

Stephen J. Puleo

From: Barry A. Tibbetts
Sent: Thursday, November 2, 2023 1:41 PM
To: Danielle Davis; TownCouncil; Planning Board
Cc: Tammy Hodgman; Robert J. Burns; Amanda L. Lessard
Subject: RE: Pettingill pond

Hello Ms. Davis,

We are notified usually 45 to 60 days after a property sale transaction has occurred in Windham by the Cumberland County Registry. So we have not received any official notification from the registry at this point in time of a sale to the State.

You can search Cumberland County Registry to verify a potential sale early if so desired, as for the intentions those would be revealed depending on usage. Hope this helps.

Thanks Barry

Barry A. Tibbetts, M.B.A.
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From: Danielle Davis <danielledavis1989@yahoo.com>
Sent: Thursday, November 2, 2023 6:45 AM
To: TownCouncil <TownCouncil@windhammaine.us>; Planning Board <planningboard@windhammaine.us>
Subject: Re: Pettingill pond

Hi,

To piggy back below.. it's 160 anglers road. Purchased from Sean McGuire. Do you have any info on the state buying this lot? Or their intentions?

Thank you!

[Sent from Yahoo Mail for iPhone](#)

On Thursday, November 2, 2023, 6:30 AM, Danielle Davis <danielledavis1989@yahoo.com> wrote:

Hi,

Can you confirm or deny if the state of maine bought a piece of land on pettingill pond very recently?

Thank you
Dani Davis

Sent from Yahoo Mail for iPhone

Stephen J. Puleo

From: Amanda L. Lessard
Sent: Wednesday, November 1, 2023 10:43 AM
To: Danielle Davis; TownCouncil; Planning Board
Subject: RE: 919 anglers

Danielle,

The proposed 24-unit development on Anglers Road is intended to be market-rate rentals and is proposing a private on-site septic system. The size of the development will require an engineered septic system approved by the state DHHS and will likely also need to have pretreatment in order to meet the Town's groundwater standards. The Portland Water District is currently developing the planned extent of the North Windham sewer collection system and my understanding is that it is not anticipated to extend to Anglers Road as part of the first phase of its development. The Sewers Ordinance [Section 181-7](#) identifies the north Windham sewer district area potential phasing and requires commercial and multifamily developments to connect to public sewer when it becomes available.

Developers Collaborative mentioned their 48-unit senior affordable housing development that's located in Bridgton. In my opinion, housing in Bridgton, over 20 miles from North Windham, is not providing housing for seniors from Windham. Bridgton and Windham are both service center communities that are best suited for affordable housing development because of the close proximity to jobs and services. Anecdotally we hear that seniors are interested in remaining on the Avesta Housing waiting lists for a unit instead of considering other senior housing developments in surrounding communities because they want to stay near their family and friends in Windham. The Comprehensive Plan also has a goal to seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable. Windham currently only has 152 units of affordable housing, all elderly housing. The last one built was in 2006.

Best,
Amanda

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NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

PLEASE NOTE: NEW TOWN OFFICE HOURS START JUNE 21, 2023. M: 7-5, T: 7-6, W: 7-5, Th: 7-4, F:CLOSED.

From: Danielle Davis <danielledavis1989@yahoo.com>
Sent: Wednesday, November 1, 2023 7:04 AM

To: TownCouncil <TownCouncil@windhammaine.us>; Planning Board <planningboard@windhammaine.us>

Subject: Re: 919 anglers

Hi,

I have one more question... sorry if it was mentioned Tuesday but I wasn't clear on if the the new proposed 3 story housing going in behind Bobs would be connected to town sewer?

And Is that affordable housing?

There is a 55+ development going in in one of our neighboring towns, did she say Naples? Or was it Raymond? Can't remember what Meg from DC said... Maybe we re look at our growth plan and this area for this reason as well, I know those towns are not part of windham, but it seems as though this 55+ housing would relieve a little bit of the huge need for senior housing in Windham, especially since this land in windham is very close to those towns, in relation to the rest of windham.

I truly believe we (the town) needs to keep this farm, and re look at amending the growth plan around the farm land and what's allowed on farm land. Maybe it was and over site maybe it was not thought through thoroughly, and no issues with at least revisiting it, now that we are here.

Thanks for listening,

Dani Davis

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, October 31, 2023, 12:45 AM, Danielle Davis <danielledavis1989@yahoo.com> wrote:

Good morning,

Would a high density building on this property be connected to the sewer?

Please note: If it's rezoned to medium density residential, RM, instead of C4, a high density building can still be placed there, through affordable living exceptions/ town overlays.

Thank you

-Dani Davis

Sent from Yahoo Mail for iPhone

Stephen J. Puleo

From: Danielle Davis <danielledavis1989@yahoo.com>
Sent: Tuesday, October 24, 2023 3:39 PM
To: TownCouncil
Cc: Planning Board
Subject: 919 anglers re-zone

Hi Town Council,

I am unable to attend the meeting for your discussion tonight, I'll be listening online though!

I wanted to express my great concern and opposition for the request to rezone 919 anglers road from farm to commercial.

1. The sewer was needed because town cannot sustain more high density projects that are not going to be on the town sewer, why are we going to allow this one?
2. The request to rezone is to gain the church potential buyers whose plan is to put in affordable housing. It was discussed that if the zone was change to RM instead of C4, it would be a better option because it has more restrictions, but affordable housing gives them exception to still put the 4 story buildings, they stayed it during their presentation. (The developers)
3. If this sale, or project falls through /doesn't get approved... and the land is rezoned- where does that leave it? Open to anything.
4. Our drinking water quality and pond quality has taken a hit since anglers road commons have gone in, I can not imagine what would happen with a large project on the aquifer.

What could we do in this land, to be a part of the growth plan while keeping it C4?

Thank you.
Dani Davis

[Sent from Yahoo Mail for iPhone](#)

Stephen J. Puleo

From: Leo Gerior <lgerrior@daysjewelers.com>
Sent: Monday, November 6, 2023 12:52 PM
To: Planning Board
Subject: Thank You

To the Planning Board,

I am writing to express my appreciation and thankfulness for the work you are doing. I attended my first meeting on October 23rd with some neighbors. Having not been to anything like this before, I didn't know exactly what to expect. I was happy to see a board containing thoughtful individuals who are committed to their community. I appreciate you volunteering yourselves to everyone's betterment. It takes a high level of commitment and pride to attend meetings knowing that you may become a target for criticism and anger. As a group you took the time to patiently listen and identify pertinent and constructive portions of the public comment. I may not agree with everything that was said by planners and board members that night, but I thank you for the dialog. I am concerned that your donation of time may be missed and that your efforts may be thankless. Should that be the case, I wanted to make sure that I thanked you.

Thank you,
Leo Gerior
98 Anglers rd.

Leo Gerior
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