

Commercial with the remaining lands as Rural Residential and Resource Protection Area overlay. The proposed land use designations recognize that commercial development has occurred in the Tater Hill recreational area of both Andover and Windham. Windham, in this area, is proposing to allow the development of commercial recreation facilities and commercial enterprises that are ancillary to recreational uses while at the same time advocating for compact development to protect open spaces and prevent a linear pattern of development.

#### **6. Chester**

A small area in the northeastern corner of Windham borders the Town of Chester. Popple Dungeon Road links the two towns. In Windham, this small area is designated as Rural Residential along Popple Dungeon Road with a small area designated as Forest. Chester has also designated the area along Popple Dungeon as Rural, recognizing the area as already having small residential parcels, but designates the balance as Forest recognizing the importance of contiguous forest areas for wildlife habitat as well as recreational use and encouraging development to be clustered to maximize forest preservation.

### **B. COMPATIBILITY WITH THE WINDHAM REGIONAL PLAN**

The Regional Plan is intended to provide guidelines for the planning and coordination of change and development which will, in accordance with present and future needs and resources, best promote the health, safety, and welfare of the citizens of the Region. The Windham Town Plan supports and complements the land use and development goals of the Regional Plan.

The 2006 Regional Plan identifies the “valley” lands as Productive Rural and Rural Residential lands. The Regional Plan categorizes the lands on the eastern slopes of Glebe Mountain, West Windham, Turkey Mountain, and the Stiles Brook tract along the eastern boundary of the Town as Resource lands. The Town believes that its proposed land uses are compatible with the Regional Plan.

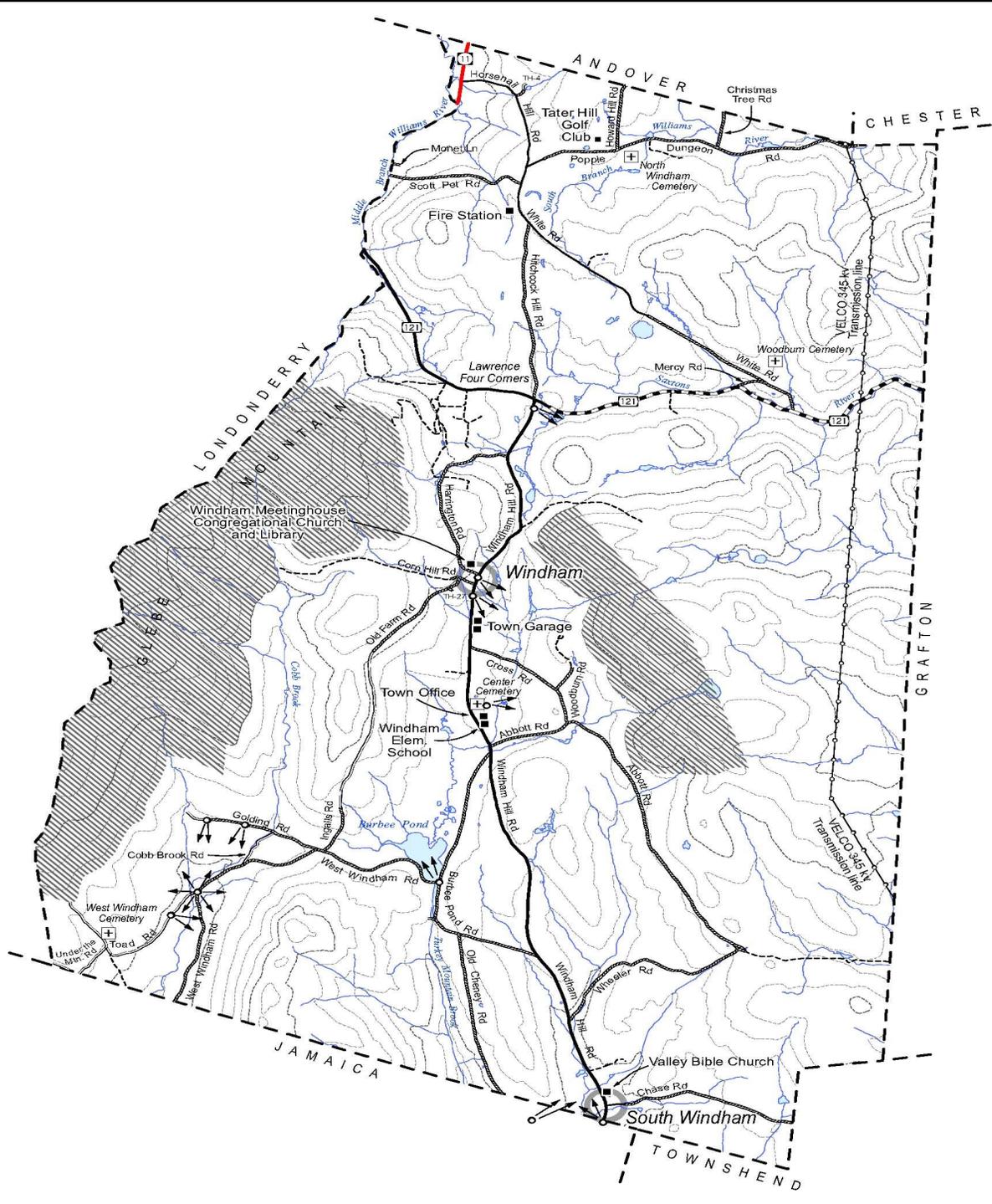
**CHAPTER XIII  
SEVERABILITY**

If any provision or portion of a provision of this plan is held to be invalid or unenforceable, all remaining provisions, or portions thereof, and the application of such provisions shall not be affected thereby, and shall remain in effect.

**CHAPTER XIV  
TOWN PLAN MAPS**

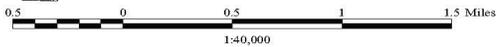
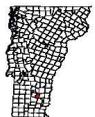
A series of maps has been prepared to assist planners, public officials and citizens to understand Windham and to assist in the planning process, and governmental and business decisions. These maps are for planning purposes only. The policies and actions, and associated narrative discussions in the body of the Town Plan prevail as the guidelines for the Town's future growth.

- Map 1. Utilities and Community Resources
- Map 2. Earth Resource
- Map 3. Watersheds
- Map 4. Natural Resources
- Map 5. Transportation System
- Map 6. Existing Land Use/Land Cover
- Map 7. Future Land Use
- Map 8. Streams and Wetlands
- Map 9. Steep Slopes
- Map 10. Viewsheds
- Map 11. Patterns of Settlement vs. Topography



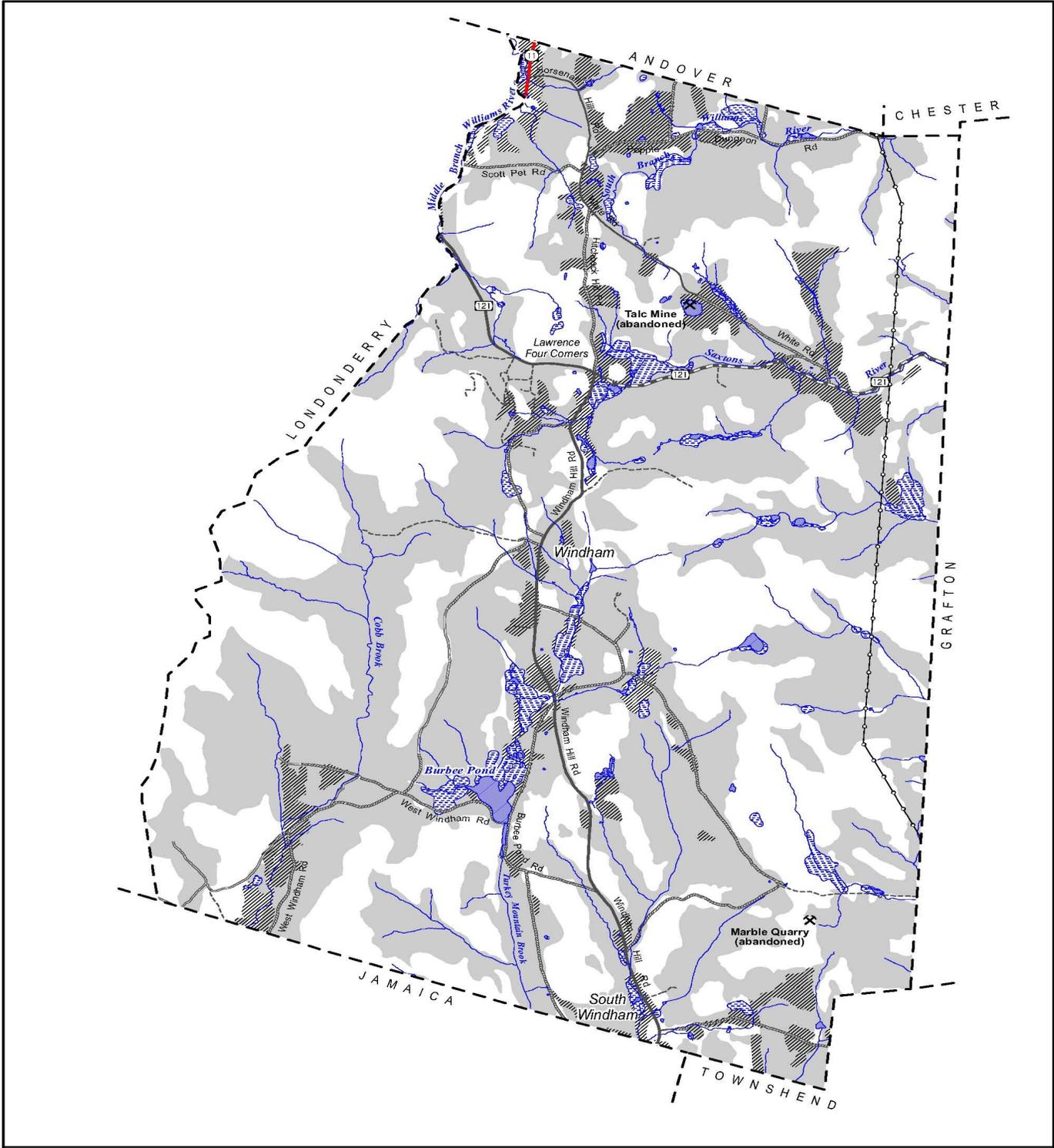
# Utilities and Community Resources

Town of Windham, Vt.  
July 2007



- Cemetery
- National Register Historic District (not actual extent)
- Electric transmission line
- Scenic view
- Prominent ridgeline
- 100-foot contour (approximate)

- Sources:
- Community Resources were identified by the Windham Planning Commission and data created by WRC GIS staff using 1:5000 orthophotos, 1:25,000 USGS topographic maps, and Windham's GIS parcel data.
  - Stream
  - Lake or pond



# Earth Resources

## Town of Windham, Vt.

March 2006



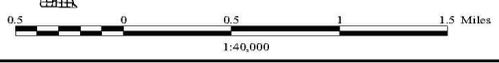

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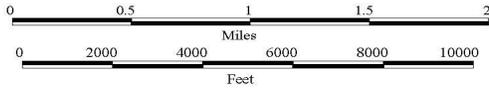
-  Mine/quarry
-  Important farmland soil (see data notes)
-  Soil with Forest Productivity Class of Site I (see data notes)
-  Wetland
-  Stream/river
-  Pond

Sources and data notes:

- Soil data are from VGIS data and are based on the Windham County Soil Survey.
- Forest productivity classes are based on the productivity of the land for forestry. Each class includes a range of potential productivity per acre per year. Site I soils are the most productive at greater than 85 cubic feet per acre per year.
- Important farmland soil delineations are derived from soils data. These soils qualify as Primary Agricultural Soils under Act 250.



# Town of Windham, Vermont Watersheds



Watershed boundary

West River watersheds:

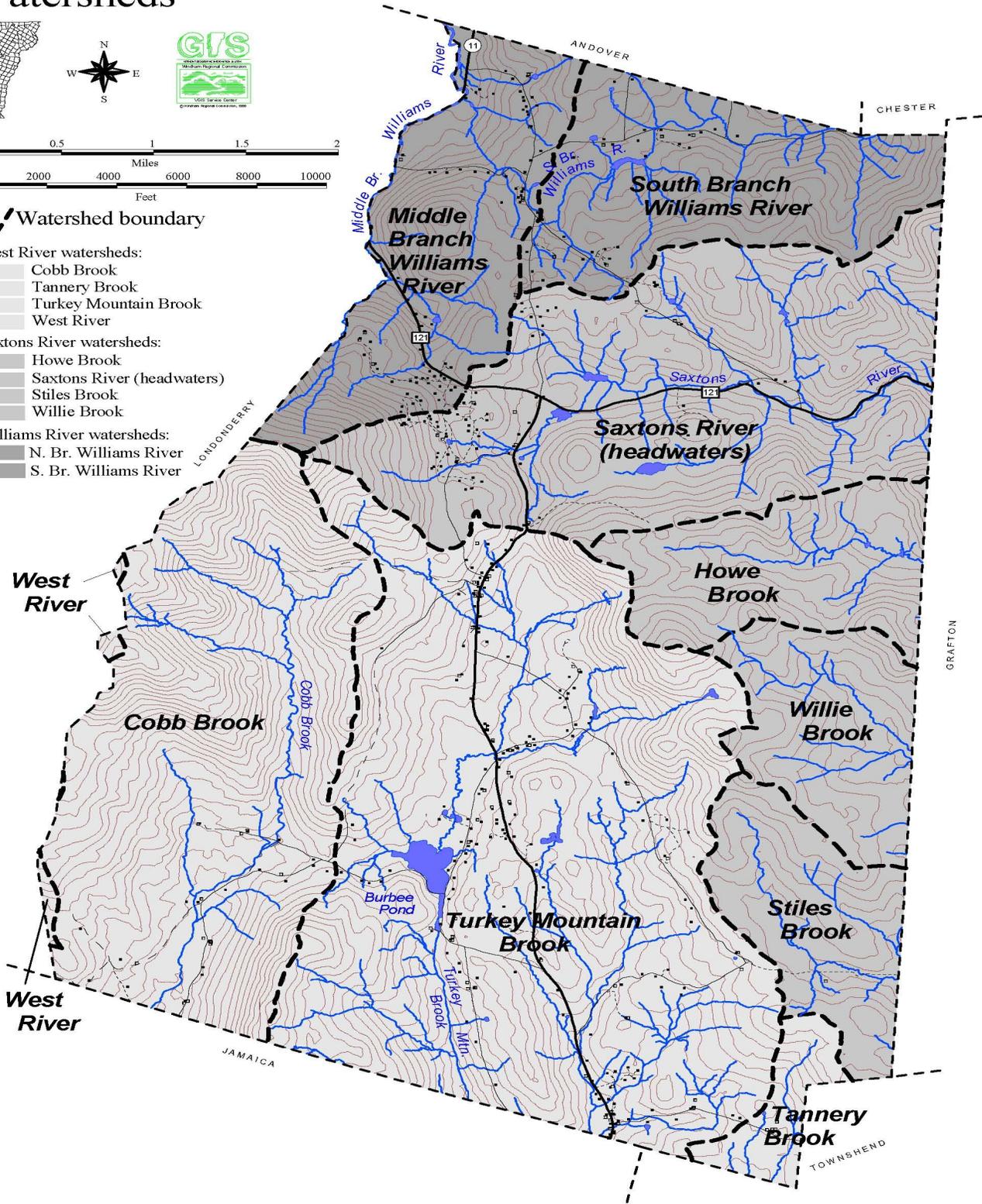
- Cobb Brook
- Tannery Brook
- Turkey Mountain Brook
- West River

Saxtons River watersheds:

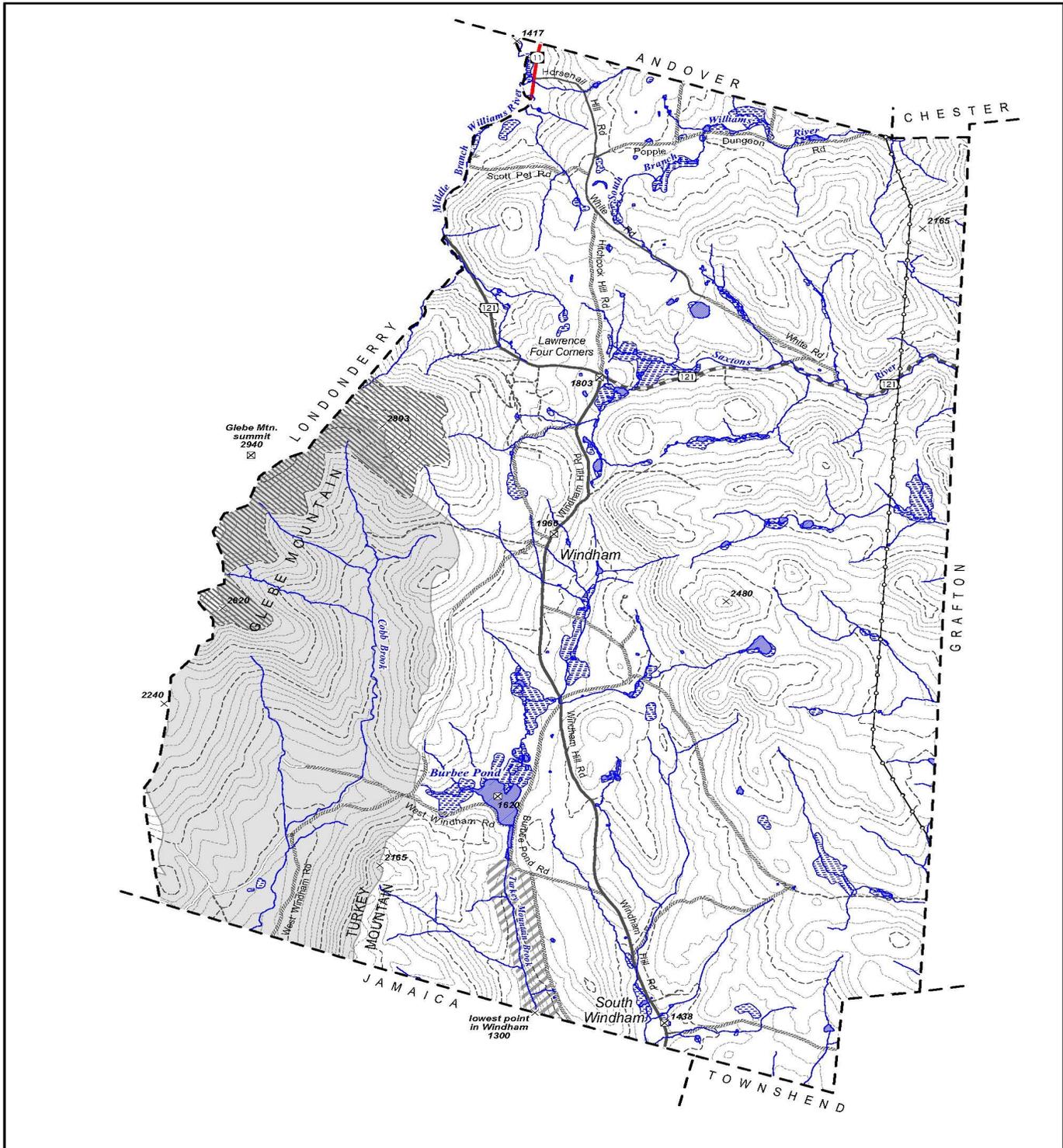
- Howe Brook
- Saxtons River (headwaters)
- Stiles Brook
- Willie Brook

Williams River watersheds:

- N. Br. Williams River
- S. Br. Williams River



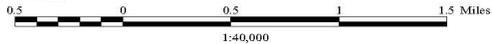
January 1999; C:\TOWNS\WINDHAM\WATERSHD.APR: watersheds-11x17 B&W



# Natural Resources

## Town of Windham, Vt.

March 2006



- 1803 □ Bench mark or spot elevation in feet
- 2480 x Elevation in feet, approximate (within 20 feet)
- 50-foot contour (approximate)
- Land over 2500 feet elevation
- Deer wintering area
- Class A(1) watershed (Cobb Brook)
- Wetland
- Stream/river
- Pond

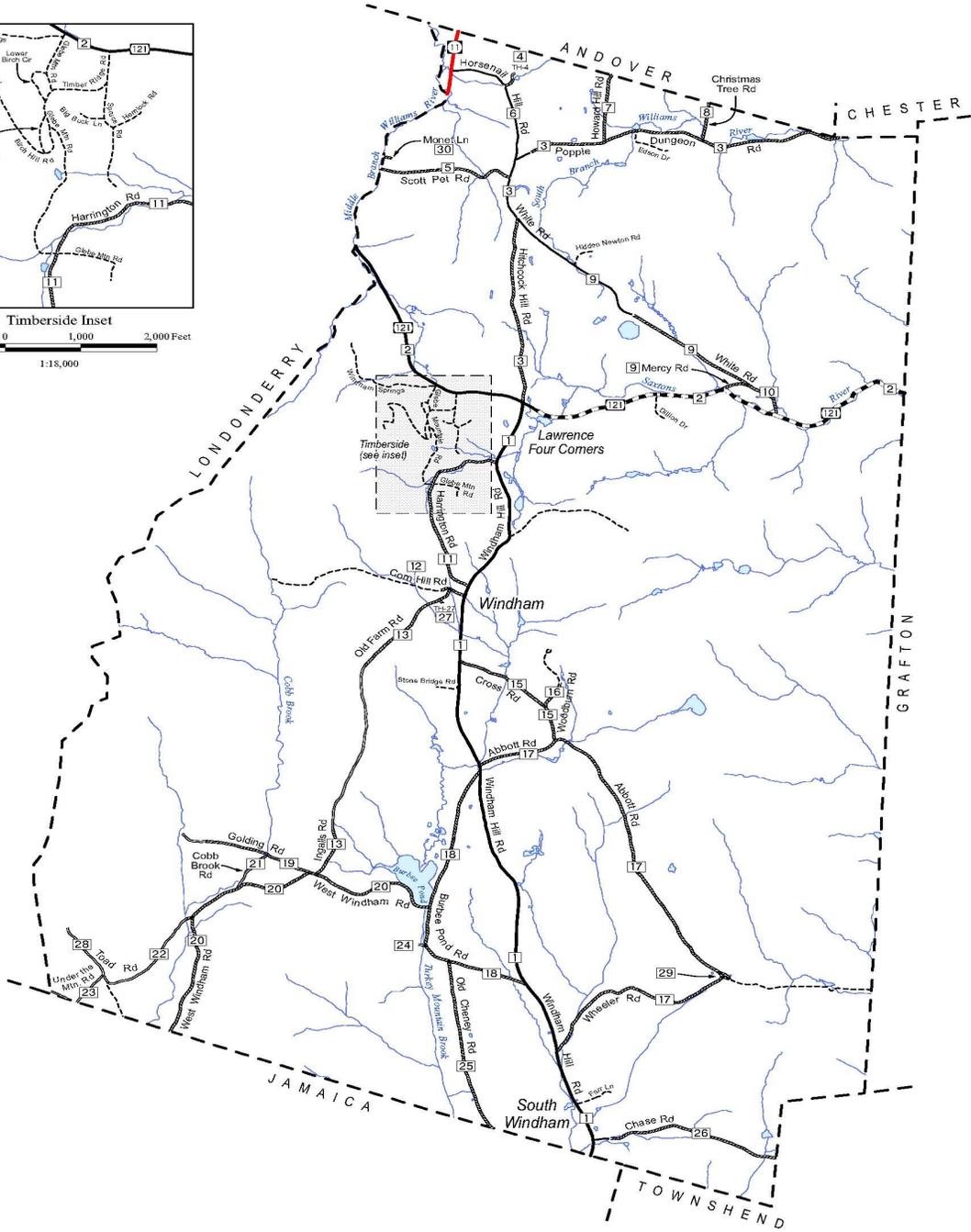
**Sources:**

- Surface waters are from the Vermont Hydrography Dataset (VGIS data layer SWannnnn).
- The watershed of Cobb Brook is classified as a Class A watershed by VT ANR, Division of Water Quality. The watershed boundary was delineated and digitized by WRCC staff using 1:25,000 USGS topographic maps.
- The wetlands shown are those included in the Vermont Significant Wetlands Inventory (VGIS data layer VSWI), which depicts the approximate locations of wetlands that are generally 3 acres or larger in size.
- Deer wintering areas are taken from the VGIS data layer DEERWN released in April 1997.
- Lands over 2500 feet in elevation were digitized by VT ANR from 1:24,000 USGS topographic maps.
- Contour lines were generated from USGS 1:24,000 Digital Elevation Models by WRCC. They are intended to portray the general hypsography of the area and should not be used to determine actual elevations.

March 2006; C:\Towns\Windham\TP\_NatRes\_11x17.mxd



Timberside Inset  
1,000 0 1,000 2,000 Feet  
1:18,000



# Transportation System

## Town of Windham, Vt.

March 2006



- State highway (paved)
- Class 2 town highway - paved
- Class 2 town highway - unpaved
- Class 3 town highway - paved
- Class 3 town highway - unpaved
- Class 4 town highway (unpaved)
- Town highway number
- Private road/drive
- Streams
- Lake or pond

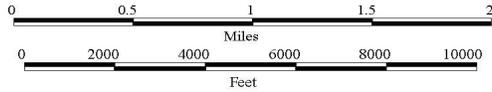
Note: class 4 town highways may be impassable to automobiles

Sources:  
- Town highway data are from Vt. Agency of Transportation sources (VGIS data layer RDStnum) and were developed by digitizing 1989 1:30000 orthophotos and from GPS data collection for Enhanced 9-1-1. Data were corrected by WRG GIS staff in 2005 using digital orthophotos and information provided by officials from the Town of Windham.

- Surface waters are from the Vermont Hydrography Dataset (VGIS data layer SWnumnum). The dataset was generated at a scale of 1:5000 and was developed using digital orthophotos, topographic maps, color infra-red aerial photography and other ancillary data sources.

# Existing Land Use/Land Cover Windham, VT

NOTES:  
 - This map should be used for planning purposes and general reference only.  
 - A large scale color version of this map is available at the Windham Town Office.



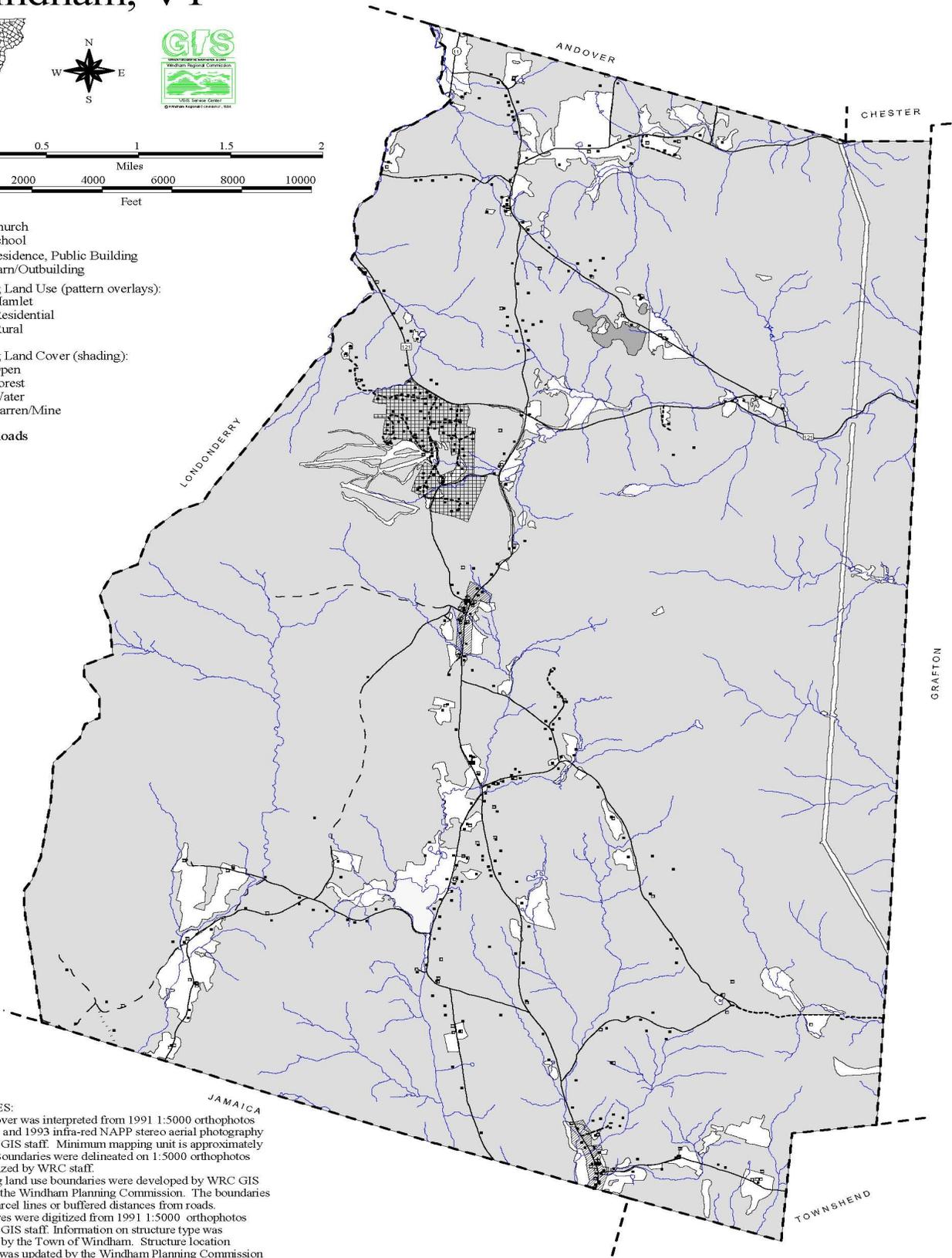
- ▲ Church
- School
- Residence, Public Building
- Barn/Outbuilding

Existing Land Use (pattern overlays):

- ▨ Hamlet
- ▨ Residential
- no pattern Rural

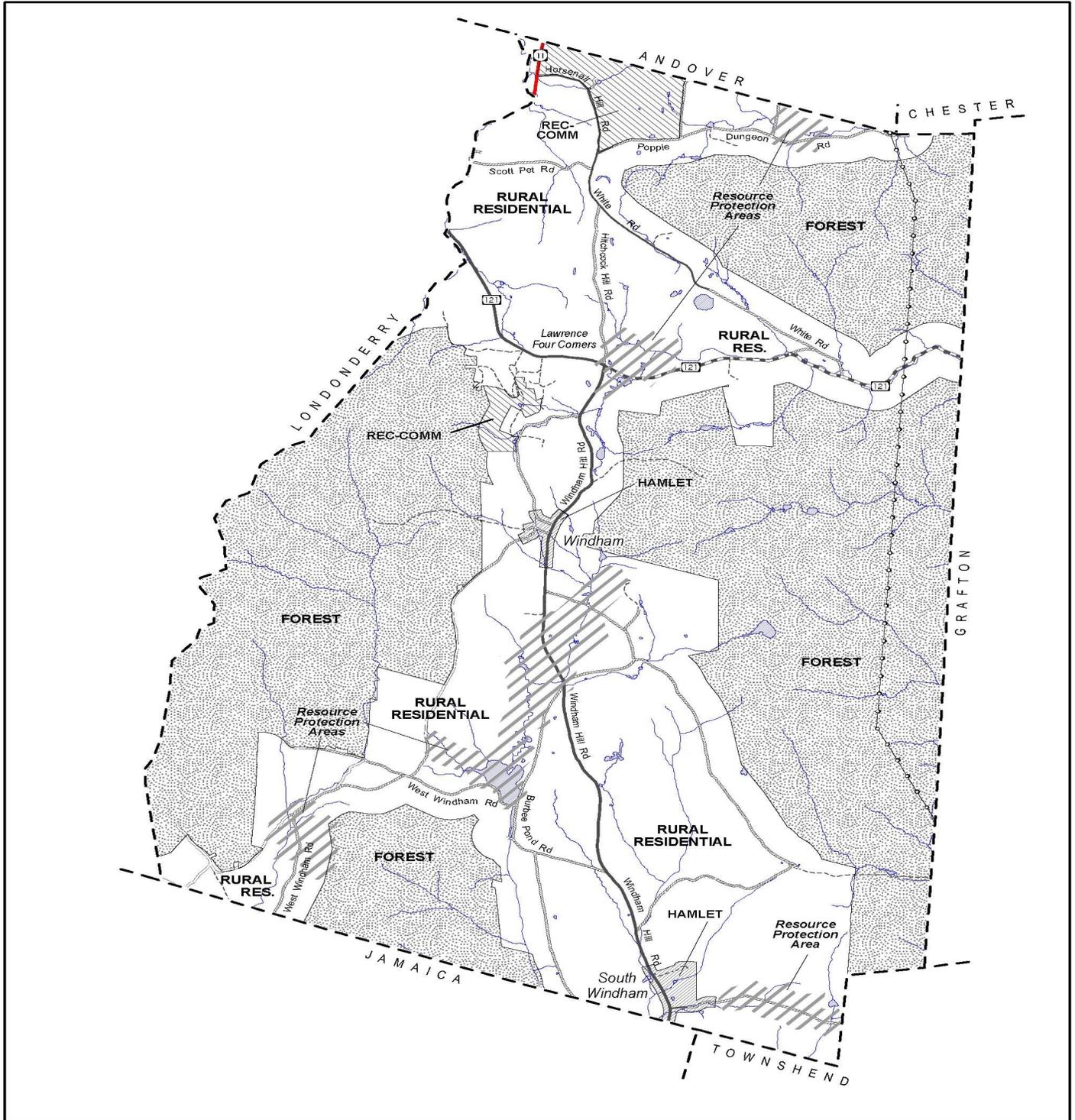
Existing Land Cover (shading):

- Open
- Forest
- Water
- Barren/Mine



**SOURCES:**

- Land cover was interpreted from 1991 1:5000 orthophotos and 1992 and 1993 infra-red NAPP stereo aerial photography by WRC GIS staff. Minimum mapping unit is approximately 1 acre. Boundaries were delineated on 1:5000 orthophotos and digitized by WRC staff.
- Existing land use boundaries were developed by WRC GIS staff and the Windham Planning Commission. The boundaries follow parcel lines or buffered distances from roads.
- Structures were digitized from 1991 1:5000 orthophotos by WRC GIS staff. Information on structure type was provided by the Town of Windham. Structure location and type was updated by the Windham Planning Commission in 1996. The location of new structures is approximate.



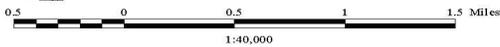
# Future Land Use Areas

## Town of Windham, Vt.

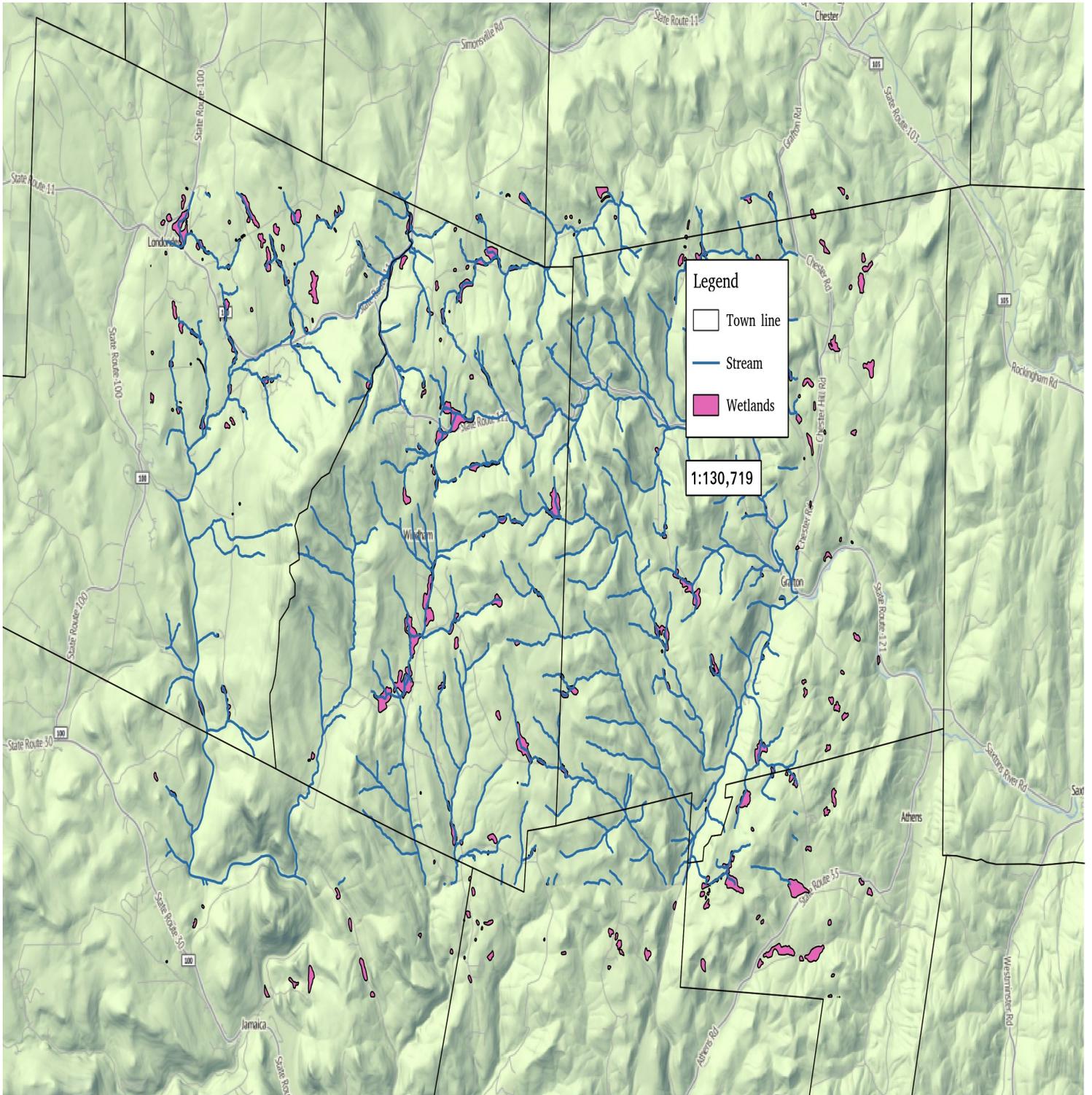
March 2006

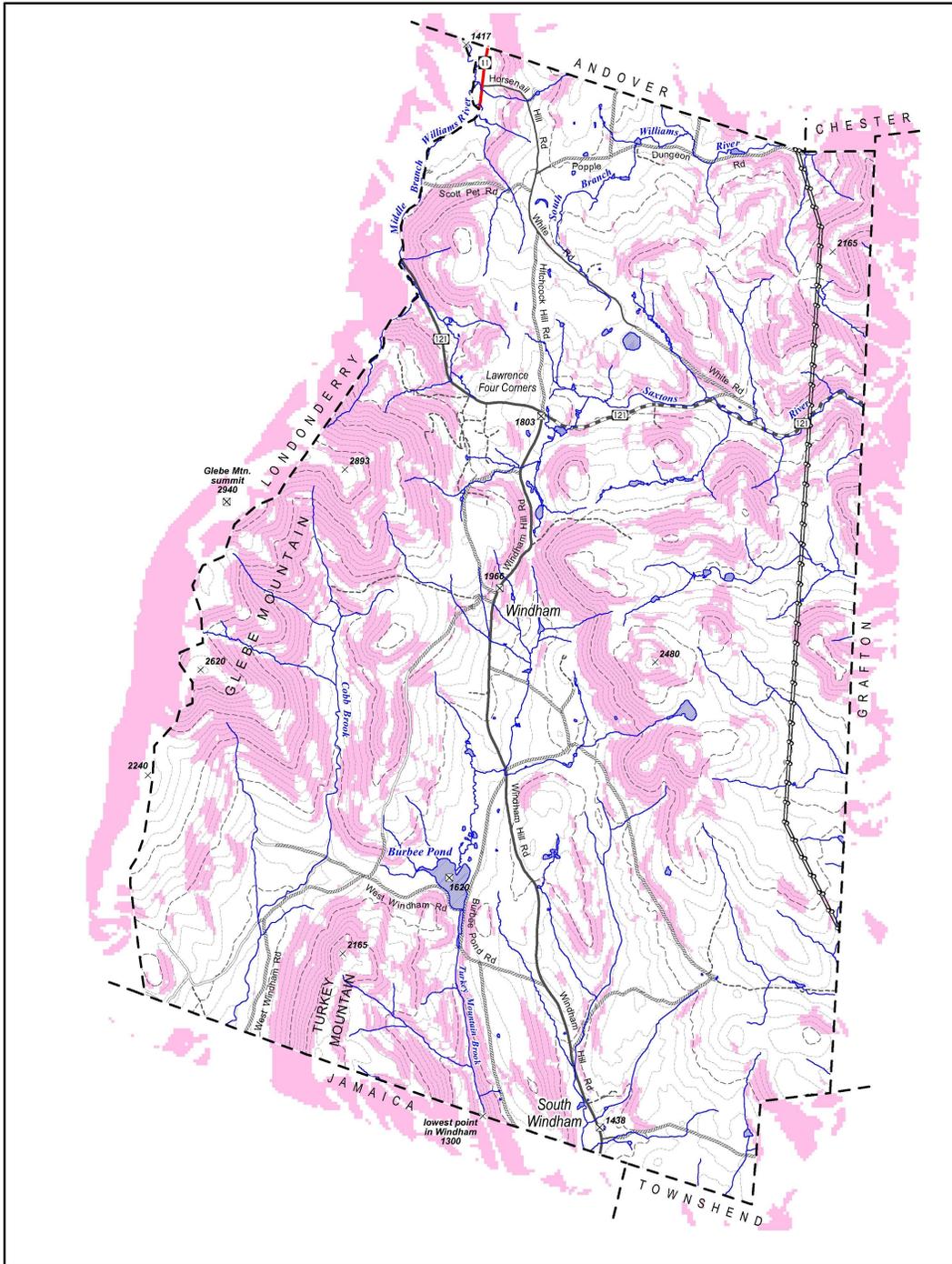
-  Recreation-Commercial
-  Hamlet
-  Rural Residential
-  Forest
-  Resource Protection Area overlay

Sources:  
 - Future land use areas were designated by the Town of Windham.  
 Data were created by WRC using existing roads and parcel data.



# WINDHAM STREAMS AND WETLANDS





# Steep Slopes

## Town of Windham, Vt.

June 2013

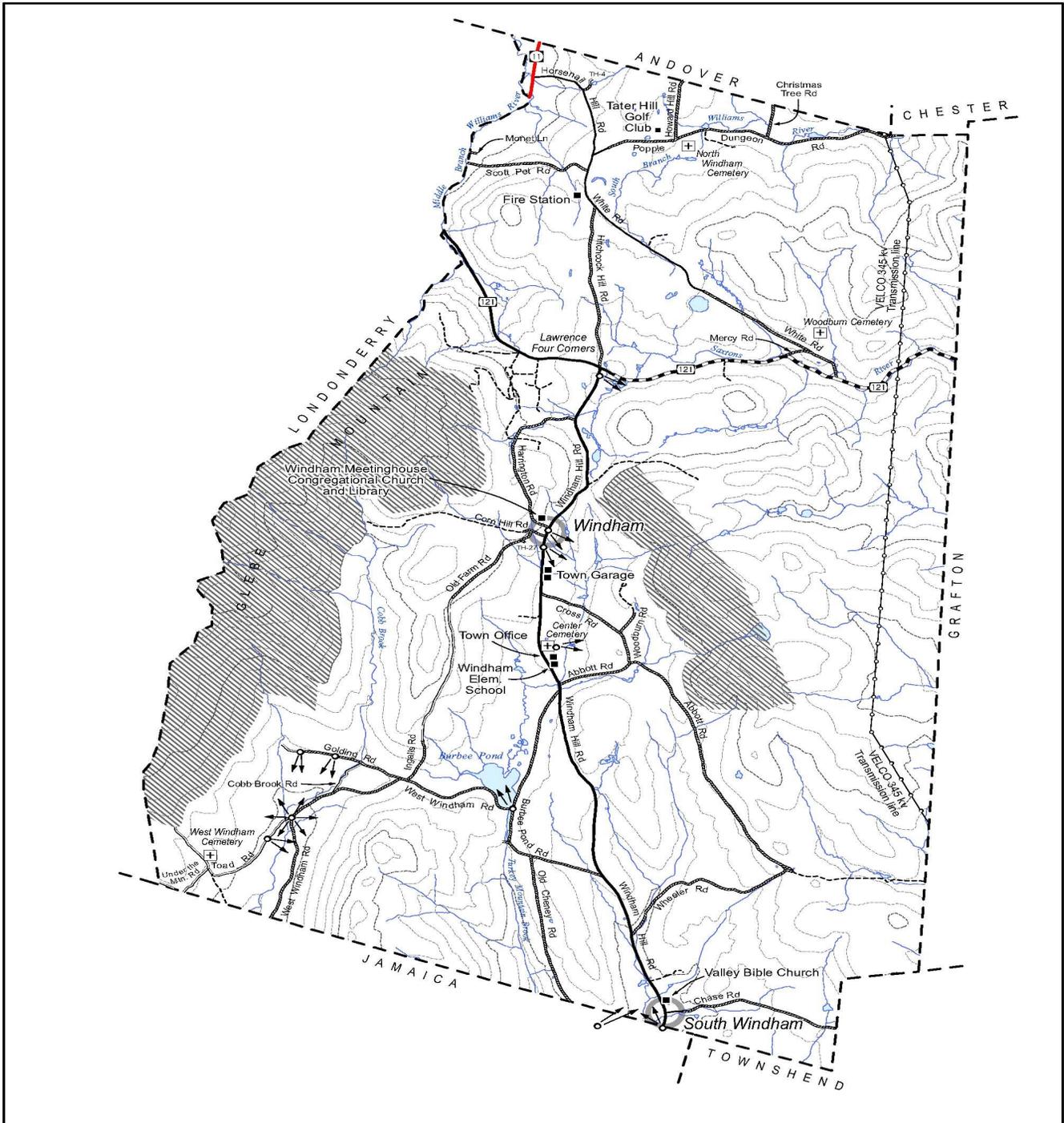
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0.5 0 0.5 1 1.5 Miles  
 1:40,000

- less than 20%
- 20% and greater
- 1803
- 2480
- x
- Elevation in feet, approximate (within 20 feet)
- 50-foot contour (approximate)
- Stream/river
- Pond

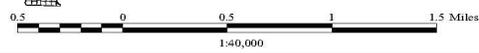
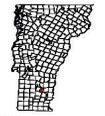
Sources:

- The source of slopes derived from soils is VGIS soils data based on the NRCS Windham County Soil Survey. Small portions of soil mapping units used to create the slope classes may contain slopes less than, or greater than, the stated slope class.
- The source of slopes derived from elevation data are USGS 1:24000 Digital Elevation Models.
- Contour lines were generated from USGS 1:24000 Digital Elevation Models by WRC. They are intended to portray the general relief of the area and should not be used to determine actual elevations.
- Elevation points were derived from USGS topographic maps.



## Utilities and Community Resources

Town of Windham, Vt.  
July 2007



- Cemetery
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- Prominent ridgeline
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# WINDHAM SETTLEMENT PATTERNS

