

**From:** Todd J. Coons <todd.coons@civilarms.com>  
**Sent:** Monday, May 12, 2025 5:03 PM  
**To:** Planning Board  
**Cc:** Todd J. Coons  
**Subject:** RE: PB 25-003 44-Unit Residential Condominium Development.  
Tax Map 5; Lot 25

**External sender** <todd.coons@civilarms.com>  
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Good Afternoon,

This is Todd Coons following up on my previous email and my phone call with Mr. Steve Puelo.

Mr. Puelo I can't thank you enough for your call after receiving my 1<sup>st</sup> email.

As I also mentioned I was traveling on business when the walk through (not walk through) happened as my wife did attend.

I have several concerns about the development that is coming next to my property.

1. The access road next to my driveway is VERY close and the elevation from that entry point to my driveway is about 18" to 20" higher than mine and will seriously impede my vision in and out of my driveway.
  - a. In the plan there is mention of installed stabilized construction entrance. What is that?
2. The access road is very close to my property line and I am curious of the setbacks that are required as my well is close to the line.
3. I am concerned with the noise and dirt and dust that will be created during the construction as well.
4. I've been told there will be only slabs the duplexes are built on due to the ledge, but what about blasting for the septic systems? Where are they located? Who will monitor the run off of them over the years to ensure they are not polluting the water table as I do have a well near the property line? The storm water run off is also a potential concern to my well.
5. As for the traffic. Who will monitor the traffic to make sure it doesn't exceed the requirement of IN AND OUT during peak time? You will have nearly 100 cars on this part of the development and the traffic onto the River Road will be a lot to say the least. Since the River Road was worked on it now is a racetrack and the speed of the traffic in front of the proposed development will be faster than expected.
6. This is proposed phase 1 of the development so will the phase 2 development be connected to Thayer Drive and Dollie Farm Road?
  - a. If they will this will surely be an issue with in and out traffic at peak times.
7. In the plans there is mention of trash receptacles being kept in the garage as well as bicycles and other personal items. Will there be room for the car? This seems unlikely to happen
  - a. As Windham has a NEW trash pickup I would like to know where the trash receptacles will be kept for pick up. I would assume in the neighborhood and not on River Rd.

8. Has thought been given to the potential amount of pedestrian traffic will be on the River Rd walking to the Mountain Division Trail off Gambo Rd? The plans did speak of increased pedestrian traffic so not sure how they will address this issue as it will be an issue.
9. The ditch in front of the property where the development is to be located often floods and there if very poor drainage.

My main concerns are the following to sum it up.

Possible future issue with my well. Anything from poor water quality to dry well with the possible affect any blasting will have on the water table

Traffic in and out of the development

How close the proposed road is to my driveway and the elevation of the proposed road vs my driveway. This will seriously affect our view out of the driveway

Noise from the construction and work starting too early

Dirt/Dust from the construction on my home and vehicles

Thank you and I will be at the meeting this evening to discuss this and to express my concerns.

Have a nice day,

Todd Coons

**Todd J. Coons**  
Sales Director

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**Civil Arms will be attending IWA 2025 February 27th to March 2<sup>nd</sup>. Booth number is 3-532. If you would like to Schedule a meeting please let me know. Meetings will be booked for 30 min unless you think you need longer. Shannon and I both will be taking meetings so when you book I will advise who you will meet with.**

**CIVIL ARMS INC.**

80 Southgate Parkway, Skowhegan, ME 04976 USA

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**From:** Todd J. Coons <todd.coons@civilarms.com>  
**Sent:** Friday, February 21, 2025 12:42 PM  
**To:** planningboard@windhammaine.us  
**Cc:** Todd J. Coons <todd.coons@civilarms.com>  
**Subject:** PB 25-003 44-Unit Residential Condominium Development. Tax Map 5; Lot 25

Good Afternoon,

My name is Todd Coons and I live at 477 River Road.

I have just now been notified of a subdivision going in on the field next to my residence.

It is going to be 44 duplexes with the option to add more.

I would like to know who I can meet with to discuss this and to let you know my concerns with this development?

I see there is a site walk through for March 1<sup>st</sup> but unfortunately I will be traveling out of the country on business and will not be able to make the walk through.

I will be traveling from February 23<sup>rd</sup> and home on March 3<sup>rd</sup>. Please let me know who I can speak with on this matter.

Thank you

Todd Coons  
207-650-4546  
477 River Road  
Windham

**Todd J. Coons**  
**Sales Director**

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