

Stephen J. Puleo

From: Aleia Culver <aleia.ansin@gmail.com>
Sent: Tuesday, January 7, 2025 8:35 AM
To: Planning Board; Deborah Ansin
Subject: #24-33 Beaulieu Drive - Reapproval of Minor Subdivision - 8 Beaulieu Drive

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To: The Town of Windham Planning Board

From: Deborah Ansin

Date: 1/5/2025

The residents of Beaulieu Drive would like the planning board to take into consideration the following preexisting requirements set by the board in 2006 and our current concerns during the approval process of the “Reapproval of Beaulieu Drive 2006 Minor Subdivision Plan”.

First of all, it is our understanding that the 2006 approval was never actually approved, because the requirements for final approval set by the planning board were never met. Please see the attached



STATE OF MAINE. pdf.pdf

official town 2006 documents below outlining those requirements and legal requirements needed to be met by the previous owner. (Please note..if you have a hard time reading the inserts and don't have them in your files, I can bring in a copy)

Secondly, we have the following concerns. Most of these concerns have been existing since the previous owner created this illegal subdivision and never complied with town standards.

1. Ensure correct width of the road for two-way traffic.
2. Ensure the road is adequate for emergency vehicles to enter and exit the road.
3. Ensure that the existing runoff water drainage is properly addressed, without causing new water issues to dwellings and the road.
4. What procedures will be taken to prevent any damage to dwellings if blasting of the existing ledge is necessary to widen the road?
5. What will be done so the residents of Beaulieu Drive can exit and enter their residences during construction?
6. Fall Ridge Road Association is concerned because they are not able to and do not want to maintain Beaulieu Drive.

7. A road association would have to be created for the residents accessing Beaulieu Drive. That would be numbers 5, 8, and 9 Beaulieu Drive. The abutter number 51 on Fall Ridge Road does not want to be on this association since they do not use this road. Not sure if the abutter number 61 on Fall Ridge Road feels the same way as other abutter.
8. Water main needs to be brought into adequate location either on Fall Ridge Road or Beaulieu Drive.

The water main and emergency vehicle access requirements are urgent concerns and need to be addressed. Especially since there was a fire in 2016 at [5 Beaulieu Drive](#) and the fire department did not have appropriate access to water or correct road access. Unfortunately, the house was unable to be saved.

If you have any questions, please feel free to contact me, Deborah Ansin, at 207-332-2148.

Thank You,
Beaulieu Drive residents