

January 13, 2025

Evening Mr. Puleo and Sirs and Madams of the planning board,

I have been directed at the advice of legal counsel and, by and for, the abutters of the parcels located on Lisa Drive and Jules Drive that is part of the Monique Drive sub division plan to write a quick email to be read into record.

I am an abutter to the properties contained within the subdivision, more particularly the sections of land off of Lisa Drive. I am the property owner of the parcel described as Lot #6 on that development plan. Currently a road maintenance agreement exists between myself and the other neighbors who access their land off of Lisa drive (4 Lisa Drive and 10 Jules Drive) and my parcel located at 15 Lisa Drive. I was recently made aware that Mr. Cloutier sold a parcel of land in April 2022 that was split off a larger parcel of land that he owns and divided up. The new parcel (lot #3) has been owned by Mr. Cloutier since about 1999. He sold his residence on Jules Drive and moved to Monique Drive and absorbed that parcel into the that portion of land in 2016. In the past decade there has been no update to the road maintenance agreement to incorporate the land now know as Lot #3 into the road maintenance agreement. The sole cost of maintaining Lisa and Jules Drive has been the responsibility of the property owners of 4 Lisa Drive, 15 Lisa Drive and 10 Jules Drive. Mr. Cloutier and the new property owners have not contributed to maintenance, plowing or upkeep in the past decade. This was further eluded to in the last Windham planning board meeting that was held concerning this sub division.

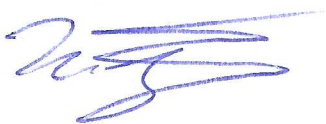
At no time was a new road maintenance agreement completed to incorporate this new parcel off land who's primary access remains off Jules Drive and crosses over Lisa Drive. If this new parcel is to be allowed access via the Lisa Drive ROW then a new road maintenance agreement needs to be drafted and submitted for approval such that it equally distributes the maintenance and costs associated with the roadway and the ROW usage and upkeep between all users. This is currently a paved roadway and its current condition is deteriorating and will require some significant maintenance over the next few years. Snow removal has been

shared by all of the aforementioned tenants on the roadway equally up to this point and do not take into account the new parcel or property owner.

Shortly after the site walk this weekend I received a phone call from Ms. Summers, one of the purchasers of the property know as Lot #3. She asked if myself or the abutting tenants would like to purchase the land from her. She stated that both her and her partner purchased the land for a quick flip in order to make a profit and that this lengthy process has proved to eat away at their profits and she just wanted to break even by selling it. All abutters refused the \$125,000 asking price for the 2.02 acre lot. Because of the uncertainty of a potentially pending sale after the approval of the sub division, all abutters feel that it is imperative that a road maintenance agreement be in place **that includes the new lot** to ensure a fair and equitable distribution of the maintenance costs going forward.

This email is sent on behalf of the below signed who all are in agreement that approval of this subdivision plan needs to postponed until such time that all the abutters to lot #3 have had a chance to review the road maintenance agreement submitted by Mr. Cloutier of his attorney. Since the start of this sub division project no updated road maintenance agreement has been drafted or produced despite the numerous requests of all those affected. This poses a huge concern for all those involved. Until such time as this can be done we feel it would be irresponsible of this board to grant such an approval given the negative effect it could have on the abutters to Lot #3 and the users of Lisa drive and Jules Drive. It is our request that this be resolved via a postponement of this approval until such time that a new agreement can be drafted and reviewed by all abutters whom this will drastically effect. We further request that this document recorded into legal record.

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