

**From:** Mark T. Arienti  
**Sent:** Wednesday, August 20, 2025 12:21 PM  
**To:** Amanda L. Lessard  
**Cc:** Brian S. Morin; Stephen J. Puleo  
**Subject:** FW: PB 25-029 #25-01 Dolley Farm Subdivision up coming meeting on Aug 25th  
Town Engineer  
**Attachments:** 25-01\_MJR\_SUB\_SP\_FP\_PLANS\_Dolley Farm\_2025\_7\_21 (1).pdf

Hi Amanda,

Both Brian and I went to take a look at the location of Thayer Drive in the proposed Dolly Farm subdivision relative to the driveway for 477 and 479 River Road. We find no reason not to accept a driveway application for Thayer Drive if one is submitted. The required site distance looks adequate to comply with Maine DOT entrance rules and the Town ordinance does not include a specific separation requirement. Maine DOT entrance rules do specify separation for driveways on Mobility Arterials with a posted speed limit of 40 mph or more, but River Road is not a Mobility Arterial and the speed limit is not 40 mph or more (its 30 mph) so there would be no separation requirement coming from Maine DOT entrance rules either,

Please don't hesitate to call if you want to discuss,

Thanks,

Mark

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**From:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Sent:** Monday, August 18, 2025 11:13 AM  
**To:** Mark T. Arienti <[mtarienti@windhammaine.us](mailto:mtarienti@windhammaine.us)>  
**Cc:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Subject:** FW: PB 25-029 #25-01 Dolley Farm Subdivision up coming meeting on Aug 25th Town Engineer

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Good morning Mr., Arienti,

My name is Todd Coons, and I reside at 477 River Rd here in Windham.

I am reaching out to you about a duplex development being proposed on the property next to mine.

I have forwarded an email chain between myself, and Amanda Lessard and she mentioned your name as being one that might be able to help me.

The duplex subdivision is proposing two points of entry and exit into the development.

One of the drives is Thayer Drive. My concern with Thayer Drive is that drive will be only about 27 feet from the entrance to my driveway. I have expressed my concerns about this as it will be very dangerous getting in and out of both my driveway and for drivers on Thayer Drive. I have asked repeatedly for the developer to move the driveway to the suggested code for driveways to 75 feet, but they still have not agreed to do this.

I am really hoping you or your staff could re-visit this and give your opinion on the two drives being to close together.

I would also mention there is a telephone pole between the two drives as well that further impedes vision entering River Road

I thank you for your time and attention on this matter.

Todd Coons

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

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**From:** Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)>  
**Sent:** Monday, August 18, 2025 10:42 AM  
**To:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Subject:** RE: PB 25-029 #25-01 Dolley Farm Subdivision up coming meeting on Aug 25thGood

Todd,  
As I previously noted, we have not received any additional comments from the Public Works Director or Town Engineer that the proposed location of the Thayer Drive is a concern that would not receive an entrance permit from the Town.

The email address does not go directly to the Planning Board, but to planning staff, to indicate to us that the communication is intended for the Board. The Board is not permitted to discuss a pending application with the public outside of an advertised public meeting. We do not forward emails to the Planning Board but share them on the agenda as part of the official record.

Amanda

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**From:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Sent:** Monday, August 18, 2025 10:33 AM  
**To:** Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)>  
**Cc:** Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>; Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Subject:** RE: PB 25-029 #25-01 Dolley Farm Subdivision up coming meeting on Aug 25thGood

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Good Morning Amanda,

Thank you so much for getting back to me.

I really don't know what to do to be honest. I have expressed my concerns for Thayer Drive being way to close to my driveway entrance but really don't feel that the planning board really realize how dangerous this is going to be moving forward.

I'm not sure if me getting back up in front of the board and begging them to make them move Thayer Drive further away from my driveway will make any difference.

I'm going to take some better photos and a video to provide a much clearer picture of the dangers and will send them before that Thursday.

Is this the email address that goes to the entire planning board [planningboard@windhammaine.us](mailto:planningboard@windhammaine.us)? If it is I'll be sure to send the photos and video to that address.

Thank you again and I'll be in touch soon

Have a great week,

Todd  
CAI

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

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**From:** Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)>

**Sent:** Monday, August 18, 2025 10:25 AM

**To:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>

**Cc:** Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>

**Subject:** RE: PB 25-029 #25-01 Dolley Farm Subdivision up coming meeting on Aug 25thGood

Todd,

As noted on the draft agenda, the application review is continuing business and not a public hearing, so per the [Rules of the Planning Board](#) Section D.3 no public comment shall be allowed during the Continuing Business or New Business portions of the meeting, except as requested by the Board. Was this email a request you wanted me to send to the Board to ask if they would request comments during the meeting? Otherwise you are welcome to submit comments in writing. If received before the end of the day on Thursday before the meeting they will be included with the agenda.

Also note that the agenda posted is a draft and is subject to change. The Dolley Farm Subdivision does not yet have it's DEP permit, so if not provided today, the application review will be postponed.

Amanda

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Amanda Lessard, Senior Planner/Project Manager  
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**TOWN OFFICE HOURS M: 7-5, T: 7-6, W: 7-5, Th: 7-4, F:CLOSED.**

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**From:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Sent:** Friday, August 15, 2025 11:33 AM  
**To:** Planning Board <[planningboard@windhammaine.us](mailto:planningboard@windhammaine.us)>  
**Cc:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Subject:** RE: PB 25-029 #25-01 Dolley Farm Subdivision up coming meeting on Aug 25thGood

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Good Afternoon,

I'm emailing the board with a question

Will there be a time for public comment for the upcoming meeting on Aug 25<sup>th</sup> regarding Dolley Farm Subdivision?

Thank you,

Todd Coons

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

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**From:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Sent:** Monday, July 7, 2025 8:21 AM  
**To:** [planningboard@windhammaine.us](mailto:planningboard@windhammaine.us)  
**Cc:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
**Subject:** RE: PB 25-029 #25-01 Dolley Farm Subdivision

Good Morning,

I hope this email finds everyone well and that you all had a wonderful 4<sup>th</sup> of July

I'm writing to follow up on my previous email and to add some additional information that I have received from Maine DOT.

I apologize for not knowing this process, but my question is will I hear back from anyone on the email below and if there is consideration to have them move Thayer Drive away from my driveway?

I was able to speak to someone from Maine DOT about this and he explained that there is an Urban Compact between Windham and the State for this part of the River Road so it would not be in their control to enforce any rules governing the distance between the two points of entry.

I did ask that if it was under the control of Maine DOT he would only comment that it would be closely looked at for safety for all those involved.

So for this reason I am asking the board to mandate that the developer move the Thayer Drive away from my driveway as this is going to create a very unsafe situation for all involved

Thank you and I look forward to hearing from anyone and do let me know if you have any questions of me

Have a great day,

Todd

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**From:** Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>

**Sent:** Wednesday, June 11, 2025 8:05 AM

To: [planningboard@windhammaine.us](mailto:planningboard@windhammaine.us)  
Cc: Todd J. Coons <[todd.coons@civilarms.com](mailto:todd.coons@civilarms.com)>  
Subject: PB 25-029 #25-01 Dolley Farm Subdivision

Good Morning All,

My name is Todd Coons and I live at 477 River Road and my property line abuts this project.

I've attended both public meetings so far and was at the meeting Monday night.

I have to say I left the meeting very frustrated and feeling like the concerns that I have for my driveway entrance being far to close to the proposed entrance to Thayer Drive were not close to being resolved

I am going to do my best to keep this organized and brief.

As I have previously mentioned I am worried about the blasting and what that might do to the water table and how it might affect my well.

**Next my driveway in proximity to the proposed entrance to Thayer Drive.**

1. My driveway is approximately **27 feet** to the entrance of Thayer Drive
  - a. For Mr. Roma to suggest that I should communicate with a driver exiting Thayer Drive because we are close enough to do that is Unacceptable and DANGEROUS. This alone should prove that the two entrance are way to close to each other and Thayer Drive must move further away from my driveway entrance.
2. Maine Regulation, curb cuts on access drives must be separated by minimum of 75 feet where possible. I can say it is very possible for Thayer Drive to be moved away from my driveway.
  - a. It seems to me that DM Roma is doing designs for multiple developers and is assuming the planning board will grant a variance on the 75 feet and that is wrong for them to do that. There is a simple solution to this and that would be to build fewer dwellings in the development.
  - b. I have attached this regulation and would like to bring your attention to the highlighted in yellow section. I read this to say that if the driveways enter an external road they are to be even further apart. If the requirement is 175 feet apart for 40 MPH zone what is the distance, there should be between the driveways for a 30 MPH zone?
3. During the meeting Mr. Yost has concerns about the visibility between the driveways within the subdivision and those driveways are further apart than mine at 27 feet.
4. GPS direction will bring drivers up my driveway because the driveways are too close. A vehicle traveling South on the River Road following the directions will be instructed to make your next left and will come into my driveway and that too is a big issue.

I have driven the length of the River Road from Westbrook to the intersection of River Road and Rt. 302 and there is NOT one time that any driveways or roads are that close together.

I am only asking the planning board to required that Thayer Drive be moved away from my driveway so that we can ensure the safety of all concerned.

In closing I would ask each and everyone of you to just drive by 477 River Road and look at how close Thayer Drive would be to my driveway. I know you will realize that is VERY unsafe and must be moved.

Thank you for your time on this and please make this part of this projects public record.

Todd Coons

**Todd J. Coons**  
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