

## **COUNCILOR MORRISON MEMO**

Date Tuesday, October 24, 2024  
To Town Council and Planning Board  
RE Councilor Due Diligence - Independent Visits by Councilor Mark Morrison Visit to Neighborhoods (Shore Road, Anglers Road). 2 ½ hours spent walking neighborhood

Purpose Solicit feedback from residents in vicinity of property (919 Roosevelt Trail/ The Roman Catholic Bishop of Portland). Proposed zone change - Farm to C 4

Summary of Feedback/ Conversation with Residents (if names are referenced, it was with their permission and OK for use in the public record).

23 homes visited, 11 conversations

- 9 - Do not change from farm zone
- 2 - no opinions at this time
- 0 - in favor of zone change

Mr. Blair, DO NOT CHANGE FARM ZONE. Keep farm. Concern of traffic congestion, water quality Of Pettingill pond and Little Sebago as well as local wells in area. Well water quality declining last 2-3 years. Also does not want residents to increase use of ponds and lake.

Mrs. Gardiner, DO NOT CHANGE FARM ZONE. Large development will negatively affect traffic and noise levels in neighborhood. Currently - quiet family friendly.

Allen Day, DO NOT CHANGE FARM ZONE, if the church needs money there is a better way. They Should not sell and put in 50 or more apartments 4 stories tall. Sell the land, keep farm zone and build single homes as part of our neighborhood. This would be consistent with all the neighbors on "this side" of Anglers Road. I Understand the need for growth and more places to live but what is proposed is not appropriate.

- Concern with traffic and well water quality decline.
- Water quality Already declining and no study being done On why? Fix this first te more development. (individual wells and pond)
- Our quiet neighborhood likely to change and become louder, losing what we value so much as a peaceful place to live

Mrs. Davis, DO NOT CHANGE FARM ZONE. I Understand need for growth and development but the proposed 50+ unit complex is not what Windham needs or wants. Big concerns with water quality in Pettingill Pond, and Little Sebago. Also concerns with well water quality.

- Well water decline coincides with Anglers apartments 3 years ago – why make worse?
- Not consistent with our sewer plan of taking businesses off line from individual sewers and adding a large septic field for 60 apartments over our aquifer. Bad move.
- Water quality of pond and lake getting worse with algae – why?
- Why add to water quality risks
- 4 story apartment building not consistent with neighborhood so close to the pond
- OK to develop single family homes
- If the zone change is made from farm to C4, and the project is declined for several reasons (EPA) and the original developer does not build. We are left with a C4 plot of land that can be developed for most commercial uses which is too much risk

Jeff Diemugard (SP?), DO NOT CHANGE FARM ZONE. OK to develop in farm with single family units. Concerns with traffic and water quality and light pollution. Quiet neighborhood could change Whole vibe. Upset with Church as they did not reach out to neighbors to let them know there was a financial need for making Improvements to church which he believes is playing large part with desire to sell. Church Leaders not involved with neighbors. Do not reach out. A good dialogue could have been established to problems solve together for a “win-win”, but unfortunately the church did not communicate. Too bad.

- Single level development OK, but not 4 stories
- Concern with traffic impact
- Talked with a few neighbors about buying land as a group’ association to make better align with their neighborhood or make a community center in conjunction with church
- Concerns of water quality with surrounding wells. He has seen his well water quality drop
- Concern with pond and lake water quality risks
- Church should have been proactive and engaged with their neighbors on financial needs

Jeanie Clemmer, DO NOT CHANGE FARM ZONE. Does not believe a 50 unit apartment building is needed behind church. Anglers Road already has a 40 unit built 3 years ago and another going in soon across the street. This is going to negatively impact traffic and put our clean water at risk – wells, pond, lake and streams.

- Adding 50 units requiring a large septic system next to our pond makes no sense, especially with what’s going on with the sewer clean up being done with our businesses.

- No large septic over our aquifer and too close to our pond and lakes – risk is too high to justify a large apartment building complex
- Concern with height proposed, not a fit if build 4 stories
- Concern with noise levels, taking away from their quiet neighborly community feel

Anthony Hessert, lives with wife and two daughters. DO NOT CHANGE FARM ZONE.

Does not see need to build a 50 unit apartment building. That area behind the church is quiet and any development should be consistent with what is on that side of the Road of Anglers. Anglers already has a large apartment complex, and I think another one coming in soon next to Bob's Seafood. That's more than enough for this area. No need for a third. We have neighborhoods and that's what should be built behind the church. Keep it farm and build a neighborhood of single family homes. That keep things consistent.

- Traffic congestion concerns
- Water quality concerns with local wells
- Pond and lake water quality could suffer – this proposal has a lot of risk to our water and environment
- Build senior housing and low income apartments in areas that don't have such high risks with our water.

Leo Gernier, DO NOT CHANGE ZONE. Moved here from Westbrook and built their cottage into a year round residence. He researched and saw there was 10 acres or so by the church but figured it wouldn't be a problem since it was zoned farm. So they invested in their property knowing this. He did not realize zones could be changed so easily. He likes Windham and did not like how Westbrook was growing and developing with several large apartment complexes built recently. Not a "neighborly" place to live. Likes individual home developments, that is what we should focus on. Keeping that neighborly feel, that is what he and wife and daughter love about this neighborhood. Don't change this. What is being proposed is inconsistent with area.

- 4 story building not appropriate
- Pond and lake water quality becomes more at risk
- Well water quality declining and this is a concern, and no one knows why?, and we are going to develop more on a large scale?
- Light pollution will change whole neighborhood feel along with increased noise
- Traffic will get much worse
- Understands Master growth plan but this small piece of property should be considered to be consistent with single family neighborhoods not commercial where almost anything goes.
- Once zone change is made we cannot go back, this is a really big risk I don't like

- Before we build here, whether its 5 or 6 single family homes or a 50 unit apartment building, we should do an EPA study first. We have a lot of risks here, and if we don't do this right we could find ourselves in big trouble 10 - 20 years out or less.

Resident X, declined permission to use name  
No opinion, has not done enough research to date

Resident Y, I don't care either way. The Town will do whatever it wants

Resident Z, declined permission to use name  
DO NOT CHANGE FARM ZONE. Does not want zone change due to traffic and water quality risks.  
A 50 unit apartment complex does not fit neighborhood area. If the church needs to sell land to make improvements, fine. Do it and don't change zone. That would be wrong.