

**From:** William Livengood <wlivengood@gmail.com>  
**Sent:** Monday, August 9, 2021 2:47 PM  
**To:** Planning Board  
**Cc:** Amanda L. Lessard  
**Subject:** Comments on Proposed Windham Center Zoning District

Dear Planning Board Members,

My wife Debbie and I have lived at 195 Pope Road since 1975. Here, we have raised our family, restored one of the earliest homes in the area (the Elijah Pope house, once part of the Underground Railroad), and we enjoyed a rural lifestyle. Our property consists of 12 acres of fields and woods, together with 400 feet of frontage on the Pleasant River. The immediate area is clearly rural, as we look out over the Allen farm and its barns, cows and hayfields. This is why we and others moved to Windham.

Our property (and the Allen farm) is, however, in the proposed Windham Center District, where development is to be incentivized. If one turns down Swett Road from Route 202 today (something I strongly suggest you do), it is difficult to imagine seeing a convenience store (a Seven Eleven?), a theater, fitness center, or (yet another) bank - all to be permitted in this district without any special approval. In short, we believe these are areas of farmland and open space that should be preserved if we truly want to "Keep Rural Windham Rural".

We do support the concept of establishing a "walkable community", but we feel that the town will end up needing to take the lead in establishing the infrastructure, particularly as it relates to sidewalks. As written, the proposed ordinance only requires developers to put in sidewalks where they will connect with existing sidewalks, and those are few at this point. If allowed to proceed with a development without sidewalks, the job will end up being left for the town to do at a later date, if at all. (One might also ask, "Why should a developer be permitted a more intensive development, then?"). For pedestrian safety, the town also may have to commit to some increased traffic control (adjusted speed limits, traffic bumps, etc.) given the high use of some roads by commuters who are often speeding "late for work" in the morning (Pope and Windham Center Roads, for example).

Finally, we are concerned about the impact of these zoning changes on the property taxes of those of us who own developable property, but do not intend to sell. We would like to be able to pass our property on to one of our three children, all of whom live and / or work in Windham. However, I suspect that with the new opportunities for development provided by the proposed changes, our property value, and therefore our taxes, will increase significantly.

I hope you find these comments to be helpful.

Bill and Debbie Livengood

Sent from my iPad