

Thursday, July 18, 2024

Good Day,

I, Susan Poirier, along with my spouse, Matt Poirier, are the homeowners of 58 Lockland Drive, Windham, ME 04062. We received notification of a public hearing from the Town of Windham on July 15, 2024, that further development of the Crossridge Dr., Lockland Dr., Flintlock Dr. and Sentry Dr. would be a topic on Monday, July 22, 2024. We unfortunately cannot attend, however, I have several questions, as 3 of the properties in this notification abut my property and 4 others are just beyond my property.

The goal of this inquiry is to –

- a. Understand the exposure I have as a resident for current and future costs associated with the deteriorating roads.
- b. Understand what concessions PTG Properties is obligated to make to develop the 8 lots included in the Consent Agreement, and furthermore, Sentry Dr.
- c. To solicit input from the Town of Windham regarding this unconventional process by which the houses accessed by Crossridge Dr. have been approved and developed over the last 20+ years.

First, I would like to state that I am supportive of PTG Properties developing the land within Crossridge Dr. Peter Gilman was forthcoming with us on his vision when we purchased our home from him in May 2015. That said, if there are town standards/requirements to ensure that our roads are safe to travel, I'd like to understand the point and process of entering a Consent Agreement. The way I currently understand Consent Agreements are that they are a way to counter the town's requirements (to do less than the requirements), to continue to develop land. I'd like to understand how this is in the best interest of the current residents and the Town of Windham?

The way I understand the current state of the Consent Agreement is that in advance of the 8 lots being developed by PTG Properties, the following improvements will be made –

- The first 750 ft. of Crossridge Dr. will be paved
- The first 50 ft. of Lockland Dr. will be paved
- 2 Fire cisterns will be installed
 - a. I'm still unclear of the value of these if emergency vehicles cannot pass in the narrow areas of Crossridge Dr and Lockland Dr. – further described below.

Follow up questions I have –

1. Has the Town of Windham conducted a current road assessment of Crossridge Dr. and Lockland Dr.?
2. If so, how can we access the assessment?
3. If not, can this activity be completed in advance of moving forward?
 - a. It would be helpful to understand, beyond the proposed paving, what other areas of the Crossridge Dr. and Lockland Dr. do not meet current road

requirements. It is only fair that we understand what we will potentially be responsible for, should the town not require further repairs to proceed with developing the 8 lots, and the town refuse to take ownership of Crossridge Dr. and Lockland Dr.

- b. Once this activity is complete, I understand PTG Properties will be responsible for submitting waivers to the Windham Planning Board for all road deficiency's, to bypass the sub-division requirements. How will Crossridge Dr. and Lockland Dr. residents have visibility to these waiver requests and a seat at the table for these decisions?

Follow up concerns I have about *current* state of Crossridge Dr. and Lockland Dr. –

1. Narrow areas of the roads are dangerous as emergency vehicles cannot pass by one another, illustrated during an event on Lockland Dr. where fire engines arrived and struggled to leave the neighborhood as the passage of the two trucks was greater than the width of the road.
2. Drainage issues on Crossridge Dr. and Lockland Drive, where water pools and/or freezes, washing out the “curbs” and causing dangerous roads in the winter. These drainage issues have led to recurring potholes – These issues are not addressed in the consent agreement.
 - a. One outsized pothole on Lockland Dr. was minimally repaired on July 16, 2024, by a crew that had extra pavement, as a sort of stop gap (not associated with PTG Properties).
 - b. Medium sized pothole on Lockland Dr., and several others in early stages
 - c. These serve as a safety risk to children in the neighborhood riding bikes, pedestrians as vehicles try to avoid them, and to our vehicles.
3. Crossridge Dr. hill leading up to Alpine Dr. and Keystone Dr. is completely rutted out, too narrow for two vehicles to safely pass through and requires significant repairs.
4. I understand that for every 31 homes, 2 access ways (In/Out) are required, currently there are 52 homes and only 1 access way, how is the town addressing this safety risk?
5. Vegetation maintenance, cutting back overgrowth that is preventing drivers from safely seeing around the several sharp corners.

Additional questions and concerns I have about the *future* state of Crossridge Dr. and Lockland Dr. –

1. What is the plan to address the further damage done over the construction period?
 - a. I imagine further damage will be done to the roads with large, heavy equipment traveling up and down the roads, over the time these 8 lots are developed.
2. Post construction, what happens with the roads? Does the town take over ownership, or are they “handed” over to the residents?
3. Is there an approval/acceptance process i.e. HOA?

- a. If the Town of Windham says the roads do not meet the current requirements and therefore, they do not want to own them, it stands to reason residents would feel similarly.
4. If an HOA is required by the town and established, who is required to participate in the HOA (Just the 8 new lots, all of Crossridge Dr., Lockland Dr. and Flintlock Dr., all roads accessed by Crossridge Dr.)?
5. Are current residents going to be responsible for an increased assessment charge, managed through the Road Maintenance Agreement? If so, to what extent?
 - a. If an HOA is established for the 8 new developed lots, how will existing homeowners outside of this new sub-division be affected?
 - b. Most of the current resident deeds read differently regarding the Road Maintenance Agreement, what is enforced if they are all different? How does the Town of Windham support interpretation of the deeds and where the truth lies?

As a side comment regarding Sentry Dr. and access to Gray land owned by PTG Properties, I would like to formally request that as a condition to move forward with developing the 8 new lots, any development on Sentry Dr. as a way to access the Gray land require an amendment to ensure there is a review and approval for this separate sub-division, requiring that it meets Windham road standards; essentially avoiding repeating the situation we find ourselves in today.

Ultimately all residents who access their homes via Crossridge Dr. need to be educated about the Town of Windham's requirements and process, where there are exceptions to the rule, how exceptions to the rule are decided and where we have a say in the current and future state. We are at significant risk with high potential for severe out of pocket expenses to support road issues, along with safety concerns regarding emergency vehicle access to our homes should we need services. The Town of Windham has a responsibility to us as residents, who pay nearly 5-figures in taxes/home annually; the historical and current lack of transparency and support cannot persist. This is an unusual situation that has developed over many years and has been largely overlooked by the Town of Windham, leaving the current residents to bear the brunt of the burden.

I look forward to continued conversation and resolution to this situation.

Respectfully,

Susan Poirier
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