

## Stephen J. Puleo

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**From:** Norman Harris <azhprop@gmail.com>  
**Sent:** Monday, October 7, 2024 3:04 PM  
**To:** Stephen J. Puleo  
**Cc:** Barry Tibbetts; Robert J. Burns; Evan O'Connor  
**Subject:** Re: Otterbrook Lot 15-1  
**Attachments:** Otterbrook Estates - Lot 15-1 Removal.pdf

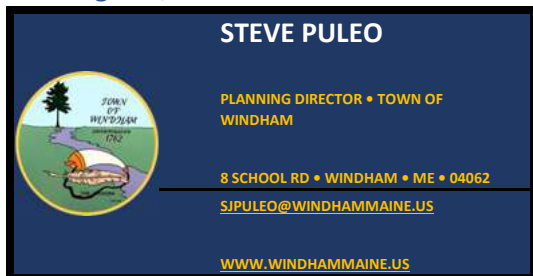
Not sure how to submit a digital copy. I've attached a copy to this email. I will bring a copy on a hard drive with my paper submission. Thank You

On Mon, Oct 7, 2024 at 2:17 PM Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)> wrote:

Thanks for letting us know.

*Have an amazing day!*

Best regards,



Office: [207-894-5960 x6123](tel:207-894-5960) ▪ Direct: [207-777-1927](tel:207-777-1927)

Mobile: [207-712-1069](tel:207-712-1069) ▪ Fax: [207-892-1916](tel:207-892-1916)

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Wednesday 7:00-5:00; Thursday 7:00-4:00; Friday Closed

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**From:** Norman Harris <[azhprop@gmail.com](mailto:azhprop@gmail.com)>

**Sent:** Monday, October 7, 2024 2:16 PM

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

Cc: Barry Tibbetts <[BarryTibbetts@maine.rr.com](mailto:BarryTibbetts@maine.rr.com)>; Robert J. Burns <[rjburns@windhammaine.us](mailto:rjburns@windhammaine.us)>; Evan O'Connor <[ehoconnor@windhammaine.us](mailto:ehoconnor@windhammaine.us)>

Subject: Re: Otterbrook Lot 15-1

I will be dropping my submission off shortly.

On Sat, Oct 5, 2024 at 8:33 AM Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)> wrote:

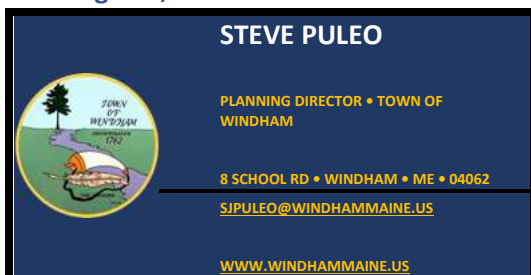
Bud,

I apologize for the delayed response. The town office is closed on Fridays, so I was unable to reply earlier. I understand your concerns about the proposed amendment to the Otterbrook Estate subdivision. To clarify the Planning Board application review process, the town requires a complete application based on the checklist submission, along with all application and review fees, to be submitted at least 21 days in advance of the scheduled Planning Board meeting. Your proposal will be reviewed by staff, including the Town Attorney, to ensure compliance with the Town of Windham Land Use Ordinance and State subdivision statutes. I have spoken to the town manager, Barry Tibbetts, about your concerns and copied him, as well as Bob Burn, Assistant Town Manager, in case you have further questions about the town's planning board process.

Thank you, and I hope you have a great rest of your weekend.

*Have an amazing day!*

Best regards,



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**From:** AZH Properties, LLC <[azhprop@gmail.com](mailto:azhprop@gmail.com)>  
**Sent:** Thursday, October 3, 2024 9:04 PM  
**To:** Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>  
**Subject:** Re: Otterbrook Lot 15-1

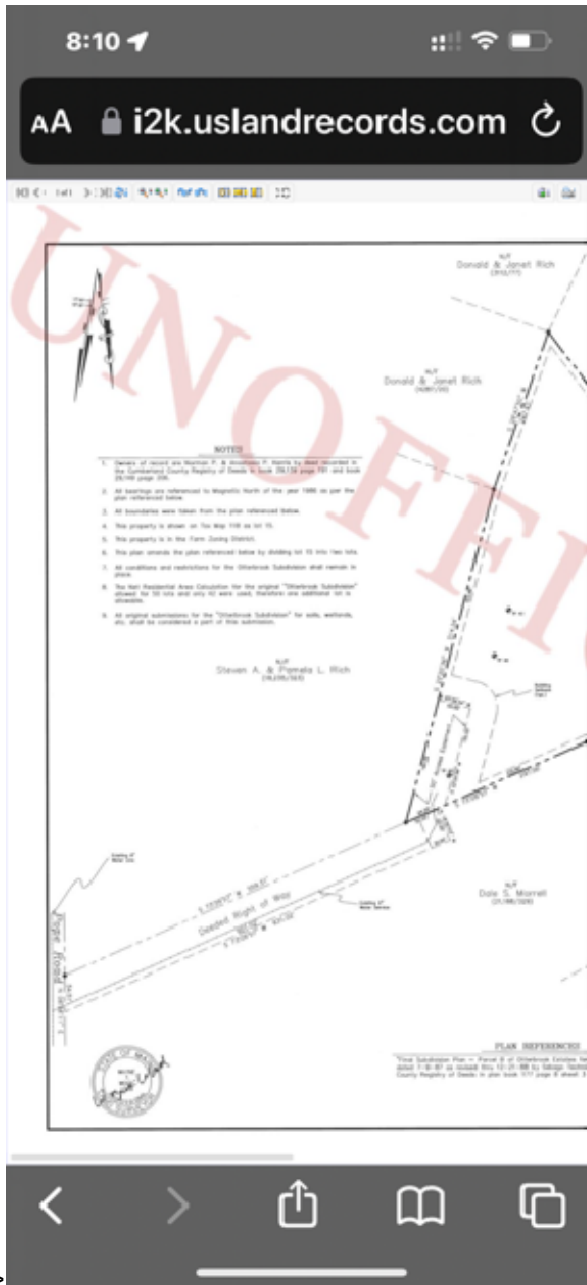
One last thing. It is my understanding that it is only "your opinion" that the lot is non conforming. Somehow, during and following our meeting it seems it was made decisive. I have it in writing that it is in fact conforming. I question if it's even necessary to request a waiver unless your opinion is proven accurate. Doesn't an approved, recorded planning board decision take precedence? I would think the towns attorney should be asked what their opinion is on its conformity and the accuracy of the decision by the board prior to asking if the planning board can approve an "existing non conforming lot". It has not been proven to be non conforming.

Sent from my iPhone

On Oct 3, 2024, at 8:27 PM, AZH Properties, LLC <[azhprop@gmail.com](mailto:azhprop@gmail.com)> wrote:

Steve please look at this attached snap shot of my approved amendment from 2012 (I will have the complete plan for my submission). The 150' x 50' easement extension into my lot was required by the planning board for the lot to be approved as a legal conforming lot. This was not pre-existing.

If, as you say, my lot is still non conforming than could you shed some light on what other reason there would be for why this easement was required?



<image0.png>

Sent from my iPhone

On Oct 3, 2024, at 4:26 PM, Stephen J. Puleo  
<[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)> wrote:

I understand your efforts. Yes, you have until 5 PM to submit your application with payment. We only need submit three hard copies of the application and exhibits as well as a complete electronic submittal.

Two things are missing:

1. Right, Title, and Interest, such as your deed with the Cumberland County Registry of Deeds recording information on the deed.
2. The record at the Cumberland County Registry of Deed second amended Otterbrook Estates subdivision from the 2012 decision with recording information on the plan.

*Have an amazing day!*

Best regards,



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**From:** Norman Harris <[azhprop@gmail.com](mailto:azhprop@gmail.com)>  
**Sent:** Thursday, October 3, 2024 3:36 PM  
**To:** Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>  
**Subject:** Re: Otterbrook Lot 15-1

Draft of application attached. If this looks complete I will submit with payment Monday afternoon. Number of copies? Fee?

On Thu, Oct 3, 2024 at 3:31 PM AZH Properties, LLC  
<[azhprop@gmail.com](mailto:azhprop@gmail.com)> wrote:

Ok. So unfortunately we got so caught up in the non conforming issue that we never actually reviewed my application for completeness which was my original intent of our meeting. As we briefly discussed, I feel most of the application questions and requirements are not applicable. The last thing I want to do is submit an incomplete application. Can I email you what I had so you can tell me if there's anything else I will need? I assume I have until close on the 7th if I need to make any last minute changes?

Sent from my iPhone

On Oct 3, 2024, at 3:20 PM, Stephen J. Puleo  
<[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)> wrote:

Bud,

Please submit your application with the fees, and I'll request our attorney address the Planning Board review authority to approve an existing non-conforming lot.

*Have an amazing day!*

**Best regards,**



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**From:** Norman Harris <[azhprop@gmail.com](mailto:azhprop@gmail.com)>  
**Sent:** Thursday, October 3, 2024 2:50 PM  
**To:** Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>  
**Subject:** Otterbrook Lot 15-1

Please see attached approval letter March 22, 2012.

Page 3: Section H: Conformity with local plans and ordinances: Land Use Ordinance

**(The proposed lots meet the frontage and setback requirements of the F zone district)**

This was a 5-1 approval. Are you saying all 5 were wrong? I believe this "in writing" speaks for itself. **My lot is approved and even stated in writing as conforming** and I am not changing anything. I am simply requesting to no longer be recognized as part of Otterbrook Estates. Nothing else