

**From:** Stephen J. Puleo  
**Sent:** Wednesday, February 19, 2025 7:16 AM  
**To:** Amanda L. Lessard  
**Subject:** FW: Monique Drive  
**Attachments:** 04351 Draft Boundary Line & Maintenance Agreement 2025-02-18.pdf; 04351 Revised Plan Set 2025-02-18.pdf

Could you include Brian's Email as a "Public Comment" for Monday's meeting?

Thanks,  
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**From:** Brian Langerman <brianlangerman@gmail.com>  
**Sent:** Tuesday, February 18, 2025 7:03 PM  
**To:** Aaron Hunter <ahunter@sebagotechnics.com>; Stephen J. Puleo <sjpuleo@windhammaine.us>; Robert Cloutier <bob@cloutierbuilding.com>  
**Cc:** Gregory W Files <gregorywfiles@hotmail.com>; Remi McDonald <rmcdonald@sebagotechnics.com>; Jordan Gagnon <jgagnon@sebagotechnics.com>; Sferes Julie <jsferes@hs-e.com>; willa.zajac@gmail.com; nsferes@live.com  
**Subject:** Re: Monique Drive

**Warning: Unusual link**

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Greetings,

**I am in receipt of this email** and will discuss with my attorney and the property Trustees of, and for, my lot. Obviously, they will need some time to review the document and the prior deed references and maintenance agreements.

Upon initial review, I am agreeable to the content. There are several grammatical errors and factual changes that need correcting in the legal document you presented but those should be easy changes prior to filing.

Example - Page 1 Section B - I dont know a "Ryan A Pierce" and the zip code for windham is 04062 not 4062. And that is only on page one. I also noted that Monique Cloutier was listed as a signer. Whereas she is a decedent of the property that should be noted if Robert is signing as her executor of her estate or her name may want to be removed for purposes of legal clarity. (Page 5). I will review the document and create a list of needed corrections later this week.

I am assuming it will take about 2-3 weeks for my attorney to review but I am willing to stipulate at the planning board meeting that I am agreeable so long as time is allowed to make changes if needed to references of / or grammar and content.

I have forwarded this onto the abutting property owners for whom I have their email addresses (Julie and Willa) and asked that they share the information with their husbands per your request.

Respectfully,  
Brian M Langerman

On Feb 18, 2025, at 5:46 PM, Aaron Hunter <[ahunter@sebagotechnics.com](mailto:ahunter@sebagotechnics.com)> wrote:

Hi Steve,

It was good talking with you this afternoon regarding the subject project. I've attached a revised plan set along with a draft agreement to address the outstanding legal documents. Additional information regarding these items is provided below for further clarification.

I have also copied Brian Langerman in an effort to keep everyone on the same page. Brian, we ask that you review that draft agreement with your attorney and let us know of any comments or questions. If you can please distribute this to the group of affected neighbors that you have been in contact with it would be greatly appreciated to help obtain their support.

#### Revised Plan Set

- Sheet 1 of 5 – Revised to reflect the proposed access easement on Brian Langerman's property.
- Sheet 2 of 5 – Added the proposed access easement on Brian Langerman's property. Added easement line and curve tables. Added a proposed septic system, the associated 100' well exclusion zone, and a proposed well for Lot 3. Added the location of the existing septic systems, the associated 100' well exclusion zone, and existing wells for Lots 1 and 2.
- Sheet 3 of 5 – Revised to reflect the proposed access easement on Brian Langerman's property. Added easement line and curve tables.
- Sheet 4 of 5 – No changes
- Sheet 5 of 5 – No changes

#### Draft Agreement (See sheet 3 of 5 of the revised plan set for a clearer copy of exhibit C)

We have included all of the discussed items in one document in an attempt to make things easier.

- Proposed access easement on Brian Langerman's property
- Release of the deed restrictions on Brian Langerman's property
- Provide Brian Langerman with the right to access Monique Drive from his property and to be included in the road maintenance agreement of such, once access to the Monique is established and in use, not prior to.
- Revised language for the road maintenance agreement for Lisa and Jules Drive
- Proposed access easement on the Manchester's property

It is understood that we will be placed on the February 24<sup>th</sup> Planning Board meeting. We appreciate the Planning Board allowing us the time to prepare these documents for consideration. We hope to have additional information to share upon Brian's review of the agreement and will plan to provide the board with an update on our progress. If necessary, we will request additional time at the meeting to address comments from Brian Langerman in time for the following meeting on March 10<sup>th</sup>.

Please let me know if you have any questions upon your review.

Thanks,

**Aaron Hunter, PE** *Project Manager*

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