

## Stephen J. Puleo

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**From:** Aaron Hunter <ahunter@sebagotechnics.com>  
**Sent:** Wednesday, January 15, 2025 10:14 PM  
**To:** brianlangerman@gmail.com  
**Cc:** Stephen J. Puleo; Robert Cloutier; Gregory W Files  
**Subject:** RE: Lisa Drive Right-of-Way Easement (Map 11 Lot 49)  
**Attachments:** Existing Road Maintenance Agreement bk21296 pg175.pdf

**External sender** <ahunter@sebagotechnics.com>

Make sure you trust this sender before taking any actions.

Hi Brian,

It was good talking with you this afternoon about the proposed modification of the existing access easement on your property to meet the Town's minimum 50-foot right-of-way width for Lisa Drive. Based on our discussion, I have included a list below that outlines my understanding of what you are requesting from Robert in order to provide the proposed modified access easement,

1. Release of the deed restrictions on your property.
2. Revise the road maintenance agreement for Lisa and Jules Drive (see attached existing agreement for reference) to include a split of the responsibility of maintenance and plowing expenses as noted below.
  - a. From the southeasterly side of River Road to the second Fork in Lisa Drive.

Map 11 Lot 49 (Langerman)	25.00%
Map 11 Lot 49 B (Zajac)	25.00%
Map 11 Lot 49 D-5 (Manchester & Summers)	25.00%
Map 11 Lot 49 B-2 (Sferes)	25.00%
  - b. From the second Fork in Lisa Drive to the land of Map 11 Lot 49 B-2

Map 11 Lot 49 B (Zajac)	33.33%
Map 11 Lot 49 D-5 (Manchester & Summers)	33.33%
Map 11 Lot 49 B-2 (Sferes)	33.33%
3. Provide you with the right to access your property from Monique Drive. You have requested to not pay expenses for the maintenance and plowing of Monique Drive until you construct a driveway.

This information was discussed with Robert and will need to be finalized with the help of his attorney, Greg Files, who I have added to the email chain. Please confirm the above-listed items and add any additional information that I may have missed.

We understand that you have been in contact with the other landowners impacted by the revised maintenance agreement. Can you please pass along this relevant information and have them provide us with their approval via email? This will allow Robert's attorney to move forward with drafting the revised agreement for final review by the Town and all parties.

Lastly, I spoke with Steve Puleo and understand that the Town would like a corrective deed or a similar legal document to tie the revised maintenance agreement to each property. We will be in touch regarding this once I have more information.

Please feel free to give me a call with any questions.

Thanks,

**Aaron Hunter, PE** *Project Manager*

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**From:** Aaron Hunter

**Sent:** Tuesday, January 14, 2025 6:39 PM

**To:** [brianlangerman@gmail.com](mailto:brianlangerman@gmail.com)

**Cc:** Robert Cloutier <[bob@cloutierbuilding.com](mailto:bob@cloutierbuilding.com)>; Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>

**Subject:** Lisa Drive Right-of-Way Easement (Map 11 Lot 49) [Filed 14 Jan 2025 18:39]

Good Afternoon Mr. Langerman,

My name is Aaron Hunter, I am a Civil Engineer working on the After-the-Fact Minor Subdivision application for project #24-26 Monique Drive Subdivision which is currently under review with the Town of Windham. Copied here is Robert Cloutier. the applicant, and also Steve Puleo, the Town Planning Director.

A part of the proposed project involves approving Lot 3, identified on Town Tax Map 11 Lot 49D-5, which is accessed by Lisa and Jules Drive. A waiver of the Town's 50-foot right-of-way width for Lisa Drive was requested as a portion of the right-of-way is less than 50 feet wide where it crosses your property identified on Tax Map 11 Lot 49. A color exhibit titled "04351 ROW Waiver Exhibit 2025-01-14" is attached showing the requested waiver that was included with our application.

We have been asked by the Planning Board to request a modification to the existing access easement on your property as recorded in the Cumberland County Registry of Deeds in Book 23231, Page 161. I have attached an exhibit titled "04351 Draft Access Easement Exhibit (Map 11 Lot 49) 2025-01-14" that displays the additional easement area that we are requesting on your property in order to meet Town standards.

Please let me know if you would be willing to consider the proposed easement modification, and we can set up a meeting to discuss the details further.

Thanks,

**Aaron Hunter, PE** *Project Manager*

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