

Tammy Hodgman

From: Donald H. Gerrish
Sent: Wednesday, January 9, 2019 2:20 PM
To: Tammy Hodgman
Subject: Fwd: Moratorium

Hi Tammy,

Can we add this to next week's Council meeting material.

Thanks

Don

Sent from my iPhone

Begin forwarded message:

From: Jim Cummings <jimcummings111@gmail.com>
Date: January 9, 2019 at 12:39:48 PM EST
To: dhgerrish@windhammaine.us
Subject: Moratorium

Town Manager

I would like this opinion read at the next Council meeting, when moratoriums are discussed.

Council

I would like to voice my strong opposition to the possibility of enacting a moratorium.

This is a knee jerk reaction to a perceived problem that may not even exist. It is true that there are a large amount of units proposed at this time, but that doesn't translate into them all being built at once. My project is 46 of these units. It will be phased over probably the next 6-8 years, because there is a limit to the absorption rate. This will be true with other projects.

Additionally, a good market is always followed up by a bad market, so the demand will shrink even more.

By putting a moratorium in place, that also puts an emphasis on unregulated and unplanned lots. You still will have people wanting to live in their home town. They will find these odd lots by paying more for them.

We have committees to start putting the town's wishes in place. You should make use of them. The last time the ordinance review committee was used, was probably 5 years ago. What does the planning board think. Has any one asked?

Every time a group of citizens comes and complains, we get a quick rush to judgement by the council, but no real data to justify these quick decisions. If you want change, that is fine, but don't punish the people going by the rules, and reward the people working around them.

Thank you
Jim Cummings

Sent from my iPad