

**From:** Todd J. Coons <todd.coons@civilarms.com>  
**Sent:** Tuesday, May 13, 2025 11:29 AM  
**To:** Amanda L. Lessard; Stephen J. Puleo; Lisa Fisher  
**Cc:** Todd J. Coons  
**Subject:** RE: Planning Board Meeting May 12, 2025

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

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Good Morning,

I just wanted to send a note to thank you for taking the time to hear my concerns at the meeting last evening.

Ms. Lessard I thank you for reading into the minutes my questions and concerns as I really didn't want to have to read it myself.

I do have some follow up.

I don't feel that the two driveways being so close together has been addressed to resolve this.

If the driveways for each unit in the subdivision are to be 75 feet away why would the entry point from River Road onto Thayer Drive be held to the same requirements?

Also where Thayer drive is being suggested to enter the development is the cause of the drainage issue. NO water flows through any culvert where that entry point was made by the previous landowner. This was filled in to allow for him to have access to the field and is not a true driveway at this time.

I'm only hoping to have the entry point to Thayer Drive from River Road moved 25 feet away from my entry point.

As for Blasting some seemed very surprised when I mentioned that. I do feel that needs to be looked into further. He claimed they were small blast. A blast is a blast and damage and disruption to the water table is very possible. For me to be told I would have to sue them civilly seems a bit much when there might be something that can be done to mitigate this from becoming a issue.

As for Phase 2 I know Amanda you mentioned this isn't being discussed at this time but we all know it's coming and if there is any way to lesson the potential issue of a phase 2 I feel it should be addressed. For example they are clearly ending Thayer Rd where it is so that it can be used as access to phase two and that increased traffic will be an issue.

I would also like to request some sort of barrier be installed between my property and theirs. A fence or the planting of full fur trees or tall shrubs. Their plan is to try to use the green space between Thayer Drive and Dolley Farm road and this would be in clear view of my home and yard.

Finally I would HIGHLY suggest the board doing another site walk. The last one was in winter with 2 feet of snow on the ground and no walk was done. It was just a visual inspection from 469 River Road. A walk now would give you a much better idea of this land and the many issues for this development.

As Dustin spoke he said there are walking trails on the land and that is NOT true. The property was harvested for the lumber some 3 or 4 years ago. They left all the slashing there and walking in the back of that property is very

difficult to say the least.

Thank you for your attention on this matter and I'm hopeful to have these issues resolved so we can all be happy neighbors.

Todd Coons

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**From:** Amanda L. Lessard <allessard@windhammaine.us>  
**Sent:** Thursday, May 8, 2025 8:28 PM  
**To:** Stephen J. Puleo <sjpuleo@windhammaine.us>; Lisa Fisher <lmfisher@windhammaine.us>  
**Subject:** Planning Board Meeting May 12, 2025

Attached please find the agenda for next week's Planning Board meeting on Monday May 12, 2025 at 6pm. Application materials, including staff memos are linked within the meeting agenda.

Agendas are also available online at <https://windhamweb.legistar.com/Calendar.aspx>.

Planning Board members, please let me know if you expect to be absent from the meeting.

Have a great weekend,  
Amanda

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