

Windham Master Plan 2005  
Community Visioning Workshop  
*Wednesday, May 12, 2004*  
*Town Hall*

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Purpose:           Outline Master Plan 2005 process  
                      Identify Windham's assets and liabilities  
                      Begin to create a vision for the Town's future

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Windham's Strengths and Weaknesses

**What do you like about Windham? What should be preserved?**

*COMMUNITY CHARACTER*

Most Like

- ◆ Family-oriented
- ◆ Sense of community
- ◆ Small town character
- ◆ Distinguished from neighboring towns,  
no big-box retail, few eye sores
- ◆ Country character -- open accepting  
community, rural, open land, open  
gov't, traditional New England  
character
- ◆ Access to town officials
- ◆ Civic minded citizens

Also Like

- ◆ Strong family culture
- ◆ Diversity of ages, all generations
- ◆ Volunteerism, "can do" people
- ◆ Good quality people

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*CULTURAL / HISTORIC RESOURCES*

- ◆ Preservation of historic properties
- ◆ Historic structures (Searles Castle, School, etc.)
- ◆ Town band
- ◆ Civic organizations / social clubs
- ◆ Churches – faith communities

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*ECONOMIC DEVELOPMENT*

Most Like

- ◆ High property values
- ◆ Availability of conveniences, but not  
too much development (controlled)
- ◆ Unique businesses
- ◆ Distinctive character – no big boxes

Also Like

- ◆ Home-based, local businesses
- ◆ Small family run businesses

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*COMMUNITY FACILITIES*

- ◆ Town facilities
- ◆ Library

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### *HOUSING*

- ◆ Price of homes, property values
- ◆ Elderly housing

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### *LAND USE*

#### Most Like

- ◆ Rural, quiet, country atmosphere of the town
- ◆ Close-knit neighborhoods
- ◆ Small-town character, “village”
- ◆ Good stable neighborhoods
- ◆ Suburban / rural balance
- ◆ Good zoning

#### Also Like

- ◆ Town Center
- ◆ Tree-lined streets

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### *NATURAL RESOURCES*

#### Most Like

- ◆ Conservation land / Open Space, trails
- ◆ Natural beauty of lakes, ponds & streams (Cobbett's)
- ◆ Attention to wetlands protection
- ◆ Water resources

#### Also Like

- ◆ Scenic views – Range Road, Campbell Farm, Apple Acres, Cobbetts Pond, Deer Leap, Morrison Pond, Taylor Farm, Johnsons Farm
- ◆ Farms (scenic and agriculture)
- ◆ Farmlands

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### *RECREATION*

#### Most Like

- ◆ Sports activities and recreation – kids and adults
- ◆ Griffin Park
- ◆ Recreational fields

#### Also Like

- ◆ Golf courses
- ◆ Recreation program

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### *COMMUNITY SERVICES*

- ◆ Reasonable tax rate / fiscal conservatism
- ◆ Good capital improvement plan that’s been followed
- ◆ Great school system
- ◆ Leadership
- ◆ Support of government
- ◆ Town government

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### *TRANSPORTATION*

#### Most Like

- ◆ Interstate access / overall accessibility
- ◆ Centrally located
- ◆ 2 potential rail corridors, trails
- ◆ Road network

#### Also Like

- ◆ Convenient location – close to Boston, the seacoast
- ◆ Ease of driving around

## What do you not like about Windham? What should change?

### COMMUNITY CHARACTER

- ◆ Attitude between new residents versus long-time residents
- ◆ Lack of voter interest

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### CULTURAL / HISTORIC RESOURCES

- ◆ Lack of concern for historical / archaeological sites
- ◆ Current condition of Windham Depot buildings (buildings are state owned, town owns land)

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### ECONOMIC DEVELOPMENT

#### Strongly Dislike

- ◆ Lack of economic development, strong economic base
- ◆ Lack of commercial, lack of variety
- ◆ Lack of town retail center (in village center district)
- ◆ Big box with large impervious surfaces
- ◆ Not enough incentive for responsible economic development

#### Also Dislike

- ◆ No supermarket
- ◆ No private schools
- ◆ Used car lots / Rte 28
- ◆ Bedroom community

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### COMMUNITY FACILITIES

- ◆ Lack of vision for community facilities (not big enough)
- ◆ Lack of high school and uncertainty of high school situation
- ◆ Town offices not located in one building
- ◆ Lack of utilization of town water (wells)

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### HOUSING

- ◆ Lack of affordable housing
- ◆ Workforce housing legislation and the impact on school system
- ◆ Long-term stay motels (operating like apartment housing)

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### LAND USE

#### Strongly Dislike

- ◆ Lack of village center that's pedestrian friendly and a destination
- ◆ Abusive zoning for residences and businesses
- ◆ Lack of connectivity – 93 as barrier, 111 / 111A as barrier
- ◆ Impact fees
- ◆ Not a walkable community

#### Also Dislike

- ◆ Cul de sacs, lack of connectivity of roads
- ◆ Dilapidated and abandoned buildings (Range Rd area)
- ◆ Noise ordinance, enforcement issue (rock band practice, ATV without mufflers)
- ◆ Electronic signs
- ◆ Subdivision regulations – cul de sac length, road widths
- ◆ Adult bookstore
- ◆ No sidewalks in housing developments, housing far apart (sidewalk on Rte. 28)

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*NATURAL RESOURCES*

- ◆ Current WWPDP ordinance, revise to be more flexible
- ◆ Natural resource protection not fulfilled
- ◆ Lack of water
- ◆ Conservation Commission has too much power (emphasis on process, not product)
- ◆ No places to hunt

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*RECREATION*

- ◆ Current condition of Rockingham Trail (not good for bikes)
- ◆ Not enough recreation areas / need better management plan
- ◆ No coordination of recreation information or mechanism
- ◆ Need better school / recreation areas coordination
- ◆ Town playground – hazard to get to, equipment is in bad shape
- ◆ ATV's

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*COMMUNITY SERVICES*

Strongly Dislike

- ◆ Sewage resolution (private vs. public) where appropriate, where not, growth control mechanism
- ◆ Lack of continuity between town boards and departments (common vision)
- ◆ Public safety concerns -- dead end roads, lack of connectivity, excess response time for public safety
- ◆ Lack of dedication from elected officials
- ◆ Taxes, rate of tax increases

Also Dislike

- ◆ No opportunities for senior citizens
- ◆ Town meetings

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*TRANSPORTATION*

Strongly Dislike

- ◆ 111 traffic and development (east)
- ◆ Traffic, traffic, traffic
- ◆ Lack of pedestrian facilities
- ◆ Route 93 mitigation is insufficient
- ◆ Lack of balanced transportation system (or multimodal for rail, bike, buses)
- ◆ No public transportation, no cabs, no bike facilities serving destinations
- ◆ Impact of state roadway planning (111 / 93)

Also Dislike

- ◆ Lack of sidewalks
- ◆ Lack of maintenance on private roads
- ◆ Traffic lights
- ◆ Only 1 East-West route
- ◆ Highways comprise ¼ of town

## Assessing Priorities: A Vision for Windham's Future

**What would you like to see happen in Windham? Taking into account these strengths and weaknesses, what are the key changes that could make Windham a better community in the next 10 to 20 years?**

### *CULTURAL / HISTORIC RESOURCES*

- ◆ Better preservation of historic sites

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### *ECONOMIC DEVELOPMENT*

- ◆ Develop a village retail center
- ◆ More unique businesses
- ◆ Provide more jobs
- ◆ Create Town office for economic development to encourage balance of uses
- ◆ Develop an office park at 93 interchange
- ◆ Family-owned, small-businesses in village district
- ◆ Achieve an 80/20 residential to business ratio
- ◆ More economic development
- ◆ More restaurants
- ◆ Attract businesses that don't drain town services
- ◆ Add a grocery store
- ◆ Attract hotel
- ◆ More development at Rte 3 interchange
- ◆ Provide more entertainment -- things for people to do

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### *COMMUNITY FACILITIES*

- ◆ Completion of high school
- ◆ Provide a substation with staffing
- ◆ Provide public water / sewer and other utilities (either to selected areas or townwide)

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### *LAND USE*

- ◆ Strengthen neighborhoods, build community
- ◆ Control drastic changes – plan, plan, plan
- ◆ Create a downtown / Main St.
- ◆ Village district development
- ◆ Slow down residential development
- ◆ Correlate zoning to attract businesses that are appropriate for Windham

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### *NATURAL RESOURCE PROTECTION*

- ◆ Watershed protection
- ◆ Water supply
- ◆ Add more conservation land (passive vs. active)
- ◆ Preservation of farmland
- ◆ Maintain open space

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### *RECREATION*

- ◆ Activities, events, etc. for people without families and kids
- ◆ Professionally maintained rec. facilities (either with new staff or through subcontractors)

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*COMMUNITY SERVICES*

- ◆ Realistic pro forma of tax situation – current arrangement versus alternative scenarios (quantify it, understand it)
- ◆ Address needs of elderly population -- housing, etc.

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*TRANSPORTATION*

- ◆ Traffic (Rte 111)
- ◆ Better cross-town access, connectivity
- ◆ Better neighborhood connectivity via bike/ped and roads
- ◆ Bus service, better commuter options to Boston, Manchester
- ◆ Route 93 mitigation
- ◆ Avoid Route 111 expansion to 4 lanes
- ◆ Public transit system (local)
- ◆ Regional transportation system (93 to South), light rail
- ◆ Resolution of state road plan