

From: Todd J. Coons <todd.coons@civilarms.com>
Sent: Wednesday, June 11, 2025 8:05 AM
To: Planning Board
Cc: Todd J. Coons
Subject: PB 25-029 #25-01 Dolley Farm Subdivision
Attachments: Maine Regulations on curb cuts 1.odt

External sender <todd.coons@civilarms.com>

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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

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According to the Windham, Maine regulations, curb cuts on access drives must be separated by a minimum of 75 feet where possible.

This regulation aims to:

- Promote safety: Adequate separation ensures better visibility and maneuverability for vehicles entering and exiting driveways, reducing the risk of accidents.
- Maintain traffic flow: Properly spaced driveways help prevent congestion and maintain smooth traffic flow on the main road.

In addition to the 75-foot spacing guideline:

- Access drives shall be paved a minimum of 100 feet from the intersection with the public or private street.
- A parcel is generally limited to two curb cuts on the same street.
- **Table 2, "Access Design Standards for Low and Medium Volume Accesses", provides further detail on minimum access spacing based on the speed limit of the external road, ranging from 175 feet for a 40 MPH road to 525 feet for a 55 MPH or more road.**
- There is no minimum setback required between an access drive and a structure.

Important Notes:

- "Where possible" in the 75-foot spacing rule implies that there might be exceptions based on site-specific conditions, **but the general expectation is to maintain this distance.**