

Tammy Hodgman

From: Barry A. Tibbetts
Sent: Monday, November 6, 2023 9:29 AM
To: Tammy Hodgman
Subject: FW: Zoning Change Concerns for general correspondence

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From: Jason Oldefendt <jason.oldefendt@gmail.com>
Sent: Sunday, November 5, 2023 7:58 PM
To: TownCouncil <TownCouncil@windhammaine.us>
Subject: Zoning Change Concerns

Hello,

My name is Jason Oldefendt and I live at 25 Anglers Rd. in Windham. I'm writing this email to voice my concern about the proposed rezoning of a lot on Anglers Rd. owned by the Roman Catholic Church.

I live in lot 16B, directly across Anglers Road from this property. I knew before I ever put in an offer on buying my home that the lot across the street was owned by the church, and zoned to be houses if developed. The church who owns the property also knew before buying the property what the land was zoned for. It doesn't seem right to me that landowners should be able to just switch what zoning their land is, so they can make more money. Because, while they may make out better financially with a change in zoning, the abutting home owner's properties will undoubtedly decrease in value.

By rezoning this lot you're taking it off the market from what could be family homes. You're removing the opportunity for a middle-class family in our community to buy a home, pay down a mortgage, gain equity in their home and improve their financial well-being. Once you own an asset like a home, you're able to take out other loans to do things like start a small business or buy other goods and services, stimulating the economy more than if you were still just a renter. Most middle-class Americans grow their wealth this way, including myself. But if you rent, the money that would be going towards a mortgage is now being funneled away from our community to real estate investors who don't live here. I understand the town's master plan has this area slated for growth, and it has grown. But I just want to make sure we're growing in the right way. There is an enormous economic difference between building homes in which residents can invest in their community, and building rentals where residents will be investing in other people's communities. As a millennial homeowner of this community, I can tell you first hand that a lot of the people renting in our town want to buy a home here. There just aren't enough of them. Leave the lot zoned as it is and help save the middle class.

Ever since the street light was built at the intersection of 302 and Anglers, EVERYONE on Shore Road now drives on Anglers Road to get to the 302 traffic light, driving directly in front of my house. The traffic in front of my house is the worst part of my home. Because everyone in the neighborhood and everyone going to the boat launch drives past my house. This kicks up a constant dust cloud over my home all summer. I have to power wash my home several times a year to prevent mold from growing on it, and I keep my young children in the backyard, because I fear negative health effects associated with breathing road dust all summer long. If you don't change the zoning and allow the paper streets to be built, just as the lot is zoned/configured. (Howard and Summer Ave extend through from Anglers to Shore) Many of the people who live on Shore Road will be more inclined to use the new road as a shortcut and will pop out on or near the paved section of Anglers, not going past me and my neighbor's houses.

I'm also concerned with the degradation of the culture of the neighborhood and what this might do to our water quality. I and most of the neighbors have shallow point driven wells. I'm sure my neighbors have probably made these two points clear to you by now, so I won't say anything more about those subjects.

Thank you for your time,
Jason Oldefendt
25 Anglers Rd.
Windham, ME 04062