

Windham Planning Board  
8 School Rd,  
Windham, Maine

Thursday, July 18, 2004

RE: File # PB 24-062 "#24-13 – Major Subdivision – Cross Ridge, Lockland, Flintlock Drives

Dear members of the planning board:

We are the Lopes Family – Michelle, Alex and our two boys. We are residents of 7 Flintlock Drive in Windham and have lived in the neighborhood since 2020.

**First, we want to acknowledge how much we love this neighborhood and are thankful for what Peter Gilman has established** – it's a place where our kids can have a childhood like the 'old days' – everyone knows each other, kids run about throughout the 'hood' riding bikes, swimming, etc without parental concern. It's a special place and important to recognize this before getting into our concerns with the new construction.

**Our reason for writing today is to voice concern over our deteriorating roads. We are not against neighborhood expansion but do want to encourage a greater oversight and support for fixing and maintaining our neighborhood roads now and in the future.** If we don't, the roads will fall apart, become unappealing to a potential home buyers and hurt our hard earned investments.

**Will PTG Properties, use Cross Ridge > Lockland > Sentry Drive to access and develop their abutting 50 acre property in Gray?**

To begin, here are some facts to level set:

- The neighborhood was not built to town subdivision standards.
- As a result, our roads are not wide enough, nor have drainage nor have proper depths to support traffic wear and tear. There's also a safety concern when/if there's an emergency.
- The Town of Windham allowed homes to continue to be built over the last 10 years without regard for the substandard roads or the fact that the subdivision was developed unlawfully.
- With additional construction, Lockland will take the brunt of the traffic wear/tear and will crumble in places – leaving who to make repairs? At this point, repairs are substantial and beyond what our neighborhood could afford nor is reasonable for us to take on.

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Please consider these reasonable and fair options before approving the plan:

*We'd like to recommend that the town and/or PTG Properties contribute to our current and future road maintenance costs, thus reducing the long term exorbitant costs on the burden of homeowners.*

1. Town to take ownership including plowing and maintenance of Cross Ridge and Lockland Drives. This means that homeowners will assume responsibility for the side roads of Winchester, Flintlock, Idlewood, Nordic, Alpine, Keystone and Sentry (new).
2. PTG Properties to contribute \$10,000 per new home sold within the neighborhood to an established road maintenance fund.
3. Town to contribute a fair % of our neighborhood tax revenue to an established road maintenance fund.

Thank you for your careful consideration in this matter. We hope to reach a fair solution that works for all and do not have to escalate further.

Respectfully,

Michelle and Alex Lopes