

**From:** Jim Goode <jmgoode01@hotmail.com>  
**Sent:** Tuesday, November 13, 2018 4:59 PM  
**To:** Amanda L. Lessard  
**Subject:** Re: Sebago Basin Subdivision Preliminary Plans  
**Attachments:** Windham.zip

Hi -

Thanks for talking to me today about the proposed Basin Rd. subdivision.

I'd like to state that I am not opposed to development in the area. However I am opposed to irresponsible development where profit is the only priority.

This proposal by Swan and Roma looks like an attempt to capitalize on Robie's declined submission. It appears to be an attempt to bypass town building rules by cutting down on the number of lots and changing the names on the application to avoid restrictions placed on Robie's original application. Specifically these developers are trying to get around the town requirement to extend water lines to provide for fire protection.

Extending the water line now benefits the proposed subdivision and the 2 lots across the street. Construction has begun on the Millington property. All lots would benefit by having a ready source of clean water. Drilling a well is a major expense and a risk. Just because your neighbor hit water does not guarantee that you will, or that your water will be potable. A question was raised at Robie's meeting where the planning board asked if there was any more 'develop able' land. They were told there was not - but that is not strictly true. Manchester Properties owns a large section of land on Hackett Rd that will be developed in the not to distant future. That water line will have to be extended at some point. Why wait?

I am deeply concerned about the width of the road. On a map dated 1933 it is shown as 12 ft wide and on Swan's application it is shown as 12 ft wide. This is a safety issue. Two cars cannot safely pass. Pedestrians take their lives in hand walking that road. Winter makes the situation much worse. Windham subcontracts out snowplowing services. It depends on the luck of the draw how well the subcontractor plows. Most just plow down the middle. After a few storms that 12 ft road is reduced to 8 ft wide.

Snow narrows Basin Rd the same as every other road in town. At Robie's meeting the planning board explored requiring 'pull outs' to allow cars to pass. The problem with that is 'who is responsible for maintaining the pull-out'? In winter will the town ensure that pull-outs are cleared? If a pull-out is required when you build your house, what happens when you sell? Will the new owner honor the pull-out? Pull-outs are not a prudent solution.

Somewhere around 2006 - 2009 Manchester Properties submitted an application to build a business subdivision off Manchester Drive. That subdivision would feature a 'U' shaped road starting and ending on Manchester Dr. The planning board was ADAMANT that Manchester Properties install a 'back door' entrance for emergency vehicles. That 'back door' would be off Basin Rd with the entrance at the intersection of Basin Rd and Hackett Rd. Furthermore Manchester Properties would be required to widen Basin Rd from Rte 35 to the intersection of Hackett Rd and Basin Rd and to bring Basin Rd up to current town road standards. Manchester Properties would be responsible for all costs including acquiring property along the route. All this to ensure that emergency vehicles could safely navigate Basin Rd.

If the width of Basin Rd was a safety issue for Manchester Properties, why is it no longer an issue today?

I'm not against development. I'm not asking that Swan and Roma be required to spend a lot of money. All I'm asking is that Basin Rd be widened. I believe the town owned section of Basin Rd features a 20 ft travel surface. If you could require the section of Basin Rd that fronts the proposed development be widened to the same standard, that would be a BIG improvement! I'm not asking that the developers be required to pave the additional surface. There's a lot to be said for a dirt road. For one thing it helps keep the speed down. We have one chance to improve safety for everyone that uses Basin Rd. Please require that it be widened now before any more lots are sold and the 12 ft width is 'locked in' forever.

Attached please find a copy of the original easement between Warren Manchester and S.D. Warren that created Basin Rd, the map reference to the 1933 map of S.D. Warren's development and an article from 1984 introducing us to Windham's new conditional use codes. Makes for interesting reading.

Thanks for your consideration,

James M Goode  
resident of 50 Hackett Rd for over 60 years.

---

**From:** Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)>  
**Sent:** Monday, October 29, 2018 11:52 AM  
**To:** 'Jim Goode'  
**Subject:** RE: Sebago Basin Subdivision Preliminary Plans

Mr. Goode,  
I'll add your comments to the October 22, 2018 Planning Board agenda as public comment since I have heard from the applicant that they will withdraw their application from consideration.  
Amanda

---

Amanda Lessard, Planner  
Town of Windham  
8 School Road  
Windham, ME 04062

office: (207) 894-5900 x 6121  
cell: (207) 400-7618  
fax: (207) 892-1916  
[www.windhammaine.us](http://www.windhammaine.us)

NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

---

**From:** Jim Goode <[jimgoode01@hotmail.com](mailto:jimgoode01@hotmail.com)>  
**Sent:** Monday, October 29, 2018 10:31 AM  
**To:** Amanda L. Lessard <[allessard@windhammaine.us](mailto:allessard@windhammaine.us)>  
**Subject:** Sebago Basin Subdivision Preliminary Plans

10/29/2018

1457/321  
**Know all Men by these Presents, That**

I, Warren S. Manchester, of Windham, in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by S. D. Warren Company, a corporation organized and existing under the laws of the Commonwealth of Massachusetts and having a place of business at Westbrook, in the County of Cumberland and State of Maine,

I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said S. D. Warren Company, its successors and assigns forever, a right of way, in common with others lawfully entitled thereto, for foot passengers and by means of vehicles or other means of transportation used upon highways in, upon and over a certain way as is now and has been travelled and used and extending across the land of this Grantor situated in said Windham, said way beginning at the gate as now existing in the fence between land of this Grantor and land now or formerly of Celia Taylor and extending across said land of this Grantor to Basin Landing, so-called, said right of way to be subject to said gate or to a gate or bars erected in place thereof, which said gate or bars are to be maintained by this Grantor.

Also hereby conveying a right of way, in common with others lawfully entitled thereto, for foot passengers and by means of vehicles or other means of transportation used upon highways in, upon and over the two ways as are now and have been travelled and used, said two ways extending westerly from the above-described way leading to Basin Landing, so-called, and joining two certain ways as delineated on a certain plan entitled "Property of the S. D. Warren Company - Cottage Lot Development at Sebago Lake Basin Landing, Windham, Maine," which said plan is recorded in Cumberland County Registry of Deeds in Plan Book 22, Page 39.

Also hereby conveying a right of way, in common with others lawfully entitled thereto for foot passengers and by means of vehicles or other means of transportation used upon highways in, upon and over a certain way as is now and has been travelled and used, said way extending from the State Highway leading from North Windham to Raymond, at a point near the farm buildings of this Grantor, to said above-described way leading to Basin Landing, so-called, said right of way to be subject to the gate now existing or to a gate or bars erected in place thereof, which said gate or bars are to be maintained by this Grantor.

The above described rights of way are hereby conveyed for the benefit of and as appurtenant to land of said S. D. Warren Company, and its successors and assigns therein, as delineated on said above mentioned plan, and land of said S. D. Warren Company contiguous to that land so delineated.

See

Book 151  
Page 1

Quitclaim

Book 161  
Page 272

See

Book 174  
Page 341

See

Book 181  
Page 332

Quitclaim

Book 196  
Page 243

Quitclaim

Quitclaim  
Book 196,  
Page 241

Quitclaim  
Book 207  
Page 220

Seal  
Book 214  
Page 302

above-described easements,  
On this day, together with all the privileges and appurtenances thereunto belonging, to **it**  
the said **S. D. Warren Company, its successors** ~~their~~ and assigns forever.  
And **I** do covenant with the said **S. D. Warren Company, its successors**  
and assigns, that **I** will warrant and **forever** ~~said easements~~ **it** the said  
**Grantee, its successors** defend the premises to  
their and assigns forever against the lawful claims and demands of all persons claiming by, through or under me.

**In Witness Whereof**, **I**, the said **Warren S. Manchester**, and **I**, **Marion Manchester**,  
wife of the said **Warren S. Manchester**, joining in this deed as Grantor, and relin-  
quishing and conveying all rights by descent and all other rights in the above-  
described easements,

have hereunto set ~~OUR~~ hand and seal **s** this **15th**, day of **April** in the  
year of our Lord one thousand nine hundred and **thirty-five**.

Signed, Sealed and Delivered in presence of

**E. P. Perkins to both**  
**Warren S. Manchester** Seal  
**Marion Manchester** Seal

State of Maine, Cumberland, ss. April 15, 1935.

Then Personally appeared the above named **Warren S. Manchester**  
and acknowledged the above instrument to be **his** free act and deed.  
**Elliot P. Perkins**  
BEFORE ME,  
*Justice of the Peace.*

RECEIVED **April 16,** 1935, at **3** o'clock **55** m. P. M., and recorded according to the original.

PROPERTY OF THE  
**S. D. WARREN COMPANY**  
**COTTAGE LOT DEVELOPMENT AT**  
**SEBAGO LAKE BASIN LANDING**  
 WINDHAM, MAINE

SURVEY OCT. 1933 H.W.F.  
 SCALE: 1IN = 60 FT.  
 N.B. 75A PP 76-92

LEGEND  
 ———  
 STONE MONUMENT 5M  
 IRON HUB  
 WOODEN HUB

LOT NO. 25 W/L ADDED 7-26-46

DRAWING NO. 491  
 FILING SYMBOL M&P No. 3

LOT NO. 41 ADDED 6-2-64

THIS PLAN IS RECORDED  
 IN CUMBERLAND COUNTY  
 REGISTRY OF DEEDS IN  
 PLAN BOOK 22 PAGE 39

S. D. WARREN COMPANY  
 PRESUMPSCOT WATER POWER

## New conditional use code approved

Windham Town Council approved new standards for conditional uses when it met last week. The new code supersedes the former four requirements.

The new code states the following:

-The proposed use will not depart from the general purpose and intent of the ordinance, nor from the town's comprehensive plan.

-The proposed use will be compatible with permitted uses within the zone as determined by population; density; design; scale and bulk of any proposed new structures; and intensity of use;

-The proposed use will not generate noise, vibrations, fumes, odors, dust or glare which are detectable at the lot boundaries;

-The proposed use will not cause water pollution, sedimentation, erosion, contaminate any water supply, nor reduce the capacity of the land to hold water, so that a dangerous or unhealthy condition may result.

-The proposed use will not ruin a wildlife habitat.

-The proposed use will not deny light and air to surrounding properties.

-The proposed use will not depreciate the economic value of surrounding properties.

-The proposed use will have sufficient potable water available for its needs.

-The proposed use will not create a hazard to either pedestrian or vehicular traffic on the roads and sidewalks serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and also vehicles, and the visibility afforded to pedestrians and the operators of motor vehicles.

-The proposed use will not overburden police, fire and rescue services, as determined by response time, accessibility to the site of the proposed use, and numbers and types of emergency personnel and equipment presently serving the community.

-The proposed use will not, after allowance for replacement provided by the applicant, reduce trees and other vegetation on the site by more than 50 percent in the

RP, GS, LD, F, FR, RL and RM zones.

In other business the council authorized putting out to bid a parcel of town-owned property off Mill Pond Drive.

Chairman Brian Olson commenting on the property noted that with the many deed restrictions on it the parcel is practically unmarketable. Area residents wishing to purchase it said they plan to confer with their attorney on its possible acquisition.

Town Manager Mark Green also reported that the search for a new police chief has been narrowed to seven. Still in the running are one member of the Windham Police Department, two New Yorkers and four from in-state.

The field is expected to be narrowed to a final two by the end of the month with the official selection to be announced at the Oct. 9 council meeting.

Six members were also named to the town's Public Safety Study Committee. Named were: Tim Sanborn, Charles Hammond, Beverly Varney, William Crane, Robert Jordan, and John Bishop. At least one more member is expected to be named to the panel. Councilor Ann Tripp is to serve as liaison between the council and committee.

It is not expected to meet until after the new police chief is named. Reggie Butts and John Clark were also named to the Economic Development Committee.

## YMCA schedules classes

The YMCA has announced a number of classes for the fall.

A gymnastics class will begin Sept. 18. Beginners, intermediates and advanced/competitive classes will be held on Tuesdays, Thursdays, and Saturdays.

Skin and scuba classes begin Sept. 23. These eight week sessions will be held on Sundays from 6 to 10 p.m. The fee is \$116 which includes a \$30 registration fee which must be paid before the first class. Pre-natal and post-

THE WINDHAM MALL'S

# 1984 Home Show

Thurs., Fri., & Sat., SEPT. 20, 21, & 22  
• EXHIBITS BY •

- Knapp's Music
- Heat Tech
- American Window Systems
- Energy Alternatives
- G.L. Trynor

- Solar Miller
- Miles Log Homes
- Century 21 Real Estate
- Scissors and Seams
- And more!

# • MONEY