

January 29, 2019

Members of Town Council,

This past spring, I placed under contract a 65-acre parcel of land in Windham and hired an engineering company to design a residential subdivision. This work is good to have in the off season for our construction company and to help keep local people employed. We went for sketch plan in August and had several neighbors who were interested in access to existing trails, questions about buffering and such.

I told them that we were going to utilize the cluster ordinance which essentially preserves half of the land for open space and can allow public access to existing trails and forest for hiking and passive recreation. At the end of the sketch meeting I was thanked by PB members for taking the time to talk with them and neighbors to address their concerns.

After several months of design, test pits, survey work, mapping trails I am about \$ 60K into the project. We listened to the existing design guidelines, agreed at the sketch plan to meet with neighbors and coordinate trail access, followed all rules as they were set forth by our comprehensive planning committee.

By taking this extra time to get it right I have now apparently lost the density bonus which is 5 lots or approximately **\$ 250,000.00** and may be subject to a moratorium which will add more restrictions and cause my company to lose sales. I need to do a 2000' waterline extension on industrial land I own in Windham, the **\$ 250,000.00** I may have lost would have went a long way to offset those costs.

I ask that you keep my project out of the moratorium requirement, I have worked hard to be a good neighbor and business in this town and have spent over **\$ 60,000.00** to date on my project currently 5 months in the planning board process.

Respectfully,

Kenneth Grondin