

**From:** William Andrew <wandrew19@gmail.com>  
**Sent:** Thursday, July 18, 2024 2:56 PM  
**To:** Planning Board; Stephen J. Puleo  
**Cc:** TownCouncil  
**Subject:** Crossridge Subdivision

**Windham Town Planner**  
**Attn: Windham Planning Board**  
**July 17, 2024**

**Subject: Concerns Regarding Road Maintenance in Crossridge Neighborhood**

Dear Mr. Puleo and Windham Planning Board,

We reside on Alpine Drive. We are writing to express our concerns about the deteriorating road conditions within the Crossridge subdivision. It is disappointing that the initial planning stages of this subdivision did not adequately address the potential growth and the extensive length and number of potential roads within the subdivision. The Town should have foreseen the need for a robust infrastructure plan given the amount of undeveloped land and the likelihood of future expansion. I, Bill, know those on the board and in key positions were not involved in those discussions and decisions, but it is now up to you all to play a part in correcting those decisions for today and the future growth.

Around 10-12 years ago we were considering the purchase of a 10-acre property in Windham, not in the Crossridge area. The then Director of Code Enforcement, Heather McNally, informed me that we would need to build a road to a specific standard, regardless of my immediate plans. When I told her it is not my intent to build other homes, she emphasized the importance of considering future potential growth and that is her job. It seems that this forward-thinking approach was not applied to the developers of the Crossridge subdivision the Gilman's.

The current Consent Agreement plan only addresses a portion of the necessary repairs which are a result of not that same planning leaving many roads in disrepair. Our road was constructed to the subdivision standards, but not the road leading to it. This piecemeal approach places an unfair burden on current residents rather than the developer and raises questions about the Town of Windham's responsibility in ensuring the quality of roadways. Historical accounts suggest that the Town was aware of the developer's refusal to take responsibility for the roads, yet no action was taken until now.

We urge the Planning Board and the Council to investigate this matter thoroughly and address the following points:

- **Historical Oversight:** Determine how long this issue has persisted and what responsibility the Town bears for allowing substandard road infrastructure in the subdivision.
- **Town Authority:** Clarify whether the Town has oversight or enforcement authority regarding road maintenance plans within private associations like Crossridge.
  - There is no HOA, and no meetings have been held as outlined in the January decree.
- **Comprehensive Solution:** If the Town has a role to play or had a role in allowing the construction of Crossridge below the subdivision standards in base and width.
  - Outline the steps necessary to ensure a complete and lasting solution to the road problems in this subdivision.

- **Storm Water Compliance:** Identify who is responsible for bringing the current stormwater systems up to code, as trees are growing through some areas.
  - No enforcement, or inspection of these areas
- **Future Development Phases:** Investigate the future phases of this development.
  - Being involved in early development reviews there has been discussions and recommendations of other proposed subdivisions and when applicable, plans for future developments off the proposed subdivision
    - Regardless of who is building other phases or adjoining subdivisions
  - There are requirements for two entrances/exits, but currently, there is only one, posing a safety hazard.
    - This affects children, pedestrian, and vehicular safety during these bus stop times and creates a bottleneck safety concern for emergency vehicles.
      - Personal experience for the Town of Windham in the operation of emergency vehicles; fire, rescue and police vehicles
  - A 1.5" overlay is merely a temporary fix for deteriorating pavement.
    - What is the base depth of the gravel, base level pavement, and condition of that pavement
  - Assess the impact of phased future development, planned or unplanned on the roads, particularly Keystone and Crossridge beyond the Lockland intersection

Residents deserve safe and well-maintained roads. We hope the Town will work collaboratively with us to develop a comprehensive plan that addresses all road maintenance needs. The current plan falls short, failing even to cover the entirety of the original Crossridge road.

The Planning Board and the Town should prioritize the welfare of residents and the community, rather than catering to the interests of one developer, Peter Gilman, PTG, or any other entity seeking to circumvent standards.

Thank you for your attention to this important matter. I look forward to your response and the opportunity to discuss this issue further.

Sincerely,

Bill Andrew and Beata Wiktor

Alpine Drive

Windham