

## Stephen J. Puleo

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**From:** Barry A. Tibbetts  
**Sent:** Thursday, November 21, 2024 6:31 AM  
**To:** Stephen J. Puleo; Robert J. Burns  
**Subject:** Fwd: Concern: Turning Leaf Heights Project

FYI

Barry Tibbetts, MBA  
Sent from my iPhone

Begin forwarded message:

**From:** Lauren Caterina <laurencaterina@yahoo.com>  
**Date:** November 20, 2024 at 7:26:08 PM EST  
**To:** TownCouncil <TownCouncil@windhammaine.us>  
**Subject: Concern: Turning Leaf Heights Project**

**Warning: Unusual sender** <laurencaterina@yahoo.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Town Council Members,

I had emailed all of you who had an email available on the Windham site about a month ago about my concerns with the Turning Leaf Heights project and I haven't heard back. I did hear back from two members of the planning board.

I am very concerned about the Turning Leaf Heights project. I live on Brookhaven Drive and my property goes to Ditch Brook. The woods adjacent to the brook contain a large amount of wildlife including bald eagle nests. The woods and trail are secluded however, many people do walk into my yard despite there being private property and no trespassing signs clearly placed on the trail. In the last meeting where this project was discussed, the developer who speaks at 2:50 into the video, talks about how the woods can be used by the residents. If there's 146 units then that's probably 200+ residents potentially walking in these woods and disturbing the plants, wildlife and my yard. I have also contacted the Maine Department of Environmental Protection about these concerns.

My other concerns are the impact that the these developments will have on traffic on 302 and the schools. If there's 146 units then that's a minimum of 146 cars, the plans for the development show way more parking spaces than 146. The plan has 32, 3 bedroom units so I would assume that's a minimum of 32 kids. That still leaves 114 units and if a third of those have children then that's another 38 students for a total of 70 children.

I spoke on the phone today with Stephen Puleo, he claimed that his data suggests only 14 children would live in these units. I laughed at this as I used to own a duplex in Windham with two bedroom units and when one side became available the majority of applicants had a child. I asked where his data comes from and he stated from developments in Falmouth, Cumberland and Yarmouth. I told him that those towns have very different demographics than here and he stated that Windham's median home is \$534,000. Wouldn't this high single family home cost influence more people with children to rent? Steve also mentioned that he isn't a resident of Windham which I find odd since he is the planning board

director. From my conversation with him, I could sense he is for the project and doesn't see anyway I can stop it from being constructed unless the sewers can't be connected. He was professional and answered my questions.

I am reaching out to see what steps I can take. I will check the online agenda and attend the town council meetings where this project is to be talked about. I am a teacher and must be at school by 6:40 am and I do have two young children who are active in clubs and sports so I might not be able to stay for the entire meetings but I was told I can speak for 3 minutes at the beginning. Please let me know of the proper or legal way to go about expressing my concerns and what actions I can take.

Thank you for any information.  
Sincerely,  
Lauren Moulton