

Tammy Hodgman

From: Barry A. Tibbetts
Sent: Wednesday, November 1, 2023 3:08 PM
To: Tammy Hodgman
Cc: Barry A. Tibbetts
Subject: Fwd: Rezoning Roman Catholic Church FOR AGENDA CORRESPONDENCE

Begin forwarded message:

From: William Reiner <williamreiner@windhammaine.us>
Subject: Rezoning Roman Catholic Church
Date: October 24, 2023 at 1:14:39 PM EDT
To: "Robert J. Burns" <rjburns@windhammaine.us>, TownCouncil <TownCouncil@windhammaine.us>, "Barry A. Tibbetts" <batibbetts@windhammaine.us>
Cc: Linda Morrell <lmorrell@windhammaine.us>

Mark, can you read this into the record for me tonight in my absence after Amandas presentation. I know this is currently a discussion item, but these are my current thoughts

Good Evening,

Sorry I was unable to attend the meeting up till this juncture, but in knowing it was a possibility, I attend last evenings Planning Board meeting to hear public comment and gather as much insight into this Discussion Item prior to us meeting on Nov 14.

My comments below do not speak against the need for increased housing or that of Senior and Affordable housing in general.

With the information I have up to the end of the Planning Board meeting I am currently NOT in favor of rezoning this parcel from Farm to C-4. I am generally never in favor of rezoning requests unless a plan, or understanding of a plan, is present in front of me. I also feel that rezoning is a tool of use when no other areas are available.

I understand there is a recommendation from Planning Board to 'Not Recommend with comments' and those comments to be a possible change of zone to RM. This recommendation I have not yet settled on as I am looking forward to reviewing tonight's meeting and seeing additional comments.

Planning Board had approximately 30 letter and 20 speakers that were also not in favor.

Understanding that while "Farm (F)" does not fit into the Comprehensive Plan as a Growth Area zone, it may be better to look again at what actual topographical areas in the North Windham Zone have had a new influx of building. These areas may have already experience an acceptable amount of 'local' growth to the point that a specific area has sustained enough development and potentially be excluded from continued development.

Would recommend a look;

- 1- Revisions of the land use map or growth zone boundaries in the area of Angler Rd.
- 2- Revisions to the boundaries of the N.Windham Growth zone map to see if adjustments are warranted.

While this discussion is not on a specific project, a housing project has been proposed that may not fit into the current nature of the area. With the access roads moving forward, there is potentially better suited areas for High Density housing. All residential uses are not equal.

If the growth zone map was removed from the area in question, the potential utilization of expanded dimensional allowances and multipliers would be removed and I believe more reasonable development could be accepted. This is my current understanding but look forward to continued discussion.

Again, I am not against housing development, or Affordable and Senior housing. But with the access roads going forward, there is a greater potential for this type of housing and density required, to be placed where it will not affect established residential neighborhoods.

Bill Reiner

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