

**From:** Sarah Adams <sla907207@gmail.com>  
**Sent:** Tuesday, October 17, 2023 12:41 PM  
**To:** Planning Board  
**Subject:** re: 23-33 Zoning Change request

Dear Windham Planning Board members,

I am writing to express my very strong opposition to 23-33, the proposed rezoning request for the rear portion of 919 Roosevelt Trail from Farm (F) to Commercial District 4 (C-4).

In reading the website for Developers Collaborative they state they employ "a community and listening-based approach" and their "vision and values are centered around innovative design, smart growth, and environmental sustainability." I'd like to address these points.

Interactions with our Pettingill Pond community show that a great number of residents oppose this rezoning for the purpose of developing a multi family apartment complex. Smart growth would suggest that considerations on traffic impact and safety are key to further development of this area. The Anglers Road/302 intersection currently is very stressed several times during the day, and especially in summer traffic. The merge lane on 302 at the western end of Shore Road continues to be a race track, with honking horns and irritable drivers. This is just before the Seacoast Fun Park entrance. It is difficult and dangerous to access 302 from Shore Road. Adding more traffic to Anglers will divert even more traffic down our private dirt road!

My lot at 65 Shore Road (80-33) will look directly into this new development. My well is situated literally feet from the back property line. I have concerns about water quality as we do not have access to city water or sewer, and it is not in Windham's long term plan to provide these services for our neighborhood! Windham's claim to fame is being in the Lakes Region. The first priority for the Planning Commission should be to preserve the quality of our lakes and water ways!

In addition, Windham is rapidly losing green space. With the proposed development happening behind Bob's Seafood even more green space is to be eliminated. There are deer, fox, turkeys, birds and many other species that make their homes in the woods currently owned by the Catholic Church. Has an environmental impact study been done?

I am fearful that my major investment, my home, will be negatively impacted by the potential of three story buildings, with necessary parking lots and lighting, most likely lowering the value of my property, and my privacy! I feel that this proposed development is not at all consistent with the quiet neighborhood historically around Pettingill Pond.

I urge you to disapprove the proposed rezoning, and from discussions with my neighbors, I know my opinions are shared by many. I would hope that the Planning Board will give serious consideration to the concerns of our neighborhood's residents.

Thank you,

Sarah Adams  
65 Shore Road  
Windham

## Stephen J. Puleo

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**From:** Biddings, Braden <bbiddings@acuative.com>  
**Sent:** Monday, October 23, 2023 1:56 PM  
**To:** TownCouncil; Planning Board  
**Subject:** Objection to Anglers Road Rezoning

Dear Members of the Planning Board:

My name is Braden Biddings and I am the owner of the property at 52 Shore Road on Pettingill Pond. I write to you today to voice my objection to the Zoning Change Application filed by the Roman Catholic Bishop of Portland ("RCBP"). Through its application, the RCBP asks that the Planning Board grant its request to change the zoning of the parcel in question from Farm to C-4. The plan for development of the parcel, as set forth in the application, would include the construction of 55 multifamily housing units across one or more buildings at a height of up to 45 feet. For a number of reasons, the proposed development – which appears to be the sole reason for the zoning change request – is inappropriate for this area.

In addition to the application filed, I have reviewed the Town of Windham's Comprehensive Plan, the 21<sup>st</sup> Century Downtown Plan and information related to the North Windham sewer development.

Initially, the state legislature has stated that protection of great ponds a priority. 38 MRS Ch. 20 §1841 states in relevant part:

Maine's great ponds are an important element of the State's economy and traditional way of life. Their abundance and relatively high water quality are precious resources in light of the growing inadequacy of water supplies and the deterioration of natural settings and habitat in many other states. The use of great ponds as a source for drinking water, recreation and power production is vital to the State.

To protect the public trust, the State's great ponds must be protected from degradation. They must be managed according to watershed boundaries, while a diversity of lake setting types within each region of the State is maintained. Potable water from the State's great ponds should require minimal treatment.

**A primary goal of the protection of the State's great ponds is to ensure that consistent land use management policies and regulations are applied throughout the direct watershed of each great pond.**

In conjunction with its goals regarding the protection of the State's great ponds, the Legislature requires municipalities, in the context of developing strategies and policies, including programs and land use ordinances to:

Protect, maintain and, when warranted, improve the water quality of each water body pursuant to Title 38, chapter 3, subchapter I, article 4-A and **ensure that the water quality be protected from long-term and cumulative increases in phosphorus from development in great pond watersheds.**

The parcel involved in the application for zone change is within the direct watershed of Pettingill Pond. The Lakes Environmental Association lists the Pettingill Pond watershed as "At Risk."

Windham's own Comprehensive Plan Update in 2017 included a stated goal "to protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, rivers, and coastal area, and to protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas." While the application for the zoning change does not directly address the amount of impervious surface that would be created in the Pettingill Pond watershed, one must assume that in addition to the housing, parking lots would need to be created including at least one spot for every unit as well as parking for guests and visitors. The proximity of that development to Pettingill Pond and its likely impact on the pond should not be underestimated by the Board.

It is worth noting that when the Town of Windham created the 21<sup>st</sup> Century Downtown Plan for North Windham, the parcel involved in this application was not part of the study area or the context area that the committee looked at when drafting the plan. In fact, that plan identified four quadrants that were suitable for development – the area north of Lowes, the area East of Hannaford, the area east of Roosevelt Trail running from the rear of Manchester School South to approximately Commons Avenue and the area west of Roosevelt Trail south of White Bridge Road. The parcel at issue in this application is not included in any of those quadrants. Subsequently, the Town, in a Comprehensive Plan Update in 2017, included Pettingill Pond and the surrounding area in a large and vaguely defined "North Windham Growth Area." Of note, the plan also includes a map with information from the Maine Historic Preservation Commission indicating that Pettingill Pond and the surrounding area falls within a Native American prehistoric site. No environmental studies of the area including this parcel were done in the development of either the 2013 or 2017 plans.

One of the primary concerns regarding development in North Windham in both the 2013 21<sup>st</sup> Century Downtown Plan and the 2017 Comprehensive Plan Update involved the lack of public sewer lines in the area. It's worth noting that the 2013 study area involved areas served by public water and that the residents surrounding Pettingill Pond have access only to a seasonal water line, forcing them to depend on well water for a large portion of the year. In any event, while I understand that the construction of public sewer lines is finally underway in North Windham, that project is not expected to be completed until 2026 and it's unclear whether the 2026 date even includes the work to be done in the area at issue in this application given that it is part of Phase 3 according to the plans. Importantly, most of the residents on Pettingill Pond will not be within the district for public sewer service according to the published plans. They will continue to depend on private water and septic systems.

The lack of year round public water access means that the residents surrounding Pettingill Pond are particularly dependent on the health of the aquifer and particularly vulnerable in the event of its contamination. The entirety of the parcel at issue in this application falls within the Aquifer Protection Overlay Zone B. The State legislature has recognized the seriousness of maintaining aquifer health, stating:

The Legislature finds that sand and gravel aquifers are important public and private resources for drinking water supplies and other industrial, commercial and agricultural uses. The ground water in these formations is particularly susceptible to contamination by pollutants and, once polluted, ***may not recover for hundreds of years.***

38 MRS Ch. 3 §403(1) (Emphasis added).

Currently, the parcel at issue is covered by a natural forest, which assists in maintaining the health of the aquifer. The Board should exercise extreme caution in any decision potentially impacting the health of the aquifer, particularly in an area where so many residents are must necessarily rely on well water due to the lack of year round public water lines.

The RCBP has asked that the Board change the zoning of this parcel to C-4. It is worth noting that the only other areas of the new C-4 zoning were previously zoned as C-2. The June 22, 2023 Planning Board Memo regarding the creation of the C-4 zone states:

The proposed C-4 District has the same permitted uses and net density as the current C-2 District but proposes the Dimensional Standards and District Standards of the pre2018 C-2 District, with one change: a proposed 45-foot maximum height.

The fact that areas that were previously zoned as C-2 were converted to C-4 zoning therefore is a logical step that did not significantly alter the character of those areas. The change requested by the RCBP in the pending application, however, seeks to convert an area zoned as Farm to a mixed commercial/residential zone allowing for expansive development that is well outside of the character of the immediate area. Given the environmental concerns in the area – most importantly the health of the pond and the aquifer in an area of Windham not served by a year round public water main – the current Farm zoning is appropriate and should not be altered. While this zoning limits the amount of development on the parcel, it also protects precious natural resources in the immediate area which are vulnerable to the dangers of development. Once damaged, those natural resources may never return to the state that they currently exist in. This is not a risk worth taking.

I'm not aware of whether or not members of the Planning Board have made a site visit to this area. However, I would strongly encourage the Board to make a visit to this parcel and to Pettingill Pond. The Town of Windham, frankly, is very lucky to have a group of residents living around Pettingill Pond that care so deeply about protecting the health of the pond as well as wildlife and the natural environment that surrounds it. Since purchasing the property at 52 Shore Road in 2021 I've come to appreciate the natural beauty of the pond and surrounding area. Pettingill Pond's health and wellbeing is directly tied to the large group of people that care about its preservation. I hope that, based on all of the factors addressed above, we can count on the Planning Board to be part of that group.

Sincerely,

Regards,

**Braden Biddings**

Senior Network Engineer

Acuative

C: [207-956-0429](tel:207-956-0429)

[bbiddings@acuative.com](mailto:bbiddings@acuative.com) | [www.acuative.com](http://www.acuative.com)

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## Stephen J. Puleo

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**From:** Amanda Chisholm <amandamchisholm@gmail.com>  
**Sent:** Monday, October 23, 2023 4:50 AM  
**To:** Planning Board  
**Subject:** Comment on #23-33 Zoning Change Request (919 Roosevelt Tr)

Dear Planning Board Members -

I am writing to express my questions and concerns relating to the proposed zoning change for a portion of the property at 919 Roosevelt Tr owned by the Roman Catholic Diocese of Portland. I am a property owner on Anglers Rd and my home sits across the road from the property in question.

After reviewing the available information about the proposed project by Developers Collective, one of my questions / concerns is about the impact of additional high density housing on the water quality of the area. Does this developer have experience with installing septic systems for projects of this scale? Most of the projects on their website seem to be located in areas that already have municipal sewer systems. As you know, most people on the surrounding roads have shallow wells and are worried about potential contamination. Is there a long-term plan to hook up complexes like these to the sewer system under construction right now?

My other concern is more big-picture about the relative value of additional apartments owned by large developers. It feels like there is a discussion worth having about the impacts of the community when more and more residents are paying rent to a company that is not based in the town, sending lots of money out of the community without any equity-building as you would get with a mortgage on a condo or home. It feels very different from the types of rentals that are more common of Windham's past, like smaller duplexes or single units on small lots owned by individuals within the community. Is there anything in the Comprehensive Plan that addresses this nuance? Is there no one in the area building affordable small homes or condos?

Last, while I know that this project certainly meets the goals of the Comprehensive Plan as they relate to increasing high-density housing and especially affordable housing, which there is certainly a need for, I do still worry about the "character" of the neighborhood. While acknowledging that this is a purely selfish preference, I know that there are many people in the neighborhood who value the area because it feels more rural than it is. They value the dirt road (even when it is full of potholes!), the camps, and the feeling that you are farther away from the commercial center of North Windham than you actually are. This neighborhood has value as a more affordable destination for short-term rentals and second homes, as well as a place that balances convenience with natural beauty for those of us who live here year-round. I believe that there is a way to thread this needle and I hope that the Planning Board carefully considers the ways in which this project can meet the Comprehensive Plan goals, improve housing availability in the town, and also preserve the character of the neighborhood.

Thank you for your consideration,  
Amanda Chisholm

25 Anglers Rd.  
Windham ME

**Stephen J. Puleo**

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**From:** pclark@everett.k12.ma.us  
**Sent:** Sunday, October 22, 2023 11:19 AM  
**To:** Planning Board  
**Subject:** Proposed zoning changes

I am writing to express my concerns regarding the church rezoning land on Anglers Rd. My family purchased a home on Pettingill Pond in 2017. In the short time that we have been there we have already seen development added to Anglers Road. I am concerned about the impact of the development on our water system and the changes that would impact our neighborhood. (Increased traffic on the road and more people using the pond)

Sincerely,

Patricia Clark  
176 Anglers Road

**From:** Kristin Conroy <kristin.ann.conroy@gmail.com>  
**Sent:** Monday, October 23, 2023 10:40 AM  
**To:** Planning Board  
**Subject:** Rezoning 919 Angler Road

Dear Planning Board Members and Town Councilors,

I am writing in regard to the potential rezoning of land on 919 Angler's Rd from farm to commercial. While I understand the need for low income housing, I am interested in keeping future commercial/residential construction from further congesting our already burdened area of North Windham. But, for this project specifically, I worry about impact on Chaffin Pond and potential devaluation of neighboring properties. I am interested to learn more during the public input and discussion on this item. Thank you for your work for our town and for your consideration.

Sincerely,  
Kristin Conroy  
Windham resident

**From:** timneln@optonline.net  
**Sent:** Wednesday, October 18, 2023 6:50 PM  
**To:** Planning Board  
**Subject:** Zone change

In regard to the zone change request by the Church. I think it's an awful idea and should not even be considered. The entire area is already being over developed with housing projects. These are bringing down our beautiful town and hurting the environment. It was zoned for a church and the Church and parking lot are the only thing that should be allowed. Once you start making changes and granting waivers, it never stops. The water quality will start to go down and the wildlife will start to disappear. Global warming has already taken a toll on Maine. We have to act now before it's too late. I vote NO on any zone change requested by the Catholic Church.

R/S

Timothy Cox



**From:** Rebecca Cummings <greg\_becca\_2000@yahoo.com>  
**Sent:** Thursday, October 19, 2023 8:14 AM  
**To:** TownCouncil; Planning Board  
**Subject:** Oppose Spot Zoning Changes

To All,

I am opposed to ALL spot zoning changes which green-lights more housing (single family, multi unit, or low income) in the town of Windham.

Rebecca Cummings

## Stephen J. Puleo

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**From:** Nicholas Davis <njdavis207@yahoo.com>  
**Sent:** Monday, October 23, 2023 5:09 AM  
**To:** Planning Board  
**Subject:** NO on church rezone

To whom it concerns,

I am a Windham resident and I strongly oppose the land rezoning of 919 Anglers road from farm to commercial and the amendment to the land use ordinance for the Roman Catholic Church of Windham Maine. I oppose because of the environmental impact it will have; including disruption to the aquifer, ecosystem and health of the surrounding ponds (Chaffin and Pettingill) and because I am concerned the development and growth is not responsible and appropriate for the area.

Sincerely,  
Nick Davis

Sent from my iPhone

**From:** Kristen Day <kristeneday@aol.com>  
**Sent:** Monday, October 23, 2023 9:53 AM  
**To:** Planning Board; TownCouncil  
**Subject:** Rezoning 919 Angler's Rd

Dear Planning Board Members and Town Councilors,

I am writing in regard to the potential rezoning of land on 919 Angler's Rd from farm to commercial. While I understand the need for low income housing, I am interested in keeping future commercial/residential construction from further congesting our already burdened area of North Windham. But for this project specifically, I worry about impact on Chaffin Pond and potential devaluation of neighboring properties. I am interested to learn more during the public input and discussion on this item.

Thank you for your work for our town and for your consideration.

Sincerely,  
Kristen Day  
Windham resident

**From:** Mari Dieumegard <mari.dieumegard@gmail.com>  
**Sent:** Monday, October 16, 2023 4:12 PM  
**To:** Planning Board  
**Subject:** Roman Catholic Church Zone Change

I am writing to let you know of my concerns regarding tonight's public hearing considering the proposed change of Zoning for the lot owned by the Catholic Church.

As a resident of Shore Rd. and a homeowner on Pettingill Pond, I am highly opposed to the proposed change. We have already had one large apartment complex built on Anglers Rd. with a second one in progress. Adding another large development or commercial property would negatively impact our already hazardous road conditions for Anglers, as well as risk the quality of our water in Pettingill Pond. I urge the planning board to start thinking of saving the already limited green space we have in Windham, protecting our water supply, and refraining from adding more apartment complexes that will only lead to increasingly crowded schools.

Sincerely,  
Mari Dieumegard

**Mari Dieumegard, Artist**  
Narrative Paintings & Illustration  
[www.maridieumegardart.com](http://www.maridieumegardart.com)  
[Buy Mari's Books](#)

**From:** Barry Dolan <bmdol1972@yahoo.com>  
**Sent:** Tuesday, October 17, 2023 10:25 AM  
**To:** Planning Board  
**Subject:** Anglers rd. Rezoning

Good morning,

I am writing today today to voice my concerns about the proposed rezoning of property owned by the Roman Catholic Church at the beginning of anglers rd. To allow an apartment building.

I have several concerns but most urgent are water quality, traffic and wildlife being disturbed.

This would certainly affect me and my neighbors quality of life if our water situation were to be disturbed. The aquifer and ecosystem are so delicate.

I appreciate you taking the time to read my email.

Thank you,  
Barry dolan  
151 anglers rd.  
Windham,ME 04062

Sent from my iPhone

## Stephen J. Puleo

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**From:** Torre Donaldson <tdon128@yahoo.com>  
**Sent:** Monday, October 23, 2023 8:00 PM  
**To:** TownCouncil; Planning Board  
**Subject:** REZONING OF 919 ANGLERS ROAD

-  
To Whom It May Concern,

My husband and I are current home owners on Mt. Hunger Shore Rd and I am also a voting member on the Road Association. We are adamantly opposed to the Rezoning of the aforementioned Anglers Rd from farm land to commercial property with the intention of using this for housing. In the past few years we have seen an huge rise in traffic on the road. This increase has caused road destruction, speeding issues, constant littering ( to include hazardous waste, furniture etc.) thrown to the side of the road, and a increase in boat traffic on Little Sebago. The boat launch is a conundrum every weekend in the summer yet the state of Maine has done nothing to help with the influx of traffic even though the road association has begged for help.

In addition, the intersection at Highway 302 and Anglers Rd is extremely unsafe and congested, especially from May until September. I have witnessed countless traffic violations at this intersection. Highway 302 merges to one lane just after Anglers Rd, this is often a bottle neck for traffic. Cars speeding to make the green light is a daily occurrence and adding more traffic to this already overcrowded intersection will be a safety concern. The Windham school bus drops off at the top of Anglers Rd and having a significant increase in the number of kids crossing over to the proposed housing area will cause further traffic congestion, not to mention cause a grave safety issue for the children.

Rezoning this area will increase the traffic from Anglers down through Mt. Hunger Shore Rd. We are already burdened with maintaining the road that includes regular grading, tree limb removal and culvert reconstruction. The grading and culverts are a huge expense for the road and adding more traffic will amplify the constant destruction of the road.

Please consider the residents of Mt. Hunger Road when voting on this issue.

Respectfully,  
Torre Donaldson  
193 Mt. Hunger Shore Rd

## Stephen J. Puleo

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**From:** Danielle Davis <danielledavis1989@yahoo.com>  
**Sent:** Friday, October 20, 2023 9:45 PM  
**To:** Planning Board  
**Cc:** TownCouncil  
**Subject:** 919 anglers road Roman Catholic Church rezoning and amendment

Greetings,

I am a Windham resident, more importantly a Shore Road resident and have been living here full time with my husband and two young sons since we bought our home in Nov 2016.

It concerns me a great deal that the church wants to rezone their land to commercial and sell to developers.

One concern I have is the negative impact on the environment, surrounding wells, Chaffin pond, Pettingill pond... everything surrounding. Should there be a tree buffer to protect the pond.

\*Have there been any environmental impact testing or research done? If so, please provide.

Another concern is the 'why', why does the church want to rezone and sell to developers who will be putting in subsidized housing. I wonder why does the church want to amend to a place of worship... tax relief.

\*What will their profit be after rezoning and selling?

\*Would their profit be different if they did not amend the lane use ordinance.

\*If the land use ordinance is not amended, can the land still be rezoned, and visa versa, or does one need to happen for the other to happen?

\*Please provide the tax benefits the church will gain because of this amendment.

I strongly oppose the rezoning and the amendment to the land use ordinance for the Roman Catholic Church 919 anglers road windham Maine.

(Please answer the 5 \* questions)

Thank you  
-Dani Davis

[Sent from Yahoo Mail for iPhone](#)

**From:** Ed Hallett <edjhallett@gmail.com>  
**Sent:** Friday, October 20, 2023 8:12 AM  
**To:** Planning Board  
**Subject:** Regarding 23-33 Zoning Change Request

Dear Windham Planning Board members,

I am writing to express my very strong opposition to 23-33, the proposed rezoning request for the rear portion of 919 Roosevelt Trail from Farm (F) to Commercial District 4 (C-4).

This is currently zoned as Farm District which has been and is appropriate for this neighborhood. If you look at the map of the area of the proposed zoning change, it is square in the middle of a very residential area on all sides except for the church itself. This wooded area has always been a haven for wildlife, such as deer, fox, geese and other species, which travel to and from the nearby Chaffin Pond park area. ALL of this habitat will be gone with the development of this property.

I own property directly abutting this proposed development area and my septic system is less than 30 feet from the property line and my drinking well is less than 80 feet from the property line. I have very strong concerns about a multifamily development that close affecting the quality of the well water and the quality of the ground water in this lake watershed area.

Many of the residents of this area have expressed the desire to keep this small lakefront community as a rural residential area for the benefit of both wildlife and residents' quality of life. We already have several multifamily developments in the very immediate area.

Pettingill Pond is already overburdened with the existing watercraft on this small pond. Adding an even higher concentration of residents in this immediate area will further increase the amount of boat traffic on the lake and affect the quality of life for the existing lake community and wildlife environment,

Also, this is already a busy traffic area enhanced by the constant boat trailer traffic to Little Sebago boat launch. There is school bus traffic to / from the bus stop at Franco's Restaurant on the corner of Anglers Road and 302. School kids have to walk down Anglers Road to / from their homes twice a day passing directly by the proposed development.

After reviewing the Town of Windham document (File number 23-151) for the proposal to create a new Commercial District IV (C-4), where the map proposed rezoning 22 parcels of previously zoned Commercial II (C-2), it seemed clear to me that the intent of the creation of this rezoning was to only take already existing Commercial (C-2) property (the 22 parcels identified for low / moderate income housing development in North Windham) and rezone it to another new Commercial property designation (C-4), NOT to open it up for rezoning Farm Districts or other Residential areas to Commercial zoning! This does not seem consistent with the intent of C-4 zoning creation and inconsistent with using This C-4 zoning to make such a drastic change from Residential areas to Commercial areas, which have totally different uses and environments.

In reviewing the Developers Collaborative website, it seems as though some of their developments have been to repurpose old schools to provide market rate and senior housing which I applaud as a smarter way to create these kinds of housing opportunities rather than to take a residential wooded property in the middle of private single family residences and convert it to multifamily housing which totally changes to environment and rural quality of the area.

I urge you to consider these concerns and issues and not allow this current development and rezoning request in this area to be approved.

Regards,  
Ed Hallett



60 Shore Road  
Windham, ME

**From:** Lindsay <ljhanson16@gmail.com>  
**Sent:** Monday, October 23, 2023 11:44 AM  
**To:** Planning Board  
**Subject:** Re-zoning

To whom it may concern,

I am a windham resident and I strongly oppose the rezoning of 919 anglers from farm to commercial.

I oppose because of the environmental impact it will have; including disruption to the aquifer, ecosystem and health of the surrounding ponds (Chaffin and Pettingill) and because I am concerned the development and growth is not responsible or appropriate for the area.

Lindsay Hanson

**From:** Erik Hanson <jeh288@gmail.com>  
**Sent:** Monday, October 23, 2023 2:51 PM  
**To:** Planning Board  
**Subject:** Rezoning Opposition

Good Afternoon,

I am a town of Windham resident and am writing to you to share my opposition to re-zoning 919 Anglers Road from a Farm zone to a Commercial zone. The zoning change will negatively impact the environment and will disrupt the ecosystem, health, and quality of Pettingill Pond and Chaffin Pond. The development and growth of this particular area in Windham seems shortsighted and irresponsible. It seems like as a town, we are slowly removing recreational areas to increase commercial growth and it isn't clear whose best interest the decisions are made in.

Thank you for your consideration.

Sincerely,  
Joseph Hanson  
3 Hidden Pines Dr  
Windham, ME 04062

**From:** Harris, Cindy <Cindy.Harris@acadia-ins.com>  
**Sent:** Friday, October 20, 2023 9:29 AM  
**To:** Planning Board  
**Subject:** I oppose the rezoning of the portion of 919 Roosevelt Trail, fronting in Anglers Rd., from Farm to Commercial

Thank You,

Cynthia L. Harris  
62 Park Rd.  
Windham, ME 04062

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**From:** Alice Huffman <ahuffman0406@aol.com>  
**Sent:** Monday, October 23, 2023 10:37 AM  
**To:** TownCouncil; Planning Board  
**Subject:** Rezoning Anglers Rd

I'm totally against rezoning this land on Anglers Rd to Commercial. New houses means more students, more students mean HIGHER taxes for larger schools.

Town official are already out of control with spending our tax dollars! New middle school that is larger than what is needed; new trash collection; new senior center, Windham is developing too quickly.

I understand growth is important but how about bring new businesses into town to help with the tax burden. I'm retired with limited income to live the remainder of my life and town officials are taxing us seniors out of this town. It's not right! I'm paying taxes for schools in which I had no children attend. Enough is Enough!

Alice Huffman

## Stephen J. Puleo

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**From:** nathan korthy <nkorthy@gmail.com>  
**Sent:** Sunday, October 22, 2023 8:46 PM  
**To:** TownCouncil  
**Cc:** Planning Board

Dear Windham Planning Board members,

I am writing to express my very strong opposition to 23-33, the proposed rezoning request for the rear portion of 919 Roosevelt Trail from Farm (F) to Commercial District 4 (C-4).

In reading the website for Developers Collaborative they state they employ "a community and listening-based approach" and their "vision and values are centered around innovative design, smart growth, and environmental sustainability." I'd like to address these points.

Interactions with our Pettingill Pond community show that a great number of residents oppose this rezoning for the purpose of developing a multi family apartment complex. Smart growth would suggest that considerations on traffic impact and safety are key to further development of this area. The Anglers Road/302 intersection currently is very stressed several times during the day, and especially in summer traffic. The merge lane on 302 at the western end of Shore Road continues to be a race track, with honking horns and irritable drivers. This is just before the Seacoast Fun Park entrance. It is difficult and dangerous to access 302 from Shore Road. Adding more traffic to Anglers will divert even more traffic down our private dirt road!

There are concerns about water quality as we do not have access to city water or sewer, and it is not in Windham's long term plan to provide these services for our neighborhood! Windham's claim to fame is being in the Lakes Region. The first priority for the Planning Commission should be to preserve the quality of our lakes and water ways!

I would hope that the Planning Board will give serious consideration to the concerns of our neighborhood's residents.

Thank you,  
Nathan Korthy  
26 Howard Ave  
Windham, Maine

**From:** Sarah LaFore <sarahlafore@gmail.com>  
**Sent:** Tuesday, October 17, 2023 12:55 PM  
**To:** Planning Board  
**Subject:** Anglers Road Zoning

Good afternoon.

I am writing today, to express my concern about yet more apartments going at the end of Anglers Road.

I am very concerned about the strain that it is going to put on our already strained resources on our pond. Our water source is not unlimited, and there are many people who purchased homes on this road because of the privacy. It is unfortunate that we are already dealing with additional traffic up and down the road all the time not obeying the speed laws, and not contributing to the road maintenance due to the existing complexes. Windham has become absolutely over saturated in the past eight years since we have purchased our home. We are very concerned about the effect that this is going to have on wildlife that calls this quiet area home.

I hope that you will consider this in your decision and stop seeing dollar signs around every corner. Windham used to be a wonderful place to live, and it is fast approaching the point where that is not the case.

Sent from my iPhone

**Stephen J. Puleo**

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**From:** lauralilylaleah@gmail.com  
**Sent:** Monday, October 23, 2023 5:54 AM  
**To:** Planning Board  
**Subject:** Land

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am in Windham resident, and I strongly oppose the rezoning from 919 Anglers from farm to commercial

Sent from my iPhone



**From:** Jen <rojenmarquis@gmail.com>  
**Sent:** Friday, October 20, 2023 8:06 AM  
**To:** TownCouncil; Planning Board  
**Subject:** Rezoning changes

Hello,

I am a citizen of Windham and I oppose any support of The proposal to rezone city tax lot map 80 - plot 58 to a C-1 or C-4 designation.

Thanks,  
Jen Marquis

Have a great day!

**From:** Kati Morrell <kmorrell20@yahoo.com>  
**Sent:** Monday, October 23, 2023 5:31 PM  
**To:** Planning Board  
**Subject:** 919 Anglers rezoning

Hi- I am just writing to express my concerns with rezoning of 919 Anglers from farm to commercial. My property borders the property and I strongly oppose this rezoning. This would negatively impact my well water, which I already have issues with my well running dry in the summer months when more of the houses on the pond are occupied. I can't imagine what would happen to it if a housing development went in right next door. I have multiple whole house systems to filter out the contaminants of my well, drilling and blasting right next to me would certainly cause more contaminants, possibly ones that I don't already have a filter for. Also, the traffic going through this area is already terrible on a daily basis (summers I don't even want to leave my house some days) and with that many more people living in the area it would be a nightmare. Has any testing been done to see what kind of impact this would have on the pond near this property? I really hope you vote against this rezoning. Thank you.

Kati Morrell

Sent from my iPhone

**From:** Garrett Munroe <garrett\_munroe@yahoo.com>  
**Sent:** Monday, October 23, 2023 9:08 AM  
**To:** TownCouncil; Planning Board  
**Subject:** Opposed to rezoning of 919 anglers rd

Hello,

My name is Garrett Munroe and I am a homeowner on Mt. Hunger shore road. I wanted to express my strong opposition to the proposed rezoning at the beginning of anglers road as this will directly impact me in a negative way. There are also many ponds and lakes in a close proximity to this area that would be negatively affected by the environmental impact associated with these type of subdivisions. I hope you can take a moment to hear the opinions of the people that live in this area that this proposal will be directly affecting.

Sincerely,  
Garrett Munroe

[Sent from Yahoo Mail for iPhone](#)

## Stephen J. Puleo

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**From:** Jason Oldefendt <jason.oldefendt@gmail.com>  
**Sent:** Sunday, October 22, 2023 2:56 PM  
**To:** Planning Board  
**Subject:** Roman Catholic Church Rezoning

Hello,

I'm writing to voice my concerns about the proposed rezoning of the property owned by the Roman Catholic Church on Anglers Rd. to allow more apartment buildings.

Concerned about water quality. I and most of the neighbors in this area have point driven wells, which are only about 15-20ft deep. So, I am getting very concerned about our water quality with all the new development in the neighborhood.

From an economic standpoint. I'm very worried about the shortage of single family homes in the area and would prefer to see more of those being built around town, and less apartment complexes. Rent for the new apartments around town are more than our mortgage, which means the people renting these places could probably afford to buy a house in Windham if there were more of them. Do we really want our locals' money going towards rent, making an investment company somewhere else more money instead of raising the well being of the locals themselves by building them homes they can afford and build equity on?

The apartments on Forsythia Lane smell like sewage. I don't want the whole neighborhood smelling like sewage. Also, the influx of foot traffic and primarily dog excrements in our front yard has dramatically increased since the apartments on Forsythia were built. We live on a private road, and I don't believe the renters are helping maintain our road, right? Renters also don't have the same sense of community as I and the rest of the neighborhood have, because they will likely just live here for a year or two, then move on. It's also better for the schools if families stop renting and buy instead. Onboarding/offboarding new students all the time because family's move here then move away is not ideal for teachers or classmates.

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

**From:** Chuck Packevicz <cpackevicz@gmail.com>  
**Sent:** Monday, October 23, 2023 11:00 AM  
**To:** TownCouncil; Planning Board  
**Subject:** Rezoning from farmland to commercial 919 Anglers

Hello. My name is Chuck Packevicz and I live at 34 Shore Rd in Windham. I am writing concerning the attempt to rezone 919 Anglers from farmland to commercial in order to build a large housing development. I, as are my neighbors, am in opposition of this change happening. This is a protected area for a reason, including but not limited to, resources like clean water and the detrimental effect large housing communities will have on our local ponds and wells. Considering what we all have to go through just to remove a tree in this area I'm in total shock that something like this is even being considered.

Please give me a response as to why the town would want to approve something that will be detrimental to the health of the environment around these ponds. I'm sure it comes down to money, as it always does. Do not ruin this area by making this change. Please respond.

Thanks in advance,  
Chuck Packevicz

**From:** Lynne Reiss <lreiss82@gmail.com>  
**Sent:** Monday, October 23, 2023 11:13 AM  
**To:** TownCouncil; Planning Board  
**Subject:** rezoning proposal for 929 Anglers Rd.

Dear Town Council and Planning Board Members,

I am writing to express my **strong opposition** to the rezoning proposal for 919 Anglers Rd from farm to commercial.

There are environmental and financial considerations that make it a really bad idea.

Dense development in such proximity to Pettingill Pond would impact the aquifer and the health not only of Pettingill but also the surrounding ponds. Commercial zoning is not appropriate for that area.

If housing is built, it should be noted that new housing taxes do not pay for the costs of educating additional students. Our property taxes are high enough as it is.

If it is developed commercially, it stresses the fragile ecosystem of the pond.

Windham has enough development already!!!

Sincerely,

Lynne Reiss  
22 Eagle Drive  
North Windham

**From:** nick sferes <nsferes@live.com>  
**Sent:** Monday, October 23, 2023 3:53 PM  
**To:** TownCouncil; Planning Board  
**Subject:** Rezoning

Hi. I'm reaching out about rezoning at 919 Anglers rd. This is not reasonable or appropriate for the area and also equally important, it is not healthy for the environment. The impact on the aquifer and the health of surrounding ponds could be detrimental.

**From:** Amy Somes <amy@coastandpines.com>  
**Sent:** Monday, October 23, 2023 10:18 AM  
**To:** TownCouncil  
**Cc:** Planning Board  
**Subject:** Developing behind Church/Anglers Road

Good morning -

I am a resident of Woodland Road and want to voice my objection to this development. We already have apartment buildings and such to speak of. Please don't develop here where there are still woods left for our children to explore, chase fireflies, and build forts in. The kids in this whole neighborhood still hold exploring, imagination and playing outside at a high value - which is quite rare in these times. Most of them met ONLY because of playing in these woods. It is so hard to see all the nature being disturbed and destroyed at the rate it is. I grew up in Windham when we all had farm land and family was cherished. Please don't take this space away from these children. Some things still need to be sacred.

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Sincerely,

Amy Somes  
Owner, Coast and Pines  
<https://coast-pines.myshopify.com/>  
(207) 450-3225

\*All products, unless otherwise agreed upon, have a two week turn around.

Thank you so much for your purchase, and we hope to hear from you again soon!



**From:** Deanna Tarbox <de.tarbox@yahoo.com>  
**Sent:** Monday, October 23, 2023 8:50 AM  
**To:** TownCouncil; Planning Board  
**Subject:** Proposed Zoning Change - Anglers Rd.

Dear Windham Planning Board Members,

I currently reside at 23 Howard Avenue in Windham. I have owned this home since 2010 and have been a part of the Windham community for 34 years. I am writing in regards to the proposed re-zoning of the current farm land, being turned into a commercial zone. I am strongly AGAINST this possible change. As I look out of my window while typing this letter, I have a view of the tape that was put up on trees to mark the church's property lines. I cannot imagine looking out to see a 45' building set in it's place.

I have always cherished this town. I grew up here, went to school and, although I moved away for a short period, I returned here to start a family. It was a town I was proud of living in, along with being a part of a wonderful community. Over the years I have watched Windham grow. It no longer has the small, intimate feel of a town. It has started to become a small city. Woodlands have been torn down to allow for subdivisions and commercial properties, wildlife has been evicted from these areas, overcrowding has begun. It is affecting our roads, our schools, our community. I attended Windham High School during the remodel, the same one we taxpayers are still paying for. Now the building is too small to house all of the students in the community. Have we learned nothing from what happened in Westbrook?

Have any environmental impact studies been done for this rezoning? The zone is currently listed as an Aquifer Protection District. What would new building in this area do to Pettingill Pond? Rumor has it that Forsythia Lane, across from the church's property, is already having well issues. What will this new building do to our wells? Is Windham prepared to compensate the current residents for any problems this could create?

The residents of Shore Road, Howard Ave, Summer Ave, Spear Ave, Anglers Road and beyond implore you to reconsider this proposal. Please stand up for the people who currently live in this town. Be our voices and say NO to this change.

Thank you.

Sincerely,

Deanna Tarbox  
23 Howard Ave., Windham

## Stephen J. Puleo

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**From:** Bobbi Yurrita <13bobbij@gmail.com>  
**Sent:** Tuesday, October 17, 2023 10:33 PM  
**To:** Planning Board  
**Subject:** Concerned! Rezoning 919 Roosevelt Trail. Opposed!!!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning Board,

I am a very concerned property owner on Pettingill Pond. The extent of growth that you have allowed in this town is absolutely unacceptable, especially so close to such precious bodies of water. It is very sad. Please DO NOT allow the large condos to go in on the rezoning of the portion of 919 Roosevelt Trail, fronting in Anglers Road, from Farm to Commercial Map. You would not even allow me to go up on my cottage to add a bedroom for my child. Do you understand that areas around the Pettingill Pond are all on an aquifer that if contaminated can ruin the quality of water, not only in our beautiful pond, but our wells too. We do not get full time town water down in there. If that happens it may not be fixable. Who will be reliable for that? The specified area of rezoning is too close to the body of water, other towns would never allow this. Do you realize sound carries immensely across the water. This is a tranquil area, we want to keep it that way. This area is a sanctuary to many birds, many species of ducks, turtles, fish, loons, wildlife animals, owls, eagles, heron, endangered species. We need to look out for them. The traffic would all be filtered out onto 302 in an area that has a bus stop and so many issues as it is. With too much traffic, so many accidents, insane road rage, merging and turning traffic. Our schools are over crowded. We need to think of what Windham is becoming. Us tax payers are getting perturbed and do not want it to be like Westbrook. We feel our planning board has failed and have destroyed Windham! Too many weed stores, too many condos, too many homes in such small areas, too many buildings are being allowed to build so close to the road. Why are you allowing all of this? It only boils down to money, you need to think of the long term outcome of all of this. People will sue the town if we see changes in our quality of water because of the development you have allowed. That is your warning. Please, all we are asking is to PROTECT our land not abuse it!

Please take into consideration we all are opposed to the growth and are definitely opposed to the rezoning of 919 Roosevelt Trail fronting on Anglers Rd.

Thank you for taking the time to read this, Bobbi Yurrita