

Tammy Hodgman

From: Barry A. Tibbetts
Sent: Sunday, March 17, 2024 5:34 PM
To: Tammy Hodgman
Cc: Barry A. Tibbetts
Subject: Fwd: Proposed Zoning Changes--FOR COUNCIL enclosure
Attachments: Zoning Change.docx

Begin forwarded message:

From: <tom.hba@roadrunner.com>
Subject: Proposed Zoning Changes
Date: March 14, 2024 at 11:30:17 AM EDT
To: <TownCouncil@WindhamMaine.us>

Gentlemen: I am writing in opposition to a proposed zoning change in the Falmouth Road to William Knight Road areas (residential growth area on comprehensive plan). The planning department has proposed changing from Farm zone to VR, village residential. The change would mean a substantial change in use for our properties. VR has multiple restrictions on land use compared to farm. The planner is saying that LD2003 passed in the 130th Maine legislature is forcing the town to do this. I ask that you please read the bill that is now in Public Law. This bill lays out density requirements for housing to allow multiple units on a given lot. No where does the law say we have to change a zoning district designation to accommodate this law. By my view, the legislation instructs municipalities to allow multiple units per lot up to 4 in some cases. Change the density requirements to smaller lot sizes in Farm zones if needed but do not change the use of these lots of land. We as a town have already allowed North Windham to change drastically over the last 30 years, plus we voted strongly for infrastructure like sewer, Route 302 changes etc. Why not allow high rise buildings in this area? Also, South Windham has water and sewer. These are your areas to allow for housing growth. The bill talks a lot about affordable housing, what better to accommodate this than multiple unit structure where water and sewer is already in place.

Personally, I do not have any issue with someone building a multi-unit near me but please do not tell me what I can or cannot do anymore with my property. My wife and I are lifelong residents and we moved out of a development to farm zone in 1984 for a reason. To be able to raise animals of our choosing (we have had pigs, horses, and as many as 100 rabbits at any given time). My suggestion is do not make a change for something that is not required as we would be led to believe. The other changes proposed are mostly minor tweaks of zoning lines to match lot lines as explained by the planner at the meeting on 3/11. We should take another look at the comprehensive plan as the town is growing fast. It was only a few years ago there was a move to makes lot size minimum 5 acres. Let's slow down and take a hard look at our future. Thank you for taking the time to read.

Thomas Tyler
26 Buckfield Drive

Note: attached please find my testimony to the Planning Board on March 11, 2024

