workshop #1	Absolutely no mineral extractions should be near these natural resources (Forest Lake and all of the lakes/aquifers)
Workshop #1	No more quarries
Workshop #1	If you keep the larger lot sizes and allow dirt (private) roads that will cut down on people who want to live in a subdivision with paved roads and walkways. We'll only get buyers who want to live that way and not those who want to change it.
Workshop #1	Close loopholes that allow developers to put in subdivisions that are "not subdivisions"
Workshop #1	No sewer
Workshop #1	Everywhere outside "North Windham" shopping strip on 302
Workshop #1	land trust easements
Workshop #1	We need waterlines and less density
Workshop #1	Where I live
Workshop #1	Highland Lake
Workshop #1	Colley Wright Brook watershed
Workshop #1	Pleasant River watershed, which is Route 202/Falmouth Road bordering Falmouth/Cumberland/Gray
Workshop #1	Riding to the top - 65 acres Land of Nod Road
Workshop #1	Webb Road/Swett Road
Workshop #1	Lakeside Drive, Forest Lake Area
Workshop #1	Baker Brook from source to river
Workshop #1	Area north of Pettingill Pond and west of Little Sebago Lake
Workshop #1	Black Brook
Workshop #1	Bumblersfoot Farm
Workshop #1	Highland Cliff Road
Workshop #1	Bumble Root Farm where the old Weeks Farm was (forever Farm)
Workshop #1	Quadrant bordered by River Road/302/202/Westbrook line

Workshop #1	From River Road to Chute Road to Pope Road. Rivers cross these lands
Workshop #1	Colley Wright Brook still ok, but won't be if all development gives in above it
Workshop #1	Where there is large parcels of land with old farms still standing
Workshop #1	Forest Lake and all of the lakes/aquifers shouldn't have farm zones around them, farm runoff is the impairment to lakes, rivers and streams.
Workshop #1	Farmland on Chute Road, Montgomery and adjacent area
Workshop #1	Keep all the farmland
Workshop #1	Leave the farm land alone - Council and Planning Board, stop trying to make it a town level.
Workshop #1	Rural preservation should center around the remaining farms, forests, remote areas, and small village clusters. Environmental preservation is also critical, but it's different
Workshop #2	Hiking trails, fields
Workshop #2	hunting and 4-wheeling access
Workshop #2	trail systems for public access
Workshop #2	Areas around lakes and large bodies of water - watersheds need to be protected from development. Aquifer protection overlay should be implemented - Forest Lake, Highland Lake, Sebago Lake, Presumpscot River
Workshop #2	Lakes, streams, rivers, ponds.
Workshop #2	honor soils tests and watershed protection
Workshop #2	all along the Presumpscot River and Tributaries + +
Workshop #2	watersheds - Colley Wright, Black Brook, Pleasant, Presumpscot and lakes + +
Workshop #2	around all water bodies (lakes, streams, ponds). Windham is the lake region - needs protection
Workshop #2	Lake and stream protections are inadequate and those areas need to be a focus
Workshop #2	Areas around lakes, streams, rivers and other water sources, such as aquifers
Workshop #2	anywhere there is open fields, wildlife, farm animals
Workshop #2	Large contiguous swaths of undeveloped land
Workshop #2	Protect enough land to hunt along the powerlines and associated habitat
Workshop #2	Why should landowners open up their property for snowmobiling, hunting, etc., without permission?
Workshop #2	all that is rural - encourage growth downtown

Workshop #2	Preserving historic areas and buildings/homes. Currently a "small houses" development is being developed next to some of the oldest houses in Windham
Workshop #2	Original town lots on south River Road
Workshop #2	Farm land, open fields and woodland (South Windham and East Windham)
Workshop #2	Preserves - Lowell, etc. Protect areas around them and expand the preserves. Buy more land to preserve.
Workshop #2	side of Route 202 toward Gray
Workshop #2	Canada Hill and trails that connect to this area
Workshop #2	Preserve East Windham! It's becoming as densely populated as No. & So. Windham. We want to keep our fields and farmland.

Station 3.	How Should future development look?
Workshop #1	Allow for people to make a living for their families by allowing more small business options for permitted uses in rural areas.
Workshop #1	privacy, use of land, buffers between dwellings
Workshop #1	Any new development within a watershed of any large bodies of water including all lakes should be on at least a 5 acre lot or more with no means to subdivide in future
Workshop #1	low impact development techniques that are specific to watershed water quality needs
Workshop #1	no public water +
Workshop #1	The potential tax base of a development should support the infrastructure installed for the development - water/sewer, roads, school growth implications (long road with one house cannot support the maintenance of the road over time)
Workshop #1	Not clearcutting for development +
Workshop #1	Keep as much natural surrounding as possible
Workshop #1	contiguous open space & open space adjacent to other open space
Workshop #1	no new mineral extraction operations near residential homes or within any watershed to large bodies of water or streams that lead into large bodies of water
Workshop #1	Cluster Housing - rather than spread all over +
Workshop #1	Larger Lots (4 acres)
Workshop #1	Not subdivision development
Workshop #1	Cluster recently doesn't look rural +++
Workshop #1	Should be setback from existing roads +
Workshop #1	Dirt roads for smaller developments +
Workshop #1	Mixed lot sizes, mixed uses
Workshop #1	cluster needs to fit the property
Workshop #1	options because areas are unique
Workshop #1	buffer zones by cluster & neighboring lots for privacy
Workshop #1	proximity to new development (2,000-4,000 ft. setback from another building)
Workshop #1	no subdivisions
Workshop #1	5 acre min lot size
Workshop #1	Allow for small business on main roads in and out of town - Route 202, Rt 35, etc.
Workshop #1	Keep non-main roads rural for housing, etc.
Workshop #1	buffer between cluster development and adjacent properties
Workshop #1	side setback 25' - 40'
Workshop #1	Village mixed use residential and commercial in growth zones
Workshop #1	It should not look like spring street in Westbrook

Workshop #1	Conservation/cluster development
Workshop #1	open space to be able to be used for agriculture
Workshop #1	No Growth +
Workshop #1	Not Westbrook
Workshop #1	keep develop as it is - cluster looks like city
Workshop #1	The farm zone should be left alone
Workshop #2	protect waterways
Workshop #2	Increase setback from streams, lakes - residential and non-residential
Workshop #2	development = focus on infrastructure sewer, water
Workshop #2	protect our wells, streams and wetlands - not too late yet
Workshop #2	development = focus on resources = focus on lakes and streams
Workshop #2	When nature is overlooked, the town is DONE. With brooks, streams, and lakes ALL under street - need to pay attention!
Workshop #2	establish watershed protections similar to Highland Lake town wide
Workshop #2	require city water & sewer
Workshop #2	retain/preserve native plant species
Workshop #2	managed open space
Workshop #2	connected greenbelt - wildlife, visual & rec access
Workshop #2	Make developers plant trees on boundaries so we don't have to look at people and their backyards
Workshop #2	mandate replanting trees and plants to developments or lots to promote a natural setting instead of a clear cut lot also to promote animal life
Workshop #2	postage stamps in development
Workshop #2	contiguous cluster areas
Workshop #2	2 acre lots + +
Workshop #2	no clusters +
Workshop #2	cluster yes - open space never developed +
Workshop #2	limited # in rural area
Workshop #2	not multifamily
Workshop #2	larger lot sizes - 5 ac to 10 ac + +
Workshop #2	larger lot sizes, bigger setbacks +
Workshop #2	Cluster should not be mandated - PB should have flexibility based on unique character of a property. Specific layout of subdivision based on the property features and buffers for water resources
Workshop #2	all minimum lot sizes 5x3
Workshop #2	conservation design - half buildable land conserved
Workshop #2	large minimum lot size >3 acres maybe 5 acres. What does Windham look like in 50 years when its "done" developing? What kind of place do we want to leave behind?

Workshop #2	lot size, cluster, multifamily based on area of Windham
Workshop #2	similar to Morrison hill, Cumberland
Workshop #2	The future should look like we hoped it would and that we will be happy that we put regulations in place in the past to achieve those results
Workshop #2	fewer waivers
Workshop #2	development to follow existing contours
Workshop #2	the existing comprehensive plan details where growth should occur and where it should not occur. FOLLOW THE PLAN! No commercial development near lakes, watersheds or rural areas
Workshop #2	Develop multifamily within growth encouraged areas
Workshop #2	Develop in designated "growth" area only

Station 4.	Impacts of Growth (Comments - dot voting results are included above)
Workshop #1	Environmental Climate Change
Workshop #1	Impacts of dwellings too close together, social friction
Workshop #1	mail delivery
Workshop #1	light pollution
Workshop #1	Create a way for the farm lifestyle to flourish
Workshop #1	Loss of quality of life
Workshop #1	Potential of high-density affordable housing (tax incentives to developers are attractive) = change in current socio-economic balance in town - need to prevent this!
Workshop #1	No farms = no/less local farm produce. This has current economic value
Workshop #1	no new quarries, gravel pits
Workshop #1	mineral extractions aren't compatible in neighborhoods
Workshop #1	Shoreland zoning should be within the entire watershed of lakes and large bodies of water or streams that feed large bodies of water
Workshop #1	Large (1 or 2) natural areas with older trees, hiking, interconnected with narrow green area. Surrounded in cluster communities so small personal properties are compensated with being near the park area. Cluster communities should allow common community building or barn with possibility of communal kitchen, laundry, party space, spare bedroom for guests, yoga, gym, so house can be smaller and cheaper!
Workshop #1	Farm zones should surround lakes/natural resources. Runoff from farms is the #1 impairment to lakes!
Workshop #1	Mike Duffy's house
Workshop #2	When does rural turn into residential?
Workshop #2	Loss of rules protecting farmers and abilities to use land for different purposes
Workshop #2	Are there plans to deal with climate change?
Workshop #2	Need to address ease of use & character of downtown to reflect rural quality of Windham? Gone uncharted downtown does not encourage walking and rural lifestyle
Workshop #2	Cluster development on and around wetlands

Workshop #2	Maintain rural character of community life (community, village, environment, use of outdoors walk-bike, not fast cars and roads, local food etc) not urban like
Workshop #2	Have areas away from rural farms designated for multi units and development for roads and future sewers, water.
Workshop #2	Grandfather forms for farm use. Don't change rules for farm usage.
Workshop #2	Quarries, gravel pits, etc.
Workshop #2	Need to have stricter setbacks for commercial operations (quarries, etc) from lakes and residents
Workshop #2	Do not increase property taxes to support overdevelopment
Workshop #2	can't even walk on roads fear of getting hit in business district
Workshop #2	give incentives to keep subdivision from clearing/building so many, so fast Windham is beginning to look like a moonscape!!
Workshop #2	loss of trail access for recreation

Town of Windham

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Community Workshops Development in rural Windham

Windham Middle School Cafeteria
Wednesday, November 7, 6:30 – 8:30 PM

Town Hall Gym
Saturday, November 10, 9:00 – 11:00 AM

Workshop Purpose: Start of a conversation about zoning changes to be proposed for “rural Windham,” defined as the Farm and Farm Residential Zoning Districts.

AGENDA

1. Introductions & Overview. (10 minutes)
Amanda Lessard, Town Planner
2. Windham’s Growth: Issues & Implications. (30 minutes)
Ben Smith, AICP, North Star Planning
3. Interactive Stations (60 minutes)
 - a. Where is rural Windham?
 - b. What are the most important rural areas?
 - i. Are non-residential rural uses and activities OK everywhere?
 1. Timber harvesting, saw mills, mineral extraction, agriculture, kennels, agri-tourism, commercial campgrounds, golf courses, farm-based events...
 2. Hunting, fishing, snowmobile and ATV/dirt bike trails,
 - ii. Is residential development OK everywhere?
 - c. What should future development look like?
 - i. Visualizing residential options.
 - d. What are the most pressing impacts of rural growth to deal with?
4. Reconvene and Station Reporting (10 minutes)
5. Next steps (10 minutes)

Rural Windham Zoning Changes – Plan to Plan

Task 1 – Groundwork and Kickoff Activities

Task 1.1 – LRPC approval of project plan (10/17)

Products = Project Work Plan

Task 1.2 – ID local Stakeholder Groups

- Who else should be at the table during LRPC meetings as invited guests?
- Who should be consulted during the ordinance drafting process?
- Mike – Who would show up at a meeting against this ordinance?
 - Large Landowners
 - Developers
 - Environmental/Land Trust
 - Lakes/neighborhood associations
 - School community
 - Official Family?

Task 1.3 – Existing Document review - Comprehensive Plan and existing ordinance and map

- How well does the existing ordinance meet the vision of the plan?
- How well does the zoning match the future land use plan?
 - Assumption – there should be no F or FR zoning in Growth Areas and most of the Rural Areas should be F or FR

Products = Plan and ordinance summaries

Task 1.5 – Public Workshops #1 and #2

Do we need to define rural for people going into this meeting?
November 7 and November 10

Products = Workshop summary documents

Task 1.6 – Potential Stakeholder Group meetings for input (depending on attendance at Public Workshops)

Task 2 – Ordinance Drafting and Review

Task 2.1 – LRPC Review Map

- Beyond the Growth and Rural areas, discussions about whether and where existing F and FR zones be combined?
- Does Windham need another zone or two in the Rural Areas to meet the goals of the plan and address new public input?

Task 2.2 – LRPC Review Ordinance – uses, standards, dimensional requirements

- Once the geographies of the Rural zoning are established, more time needs to be spend on the regulations

Task 2.3 – Draft ordinance and map changes

Product = Ordinance Draft #1

Task 2.3 – Official Family meeting #1 to Review Ordinance Draft with staff, individual Boards, Committees and Commissions

- Review for enforceability, practicality, consistency

Task 2.4 – Stakeholder Group meetings

- Review for alignment with rural goals and reasonable amounts of development

Task 2.5 – Public Workshop #3 to review draft changes to Map and Ordinances

- Review for alignment with rural goals and reasonable amounts of development

Task 2.6 – Final Draft proposed changes based on feedback in Tasks 2.3-2.5

Product = Ordinance Draft #2

Task 3 – Formal Adoption Process and Ongoing Support

Task 3.1 – Planning Board Discussion and Public Hearing

Task 3.2 – Town Council Discussion and Public Hearing