

Delivered via email to all parties
Hand delivered copy to town

TO: Jarrod Maxfield, Chairman Windham Town Council
Windham Town Council Members
cc: Robert Burns, Windham Town Manager

FROM: Laskey Road Association
Homeowners/Taxpayers

RE: Concerns regarding Proposed Town Park between
Gambo Road and bordering/abutting Laskey Road

DATE: September 9, 2025

This Memo/Petition is sent to the above noted council and Town Manager, in an effort to inform the council of many concerns the homeowners/taxpayers of Laskey Road have realized regarding the proposed plans for a town park, consisting of 50 plus acres bordering the Presumpscot River between Gambo Road and abutting/bordering Laskey Road. As was stated by homeowners at the Public Forum on 8/6/25 and consistent with town residents concerns from the Town Meeting that there is already too much development and destruction of open spaces. This is an opportunity for the town to preserve a pristine forested area.

Both project proposals were voted down at the June 2025 Town Meeting. It is too large and too elaborate, taxes will go up and it is located abutting a private residential road. Originally, this project started out as a few new soccer fields and nature trails.

The following is a list of Laskey Road Association homeowners concerns:

- **Loss of privacy**, quality of life, enjoyment of nature.
- Some of the proposed features/activities are bordering on property lines.
- This stretch of river is known for its peace and quiet. It's for kayaks and paddle boards.
- Laskey Road is a private road and any proposed projects should not infringe upon that.

- In question is the possible **egress onto Laskey Road** from the proposed park site (car, biking, walking, parking). Vehicles would be able to access Laskey Road at random causing wear and tear to the road. Laskey Road is a private road and as such, the homeowners maintain the road. It would be impossible for our association to keep the road up to required town standards.

There are many unknowns and outstanding concerns.

- **Noise factors** from the park, the river, an amphitheater or pavilion, playgrounds, parking and new boat launch.

- The probable **increase of traffic** due to this project and the new Middle School will cause more traffic changes from Gambo Road to the rotary.

- The proposed new **boat launch** will be open to the public for all towns and the citizens of Windham will be responsible for taxes and upkeep. If more boat access is needed they should look to Sebago Lake. We are opposed to a new boat launch allowing motorized boats.

- Responsibility/questions regarding debris from food vendors, playground and debris in the river.
- Daily trash barrel removal, playgrounds, future maintenance upkeep of equipment.
- The issue of off-leash dogs. This is a problem now and will only increase with access and become more of a concern.

- Liability for use of town emergency equipment, police, any employees/guides present at the park. All of this will be reflected in our taxes.

- **Environmental Concerns:**
- Has there been any **environmental and/or demographic studies** done for this proposed park? It is in a shore land zone, which has several restrictions. These restrictions are put in place to protect water quality, prevent erosion and flooding, preserve wildlife habitats and ensure public safety.
- This stretch of the Presumpscot River has eagles, herons, turtles and other wildlife. What will happen to the wildlife if disc golf, ropes courses, amphitheaters, playgrounds, food vendors are constructed? We are just getting the natural ecosystem back after way too long.

- There are several other spaces in Windham available to add recreation or enhance what is already there. We should not be taking away conservation land for recreation use. Dundee Park already has live music and facilities. This would be a possible location for the amphitheater or pavilion. Or, other locations that are not residential conservation land should be considered first.

- What are the results of Dubois & King town surveys?

- How has the town determined whether this proposed park is feasible, or will be used enough to substantiate a project this size?

- Another question would be that Windham citizens pay taxes for schools and soccer fields, but can not negotiate a schedule for use. How many soccer fields does the town now have?

- **Pursuant to the Windham Open Space Master Plan, Goal 3.2, Page 8.** "Enhance protections for surface waters and wetlands, especially in the watersheds of waterbodies most at risk of development and for streams and rivers."
- Page 15: There are also opportunities in Windham to preserve undeveloped land in sensitive watershed.

We are respectfully requesting that the town council review our concerns and consider moving this proposed park possibly to another area of town. Away from residential roads. And leave this property as-is.