

**From:** Skip Schnable <psschnable@gmail.com>  
**Sent:** Tuesday, June 20, 2017 10:13 AM  
**To:** Ben Smith; Tony Plante  
**Subject:** Proposed entertainment venue on Angler's Road

Dear Mr. Plante and Mr. Smith,

At first blush it is difficult to imagine that the proposed outdoor live music entertainment venue at the end of Anglers Road could be under serious consideration. One can only conclude such consideration is being applied due to the political network and finances of the applicant. Regardless of the underpinning motivations, this idea is absolutely terrible and needs to be rejected. It puts not just the local residents at risk, but really the entire town of Windham.

My wife and I have enjoyed Pettingill Pond from 74 Anglers Road since 1999. We oppose the town issuing any permits to allow outdoor live music entertainment on Anglers Road.

There are several reasons why. Here is a summary:

1. Noise. Despite the location of Frank's Bistro and the Seafood Retail/Food establishment, Anglers Road is clearly a residential neighborhood, beginning with the apartments/condos directly across the street from the proposed entertainment site. Allowing outdoor live music at any volume will effectively be disturbing the peace of the neighborhood. The police department may need to install some additional phone lines to handle the complaints.
2. Porta potties. Is it even within code to permanently, on a seasonal basis, please these along a private road? What an unsightly mess you are contemplating. You might also consider that when males drink and get drunk they often by-pass a porta potty line for the nearest bush or tree; that would smell great in July and August.
3. Risk of increased crime and drugs. It is pretty clear the general type of crowd this venue would attract. There is an element of such a crowd, usually from out of town, which will have no problem walking onto private property away from the music to go swimming, potentially breaking into property along the way. Drug dealing is part of the culture you are inviting to town. Is this really the culture you want to nurture for the town, and offer to its young people?
4. Property values. The existence of loud, live music all summer, with drunks and bikes adding to the noise, supplemented with unsightly porta potties lining the beginning of Anglers Road will reduce property values of the residents of Anglers Road. The only question is, how much of a reduction will we suffer. If you do permit this ridiculous application, I would expect an adjustment, a reduction, in my property tax bill.
5. Keep it inside. If the applicant could limit his application to an indoor restaurant with indoor plumbing, such a venue would certainly be in keeping with the businesses in the area. An outdoor, live music venue with no plumbing must be rejected.

I look forward to seeing you at the relevant planning board meeting.

Regards,

Skip Schnable, 74 Anglers Road, Windham, ME

**From:** Colleen Seremet <colleenseremet@gmail.com>  
**Sent:** Saturday, June 17, 2017 10:35 AM  
**To:** Ben Smith  
**Cc:** Tony Plante  
**Subject:** Angler's Road commercial property plans

Dear Mr. Smith,

I am writing to voice my concerns over a proposal currently before the planning board in Windham. I understand a developer is proposing purchasing the property at the junction of Angler's Road and Route 302 behind Bob's Seafood Restaurant. I further understand that the proposal includes parking for 250 vehicles and includes an outdoor concert venue for Thursday through Sunday nights until 11 pm.

As a property owner at 40 Angler's Road, I strongly object to the proposed development on several grounds. I am concerned that the traffic will create a roadblock for anyone wishing to get in or out of Angler's Road. I am also concerned that putting portable toilet facilities along Angler's Road to accomodate concert goers will create a terrible visual for those of us driving along the road. Finally, the noise level of crowds and music will be very disruptive to the serene lifestyle those of us who bought property on Pettigill Pond sought in the first place.

Please take the needs of permanent, property tax paying residents into consideration as you think about selling the property in question. I am sure there are alternative ways to develop this commercial property which will benefit everyone involved.

Thank you,

Colleen Seremet

*Colleen Seremet Educational Consulting*  
40 Anglers Road  
Windham, Maine 04062  
410-463-0989  
[colleenseremet@gmail.com](mailto:colleenseremet@gmail.com)

**From:** James Cutler <cutlah@yahoo.com>  
**Sent:** Monday, June 12, 2017 5:27 PM  
**To:** Tony Plante; Ben Smith  
**Cc:** Audie.arbo@maine.gov  
**Subject:** Proposed music venue on Anglers Road

Dear Mr. Plante, Mr. Smith, and Ms. Arbo,

I reside for half the year on Mount Hunger Shore Road, by Little Sebago.

When I received the news that there was a proposed outdoor music venue it made me very concerned. Our neighborhood is a residential, family oriented place. While I understand the need for and support local business, there are appropriate locations for different kinds of businesses, and a loud, crowded, large outdoor music venue is not appropriate for our neighborhood.

I would hope that as you consider their proposal you would ask hard questions about:

- What type of clientele they hope to attract, and whether they will fit with a residential neighborhood (as Bob's Seafood and Franco's Bistro DO).
- What measures they will take to be good neighbors – to the Church nearby, to the other businesses , and to the residents.
- What the traffic implications are on a road which is the primary entrance to a large neighborhood, and already gets backed up.
- Why permanent Porta-Potties have a place in view in a residential neighborhood – seems ridiculous.
- How they will manage alcohol consumption and the risk to the residential neighborhood, and the attraction of a nearby pond and lake.

Etc.

This seems like a really bad idea. Again, I'm all for local business, and good use of land. But this does not appear to be such a proposal, and I hope you exercise your responsibility to be advocates for our community.

Thank you,

James and Meredith Cutler  
333 Mount Hunger Shore Road  
Windham, ME 04062

**From:** Deb Rosa <maineseaandland@yahoo.com>  
**Sent:** Monday, June 19, 2017 8:35 PM  
**To:** Ben Smith; Tony Plante  
**Cc:** Deb Rosa  
**Subject:** Proposed Anglers Road Development Country Music Venue

Dear Mr. Plante and Mr. Smith,

I am e-mailing you in regards to the proposed developments in the vacant commercial lots on Anglers Road.

I understand through various sources and Windham town hall online resources, that one of the developments is widely perceived to be a 'biker bar' with country music outside and in.

We bought our property down the road from this 'proposed bike bar' a few years ago. We did not buy this house in this area to have a biker bar down the street. This is not an area that wants or needs this type of establishment.

The reasons I feel this way are:

1. We all know that motorcycles can be extremely noisy and coupled with loud music, this will more than likely exceed the town of Windham's noise ordinance that is on your own website. How are you going to regulate this ordinance? Who would regulate it and when?

In any case, we would be sandwiched between the Seacoast Park and this new establishment! The difference is that Seacoast Park is a family oriented park. Let's face the reality - If this is a biker bar they are not going to have small children at their establishment. Music, drinking, outdoor activities = Noise and possible rowdiness.

There are a **LOT** of **children** in the immediate area. A possible 'biker bar' in what is an established residential area with children? Are you kidding me? As town manager and director of development (elected representatives) of Windham, you have the **RESPONSIBILITY** to keep your citizens **safe**. You would not be doing your due diligence by allowing this establishment in the immediate area of a church and where many, many families and children live.

2. We bought our property to enjoy a quiet, peaceful environment. More importantly it is our **constitutional right** to enjoy it in peace and in the pursuit of happiness., which **you**, as our **representatives** have the **responsibility** of **protecting** - See Declaration of Independence...You need to uphold your responsibility of protecting the residents of this area.

"Life, Liberty and the pursuit of Happiness" [United States Declaration of Independence](#).<sup>[1]</sup> The phrase gives three examples of the "[unalienable rights](#)" which the Declaration says have been given to all human beings by their Creator, and which **governments** are created to **protect**. You represent the governing body that should uphold these rights.

3. We bought this property, not because we want it to become devalued by someone who wants to make a quick buck down the street and destroy the earned and rightful tranquility. This will more than likely lower property values in our area, and again, **YOU** have the responsibility to **Protect** your citizens from something like this that would lower their property values. Who is going to be responsible if our properties become devalued because of this? Somebody will have to be. You may get taxes from this establishment but you will have to lower the taxes of ALL 300+ homes that are affected by this decision. You will lose thousands of dollars each year due to this.

4. There are many bodies of water in this area. Porta Potties? Really? I do not think this is a responsible, ecologically safe, legal, or acceptable..I doubt our protectors in Augusta will either.

5. The church and bus stops are so close to this proposed bar, Maine Statutes 501 and 701 seem to be relevant to this.

#### Maine Statutes:

§701. Proximity to schools; exception

> 1. Location within 300 feet of churches and schools. Except as provided in paragraphs B and C, the bureau may not issue a new license for the sale of liquor to be consumed on the premises to new premises within 300 feet of a public or private school, school dormitory, church, chapel or parish house in existence as such at the time the application for the new license is made.

> A. [1987, c. 342, §33 (RP).]

Please consider your own professional and personal liability should negative circumstances occur due to this type of establishment being so close to families with children and churches. I would not want to be in the town of Windham's shoes should a child (or anyone for that matter) is negatively impacted, physically, mentally, or emotionally due to this error in judgement by the town officials to allow this.

Please don't misunderstand me. I am just thinking of you, the town, and most importantly and especially, the citizens of this area, many who have children and should not be subject to the noise and (if it is a biker bar) the potential hazards that would ensue should this decision not be truly evaluated for what it is. These are my opinions that I share with you and are heartfelt and important.

I am all for entrepreneurship, and I feel that the developer should rethink this and put in something that would be family friendly and responsible. I am all for Momentum and what they stand for, but I cannot in good conscience sit by and say nothing about this possible biker bar. Can you? Will you? We are **ALL** counting on you to protect us, and be responsible in the handling of this.

Thank you,

I look forward to your response.

Deborah Rosa

CC: MattD/PA

Associate Broker  
The Maine Real Estate Network  
Saco, Maine  
207.590.3035

<http://maineseaandland.com>

<https://vimeo.com/174519525>

<https://twitter.com/seaandland>

**From:** Bernard, Barry <barry.bernard@siemens-healthineers.com>  
**Sent:** Tuesday, June 06, 2017 2:44 PM  
**To:** Ben Smith; Tony Plante; Arbo, Audie  
**Cc:** Goodridge, Ann  
**Subject:** Proposed Developments / Anglers Road

Dear Mr. Plante, Mr. Smith and Ms. Arbo,

My wife and I own a camp at 68 Shore Road in Windham and have learned about the proposed developments in the vacant commercial lot at the end of Angler's Road, which I have studied online and in the Windham town office. We bought our camp in January 2010 and have probably invested close to \$75,000 in improvements to our property. Most of this was spent with area businesses, who we have been happy to support. We've also paid considerable taxes on our property, given that it is directly on Pettingill Pond. I've been active in our community as Secretary / Treasurer of the Shore Road Association and was recently elected Treasurer of the Windham Drifters Snowmobile Club. My family loves the memories we're creating up at camp and we hope for many more years of enjoyment there. I'd like to think that our ownership has been good for our neighbors and good for the Town of Windham.

Ann and I have no problem with a property owner's legitimate rights to use their property as they see fit. We are in support of the proposed Momentum Community Center and feel that they would be a good fit and an asset to our neighborhood. But the proposed country music venue has raised serious concerns from residents in the adjoining neighborhoods and I strongly oppose it as currently defined.

1. While the developers have not used these terms to describe their proposed venue, the nature of their development is being perceived as a "biker bar" and a "dive bar" by residents. We do not need a Bentley's North in Windham.
2. Can you elaborate on the business plan and the type of clientele that this proposed business is targeting? Will this be a family-friendly business that the developer is proposing to put at the primary entrance to our residential neighborhoods?
3. The nature of the business suggests that patrons will stay for an extended period of time, listening to music and drinking outside. When noise ordinances kick in, they are likely to leave en masse. This will create an unsafe bottle-neck at the intersection to Route 302. Westbound traffic will likely seek an alternative route, which would be down Shore Road. Shore Road is a private tight and twisty dirt road, with homes that are in immediate proximity. This presents a serious safety and nuisance concern.
4. The focus of the proposed business will likely be alcohol sales, with considerable outside public drinking. This is not compatible with the adjoining residential neighborhood.
5. The outside music stage points directly at a condominium complex and at the Our Lady of Perpetual Help Parish.
6. While not in the documents submitted to the Planning Board, there is rumor that the developers want to incorporate a motorcycle burn-out pit, in which motorcycles spin and burn their rear tires, often to the point where they explode. This is a loud, smoke-filled and obnoxious affair.
7. The plan to install a permanent row of porta-potties directly along Anglers Road is unsightly, potential noxious and environmentally unfriendly, especially for a large modern venue.
8. The development of a country music venue with live, amplified music is inappropriate for the entrance to our tranquil and wooded residential neighborhoods.
9. This proposed development seems like a poor fit for the Momentum Community Center, which plans to build in the adjacent lot.
10. The Catholic church would be directly between the outdoor music venue and the marijuana grow-house.
11. Noise and traffic from the facility is likely to negatively impact neighboring businesses, such as Bob's Seafood and Franco's Bistro.
12. At a time when owners are investing in improvements to their properties, the proposed development, with its dirt lot and porta-potties, is distinctly low-class and could negatively impact property values.

13. Our residents contribute greatly to the tax base of Windham, especially those on the water. Many of those properties are camps, who pay premium taxes and require few municipal services.
14. The roads adjacent to the proposed development are all unimproved private dirt roads. There are only 2 entrances to our neighborhood, and this facility would be at the head of the primary entrance. Residents are already subject to heavy traffic using the Little Sebago boat launch.
15. We are already subjected to noise and music from Seacoast Fun Park, which tends to carry across Pettingill Pond. Adding an outside music venue at the end of Anglers road would sandwich our neighborhoods in noise.
16. There could be considerable traffic issues, as this facility is opposite the primary exit from the parking lot of the Our Lady of Perpetual Help Parish.
17. The onsite septic system, the dirt lot facility and outside porta-potties could present environmental issues affecting the area, especially nearby Pettingill and Chaffin Ponds. Has the State of Maine Department of Environmental Protection been involved in approving this proposed development?
18. The dirt lot and outside drinking could lead to a facility that is dirty and unkempt, including cigarette butts and trash. The adjacent wooded area would attract those impatient to wait for a porta-potty.
19. There could be spill-over from the venue into our neighborhoods, including a criminal element.
20. Drug use could be prevalent in the perpetual festival environment of this proposed venue.
21. There are nature trails and child play areas in immediate proximity to this proposed venue and there is a risk of patrons who have been drinking heavily wandering out onto those trails.
22. There is a school bus stop near the proposed venue which would present a risk to the children of the neighborhood.
23. The recently-approved marijuana grow-house on Spear avenue could become a target of criminal activity from the proposed music venue.
24. Other properties are available in Windham that would seem more suited to this project, including the lot next to Rustler's steakhouse where The Landing restaurant used to be.

I realize that this is just in the planning stage and that there has yet to be a scheduled meeting for public comment. I appreciate the notice that the Town of Windham sent relative to the Momentum Community Center project, and presume that we will be advised as to the same opportunity to provide impact statements on this project as well. Thank you for your time and consideration.

Best regards,

Barry Bernard and Ann Goodridge  
129 Ray Street  
Portland, Maine 04103  
207-878-2752

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**From:** Lynne Reiss <lreiss82@gmail.com>  
**Sent:** Thursday, June 08, 2017 3:24 PM  
**To:** Tony Plante; Ben Smith; Audie.arbo@maine.gov  
**Subject:** Proposed Developments/Anglers Road

Dear Mr. Plante, Mr. Smith and Ms Arbo,

I bought my camp at 22 Eagle Drive (formerly 44 Forest Road) in 1990. My children and I have had wonderful summer experiences there over a period of 27 years. We have contributed taxes and supported the local business community. We have maintained the property and been good neighbors. Because it is a camp, we have not used the schools (another gain for Windham)

Over the years, there have been issues - including the summer with no water pressure, the summer with water so rusty, it permanently discolored the fixtures, the 2 summers filled with the sound of rocks being pounded & the sounds of excavation work at the transfer station. I have not complained because I understood that efforts were being made to correct a situation which needed correction.

But the proposed country music venue, as it is currently planned, concerns me greatly.

I won't be at camp until the end of June so can not attend your planning board meeting on June 14 but wanted you to be aware of the issues I share with my neighbors:

1. While the developers have not used these terms to describe their proposed venue, the nature of their development is being perceived as a "biker bar" and a "dive bar" by residents. We do not need a Bentley's North in Windham.
2. Can you elaborate on the business plan and the type of clientele that this proposed business is targeting? Will this be a family-friendly business that the developer is proposing to put at the primary entrance to our residential neighborhoods?
3. The nature of the business suggests that patrons will stay for an extended period of time, listening to music and drinking outside. When noise ordinances kick in, they are likely to leave en masse. This will create an unsafe bottle-neck at the intersection to Route 302. Westbound traffic will likely seek an alternative route, which would be down Shore Road. Shore Road is a private tight and twisty dirt road, with homes that are in immediate proximity. This presents a serious safety and nuisance concern.
4. The focus of the proposed business will likely be alcohol sales, with considerable outside public drinking. This is not compatible with the adjoining residential neighborhood.
5. The outside music stage points directly at a condominium complex and at the Our Lady of Perpetual Help Parish.
6. While not in the documents submitted to the Planning Board, there is rumor that the developers want to incorporate a motorcycle burn-out pit, in which motorcycles spin and burn their rear tires, often to the point where they explode. This is a loud, smoke-filled and obnoxious affair.
7. The plan to install a permanent row of porta-potties directly along Anglers Road is unsightly, potential noxious and environmentally unfriendly, especially for a large modern venue.
8. The development of a country music venue with live, amplified music is inappropriate for the entrance to our tranquil and wooded residential neighborhoods.
9. This proposed development seems like a poor fit for the Momentum Community Center, which plans to build in the adjacent lot.

10. The Catholic church would be directly between the outdoor music venue and the marijuana grow-house.
11. Noise and traffic from the facility is likely to negatively impact neighboring businesses, such as Bob's Seafood and Franco's Bistro.
12. At a time when owners are investing in improvements to their properties, the proposed development, with its dirt lot and porta-potties, is distinctly low-class and could negatively impact property values.
13. Our residents contribute greatly to the tax base of Windham, especially those on the water. Many of those properties are camps, who pay premium taxes and require few municipal services.
14. The roads adjacent to the proposed development are all unimproved private dirt roads. There are only 2 entrances to our neighborhood, and this facility would be at the head of the primary entrance. Residents are already subject to heavy traffic using the Little Sebago boat launch.
15. We are already subjected to noise and music from Seacoast Fun Park, which tends to carry across Pettingill Pond. Adding an outside music venue at the end of Anglers road would sandwich our neighborhoods in noise.
16. There could be considerable traffic issues, as this facility is opposite the primary exit from the parking lot of the Our Lady of Perpetual Help Parish. It could prevent access by the fire department or ambulance vehicles. *Last year, a near-by house burned down in spite of the many fire trucks that did arrive. I hate to think about fire trucks not being able to get in.*
17. The onsite septic system, the dirt lot facility and outside porta-potties could present environmental issues affecting the area, especially nearby Pettingill and Chaffin Ponds. Has the State of Maine Department of Environmental Protection been involved in approving this proposed development?
18. The dirt lot and outside drinking could lead to a facility that is dirty and unkempt, including cigarette butts and trash. The adjacent wooded area would attract those impatient to wait for a porta-potty.
19. There could be spill-over from the venue into our neighborhoods, including a criminal element.
20. Drug use could be prevalent in the perpetual festival environment of this proposed venue.
21. There are nature trails and child play areas in immediate proximity to this proposed venue and there is a risk of patrons who have been drinking heavily wandering out onto those trails.
22. There is a school bus stop near the proposed venue which would present a risk to the children of the neighborhood.
23. The recently-approved marijuana grow-house on Spear avenue could become a target of criminal activity from the proposed music venue.
24. Other properties are available in Windham that would seem more suited to this project, including the lot next to Rustler's steakhouse where The Landing restaurant used to be.

I realize that this is just in the planning stage so I am hopeful that the planning board will take these concerns seriously and not allow this project to proceed. Please share this letter with the board and put me on your list for all future notifications regarding the upcoming development. I did not receive the notice that the town sent relative to the Momentum Community Center; but have come to know about it and have no objections. Unlike the music venue, it seems very compatible with the neighborhood.

Thank you for your time and consideration.

Sincerely,

Lynne Reiss

[ltreiss82@gmail.com](mailto:ltreiss82@gmail.com)

76 Oxford St., Cambridge, MA 02138 (Labor Day - end of June

22 Eagle Drive, North Windham, ME 0404062 (end of June - Labor Day)

**From:** Pat and Frank <devin.cam@myfairpoint.net>  
**Sent:** Saturday, June 03, 2017 4:52 PM  
**To:** Tony Plante; Ben Smith  
**Subject:** Anglers Road Proposal

June 3, 2017

Dear Sirs:

As owners and tax payers of property on Pettingill Pond since 1988, we are extremely disturbed to learn that our peace & quiet may be shattered by the recent proposal of a restaurant/bar with live music and dance floor, plus outdoor stage for live amplified music both day & evening during the summer months. We would like to go on record as opposing this proposal, not just because the noise pollution will affect us directly, but also because this business will add nothing positive to the Town of Windham.

Has it occurred to no one that there are actual people living in homes on Anglers Road adjacent to this proposed development?

By allowing yet another “made to fail” business to set up shop in Windham, you are adding to the progressive decline of this once beautiful town, as well as depleting the quality of life of the residents (voters) of Pettingill Pond.

Sincerely,  
Frank & Patricia Laperriere

**From:** Paul Taylor <snowpolaris46@yahoo.com>  
**Sent:** Friday, June 02, 2017 1:44 PM  
**To:** Ben Smith  
**Cc:** Paul Taylor  
**Subject:** Anglers Road Proposed Development

Hello Mr Smith,

I am hearing rumors about the Angler Rd proposed development. I have no issue with a responsible and profitable business being established in the vacant lot. As long as it does not have a negative impact to our neighborhood.

Portable outhouses, burn-out pit, and live music, what the heck is the town of Windham thinking?

Per Mr Cianchette, I find it hard to believe the residents living in the condo/apartments across the street are supportive of your project.

It's bad enough I have a medical marijuana cultivator across the street from me, at 11 shore Rd. I have been told is a legal operation and all permits have been pulled.

Paul Taylor  
35 Spear Ave

**From:** Gordon, Paul <pgordon@eecnet.com>  
**Sent:** Friday, June 02, 2017 10:58 AM  
**To:** Tony Plante; Ben Smith  
**Subject:** Anglers Road Proposed Development

Dear sirs , My Name is Paul Gordon , I have a small summer camp at 12 shore in Windham me. since 1984 . (33 years)

The Anglers Road Proposed Development project has been brought to my attention.

I strongly oppose this project . Maine , especially lake /pond life is supposed to be tranquil and quite .

The traffic noise on 302 and the loud speakers coming from seacoast fun park are quite enough !

I can't imagine an outside music venue . How will you police the people using shore road (a private road) as a short cut west instead of waiting for the traffic light on anglers/ 302 ?

I am surprised that a monetary value would supersede resident concerns and safety.

Please advise , Paul Gordon C 207-572-5999

**Paul Gordon | Electrical Estimator**

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**From:** Nancy <nancy.leahy8@gmail.com>  
**Sent:** Wednesday, May 31, 2017 11:10 AM  
**To:** Ben Smith  
**Subject:** Proposed club on Anglers Rd

Dear Mr. Smith,

My name is Nancy Leahy and I own a home at 46 Anglers Rd. I am VEHEMENTLY opposed to the music club that is being proposed on Anglers Rd. My husband and I fell n Love with our home and Pettingill Pond. And Windham for that matter. The summers are idyllic. Quiet and restful. If the club is allowed, that will all be destroyed.

The neighbors and residents all around the pond are always so respectful of each other. No one plays music loud. When there are parties or celebrations, folks wrap them up at a decent hour.

Please, I am begging you to NOT ALLOW THIS PROPOSED OUTDOOR CLUB. Please!

Thank you fir your time,  
Nancy Leahy  
46 Anglers Rd

Nance

Mistakes courtesy of auto-correct

## Ben Smith

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**From:** cheriefreitas@roadrunner.com  
**Sent:** Monday, May 29, 2017 11:39 PM  
**To:** bwsmibwsmith@windhammaine.us; Tony Plante  
**Subject:** New Development at Top of Anglers Road

Hello Mr. Smith and Mr. Plante,

I am writing to you in response to the news that the property owned by the Town of Windham at the top of Anglers Road is currently under contract and is being considered for development of a restaurant/bar that will also be a venue for Indoor and Outdoor Music Entertainment with a capacity of approximately 250 people.

As a residence of Woodland Road located in close proximity (< 1/2 mile) I am quite concerned that the loud music will have a negative impact on this quiet residential neighborhood's quality of life that I and my neighbors currently enjoy. In addition to the loud music, I fear that this type of establishment will increase traffic at the top of the road, affecting safe ingress/egress to and from our private roads. I also believe that additional police patrol will be required, as often is the case with venues of this type.

While I do promote business growth for the town of Windham, I do not think that the type of business being considered for this location is the right fit for this quiet, family friendly, residential community. I am hopeful that the Windham Planning Board will take into consideration the impact this development will have on the many residences located on Anglers, Woodland, Mud Pond and Shore Roads before final approval.

Can you please let me know if and/or when you will be having any public hearings regarding this development?

Sincerely,

Cheryl Freitas  
PO Box 393  
Windham, ME 04062  
(Property owner of 25 Woodland Rd)



**From:** jensens\_kitchen@roadrunner.com  
**Sent:** Friday, May 26, 2017 8:49 AM  
**To:** Tony Plante; Ben Smith  
**Subject:** Anglers road

Good morning; I write with great concern for the use being granted to perspective buyer of property at the end of Anglers Rd.

We as an association have notified all residents regarding the use of property currently owned by Windham Development and have received many calls opposing this sale. we have a nice quite neighborhood here and will be greatly effected by this in many ways.

We feel the town is overlooking the bigger picture here just for the sale of property they own. We will be greatly effected by noise, traffic jam on road, portable toilets on property, the patrons who decide to drive through our neighborhood to avoid driving onto 302 to sober up after a night of drinking.

I think the town would have learned something from the issues at Club 302. you have a great write up in the Windham Eagle how the town is listening to the people.

Well "We Don't Think Your Listening To Us". if this is the NEW plan you had in mind,, we do not agree. We will pay the price of your "greediness" With dropping property values. We are going to take all measures to stop this project, we will be talking to our lawyer if we get no response from you.

John Jensen

**From:** Pooh1031@aol.com  
**Sent:** Thursday, May 18, 2017 7:16 PM  
**To:** Ben Smith  
**Subject:** Anglers Road

I am a member of the Anglers Road Association in North Windham. I have been encouraged to write to you as we have been presented with the proposed plan and the usage of the area at the beginning of our road from 302. The new owners seem to have an excessive arrangement for the site which will greatly affect our peaceful quality of life near Pettingill Pond. I, personally, don't have a problem with another restaurant, but an outdoor stage for live music both day and evening seems to be pushing the privilege. From what I saw the stage would project music right through the neighborhood, over the pond and beyond.

We already feel and hear the music that sometimes radiates from the Sea Coast facility on 302. If we get music from down the road as well, we are surrounded by noise.

Also the possibility of outdoor portable toilets is rather indignant.

This email is to ask: "please keep our neighborhood safe and free of noise". "Let us please be fair".

Thank you for reading this email and thank you for having some serious consideration on this matter.

Diane Gorden  
88 Anglers Road  
Windham, Maine 04062  
831-6119

**From:** Mary Reutlinger <sgtmary2@aol.com>  
**Sent:** Thursday, May 25, 2017 4:47 PM  
**To:** Ben Smith; Tony Plante  
**Subject:** Concerns for use of property at beginning of Anglers Road

Hello Mr. Smith and Mr. Plante,

I have been told that the land that was recently sold by the town of Windham that's at the end of Anglers Road is intended for a restaurant/bar and that there will be loud music inside and also outside. This is mostly a quiet residential area and other than the occasional ATV/snow mobile running up and down the road and music from Seacoast when the wind is blowing our way we want to keep it that way.

My husband and I and other neighbors have lived here for many years because of the neighborhood. I am a believer in business growth for this town and we don't have any problem with the owners putting in retail stores but allowing a late night establishment that will be playing loud music inside and outside is not a good fit for this community. I can only imagine that there will need to be an increased police presence as there usually is with these types of establishments. Not only that, the preserve is just behind it. It won't be good environmentally for the animals or the visitors.

Please let me know if you will be having any public hearings that address this issue.

Respectfully,

Mary C. Reutlinger  
29 Anglers Road  
Windham, Maine  
[sgtmary2@aol.com](mailto:sgtmary2@aol.com)  
H: 207-892-2416  
C: 207-232-4048

June 5, 2017

Mr. David Douglass, AIA  
Chairman, Planning Board  
Town of Windham  
8 School Rd.  
Windham, ME 04062

Re: Major Subdivision 17-14 Acorn Lane Duplexes

Dear Chairman Douglas,

As an abutter to the proposed Robie Construction subdivision, we are concerned about the impact these 42-44 units will have. Privacy is a chief concern as we have lived here forty (45) years with a buffer of woods between ourselves and the so-called Rhodes gravel pit.

Based upon review of the preliminary Sketch Plan, we think there is ample opportunity for the developer to level out the slope toward the existing gravel pit for the extensive leach field. That would leave a buffer of woods between the first two (2) proposed units if not others. These units abut the Swetz and Parlin homes. The two homes would be most egregiously impacted without a buffer.

Other issues involving traffic flow and safety are important. There are many children in the area. The hazard is real given the Windham Police have posted an electronically controlled speed monitoring sign nearby Forbes Lane. Forbes Lane gives access to Acorn Lane the proposed entrance to the Robie subdivision.

I hope the Planning Board will carefully consider these issues and others that may arise at the June 12 meeting.

Respectfully submitted,

The block contains two handwritten signatures in black ink. The signature on the left is 'Warren Swetz' and the signature on the right is 'Suzanne Swetz'. Both are written in a cursive, flowing style.

Warren and Suzanne Swetz  
127 Forbes Lane  
Windham, ME 04062

cc: Amanda Lessard, Town Planner