

Tammy Hodgman

From: Barry A. Tibbetts
Sent: Wednesday, November 1, 2023 3:13 PM
To: Tammy Hodgman
Cc: Barry A. Tibbetts
Subject: Fwd: Rezoning of the rear portion of 919 Roosevelt Trail from Farm (F) to Commercial District 4 (C-4). FOR AGENDA CORRESPONDENCE

Begin forwarded message:

From: Sarah Adams <sla907207@gmail.com>
Subject: Rezoning of the rear portion of 919 Roosevelt Trail from Farm (F) to Commercial District 4 (C-4)
Date: October 20, 2023 at 2:25:20 PM EDT
To: townCouncil@windhammaine.us

Dear Windham Town Council members,

Below is an email I sent to the Planning Board earlier this week. Please enter it into your records on comments regarding the proposed rezoning.

Oct. 16, 2023

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 waterways!

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