

**TOWN OF WINDHAM
ZONING BOARD OF APPEALS**

Minutes

and

**Findings of Fact and Conclusions of Law
Hearing Date: September 6, 2018**

Appellant: Peter Gilman, PTG Properties

Subject of Appeal: July 13, 2018 denial by the Code Enforcement Officer of two building permit applications for single family homes located at 11 and 12 Flintlock Drive

Board Members Present: Marge Govoni (Chair), James Cobb (Vice Chair), Fred Panico, Chuck Fleck, Joanne Mattiace and Christopher McDonald (Alternate)

Scope of Review: Pursuant to Section 1104 of the Windham Land Use Ordinance, the Zoning Board of Appeals conducts a *de novo* review of decisions of the Code Enforcement Officer on appeal.

Record: The record before the Zoning Board of Appeals consists of the following documents:

1. July 13, 2018 Letter of Decision by the Windham Code Enforcement Officer and Exhibits A-I
2. August 10, 2018 Appeal Application
3. August 13, 2018 Letter from Appellant's Legal Counsel and Exhibits 1-8
4. Correspondence submitted by Appellants at the hearing:
 - a. Letter from Renee Carter, former Code Enforcement Officer
 - b. Letter from James and Mary Wagner of 3 Flintlock Drive
 - c. Letter from the Eklunds of 7 Flintlock Drive
 - d. Letter from neighbor Peter Latini
 - e. Letter from Wildwood Properties, contracted by neighborhood to maintain roads
 - f. Email from Joseph and Gina Rosalino
 - g. Letter from realtor Jeffrey Daigle
 - h. Letter from Dustin Roma, cover letter for 2017 road permit application.
5. Correspondence received by Board:
 - a. Letter from William Andrew
 - b. Letter from Beata Wiktor

Testimony: The following individuals presented testimony at the September 6, 2018 hearing:

1. Attorney Mark Bower, representing the applicant/appellant
2. Peter Gilman
3. Code Enforcement Officer Chris Hanson

4. Attorney Kevin Haskins, representing the Code Enforcement Officer
5. Jim Wagner, member of the public, owner of 3 Flintlock Drive

Procedural History:

On June 11, 2018, Peter Gilman and PTG Properties applied for two building permits to build single family homes at 11 and 12 Flintlock Drive in Windham. In response to a request from the Code Enforcement Officer ("CEO"), the applicant supplemented the application with a memo from their attorney dated June 25, 2018. By letter dated July 13, 2018, the CEO denied both applications on the basis that "11 and 12 Flintlock Drive are part of an unapproved subdivision." Peter Gilman/PTG Properties timely appealed the CEO's decision on August 13, 2018.

Findings of Fact:

Peter Gilman is the owner of PTG Properties and is in the business of land development.

The lots identified as 11 and 12 Flintlock Drive were created in 2011 when Peter Gilman conveyed several lots to family members and others. The tract from which the lots were conveyed is Lot 23-3. 11 Flintlock Drive is a portion of Map 22, Lot 23-8, which was conveyed from Peter Gilman to Tammy Gilman (Peter's wife) and Michael Gilman (Peter's son). 12 Flintlock Drive is a portion of Map 22, Lot 23-7, which was conveyed from Peter Gilman to Tammy Gilman.

Six other lots were conveyed out of Lot 23 by Peter Gilman in 2011; two additional lots were conveyed in 2013 and 2017.

Prior to the conveyances, Peter Gilman received after-the-fact stormwater permits from DEP for road construction. In issuing the permits, DEP asked to see a plan of the full potential build-out of the property. The plan provided to DEP by Peter Gilman showed all of the proposed lots on Flintlock Drive including lots 23-7 and 23-8.

The letter from James and Mary Wager, who purchased their home at 3 Flintlock Drive, mentions his impression with Mr. Gilman's existing and planned community.

According to the June 25, 2018 memo from Jeffrey Herbert (Exhibit D to the CEO's July 13 denial letter), "at the time of the creation of these lots a legal subdivision was not an option for Peter as he was not able to acquire a second entrance access to previously land locked parcels."

According to Peter Gilman, the conveyances to family members were not made with the intention of avoiding subdivision, but rather to help fund college educations for his children and for estate planning purposes.

Prior to the applications for 11 and 12 Flintlock, the Town, through its CEO, issued building permits and a road construction permit for other parcels that were part of the 2011 conveyances.

Aside from building permits from the town and a stormwater permit from the Department of Environmental Protection, no other permits were issued for the development of the lots in question.

Conclusions of Law:

In 2011, Lot 23-3 was divided into three or more lots within a five year period.

Lots 23-7 and 23-8 were created through said division of Lot 23-3 in 2011.

The 2011 division of Lot 23-3 was accomplished through the gifting of several lots to family members in an attempt to fall under the exemption to subdivision under 30-A M.R.S. §4(D-4).

Peter Gilman is in the business of land development and therefore was aware of the subdivision laws and exemptions.

The volume of conveyances shows a plan to create a subdivision without the necessary approvals.

The planned multi-lot development was shown in a 2011 plan to DEP.

Because the roads and lots were created without subdivision review, there are unresolved issues that should have been addressed in addition to the need for the second point of access, such as traffic and public safety, including emergency access and water supply and the lack thereof which may have resulted in a requirement for sprinklers in all homes.

Based on the information contained in the CEO's July 13th letter and attached exhibits, as well as the testimony and evidence received at the Board hearing, the intent of Peter Gilman when transferring the lots out of Lot 23-3, including lots 23-7 and 23-8, was to avoid the objectives of subdivision law because, according to his attorney, "at the time of the creation of these lots a legal subdivision was not an option for Peter as he was not able to acquire a second entrance access to previously land locked parcels."

Because the gift transfers to family members were done with the intent to avoid the objectives of subdivision law, the lots that were conveyed in 2011 do not fall under the exemption in 30-A M.R.S. §4(D-4), and therefore require subdivision review and approval prior to conveyance.

Decision:

The Board of Appeals finds, by a vote of 3-2, that intent of the applicant in gifting Lots 23-7 and 23-8 was to circumvent the various objectives of subdivision law and therefore the Code Enforcement Officer's decision to deny the issuance of building permits for those lots is therefore upheld.

Dated: September 12, 2018

TOWN OF WINDHAM ZONING BOARD OF APPEALS


Marge Govoni, Chair

Notice, Disclaimer: This Decision may be appealed to the Maine Superior Court under 30-A M.R.S. § 2691 and M.R.Civ.P.Rule 80B. This notice does not constitute legal advice, and persons aggrieved by this Decision should consult with their attorneys regarding their appeal rights.

August 23, 2018

To: Peter Gilman
From: Renee' Carter

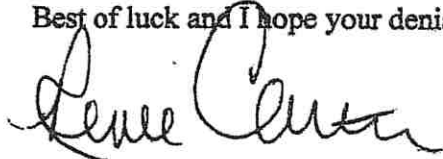
RE: Gilman Appeal

Peter,

I have reviewed your recent appeal to the ZBA, and as I explained to you, with regard to the lots splits spelled out in the appeal from 2006 to 2012, Roger Timmons and I would have never given a permit or an occupancy permit if we felt that the lots were in violation of the subdivision law. Also, at the time of your 2011 conveyances to family members that are described in the appeal, I reviewed and approved all of those transfers.

I felt then and feel now that there was no violation of subdivision law. As I recall, the state reviewed all of these transfers as part of your Stormwater permit and found no violation.

Best of luck and I hope your denial is overturned.



Renee' Carter

Renee was Windham
Code Enforcement Officer at
the time and is now
CEO for the Town of Naples.

James and Mary Wagner
3 Flintlock Road
Windham, Maine 04062

September 3, 2018

Zoning Board of Appeals
Town of Windham
8 School Road
Windham, Maine 04042

Re: Appeal of Peter Gilman and PTG Properties, Inc.

Dear Board Members:

Our family moved to Windham at 3 Flintlock Drive, Maine in the early spring of 2015. We met Peter Gilman of PTG Properties, Inc. who sold us the house. We were very impressed with the existing and planned community that Peter was developing. Flintlock Drive and the surrounding neighborhood seem to be more protected and less vulnerable than the region we just moved from.

After reviewing the denial of two permit applications mentioned in a document shown to us by Peter, we do not understand or accept the basis for such denial. Windham's Code Enforcement Officer (CEO) has approved Flintlock Drive's numerous building permits and road construction plans. Therefore, for us, it is difficult to comprehend the rationale for this decision, however there may be other things at play here that we are not aware of since we come into this situation as new residents.

We encourage Windham Board of Appeals to reverse the Order and instruct the CEO to issue the building permits as requested. Thank you for your time reviewing our concern.

Respectfully,

A handwritten signature in cursive script that reads "James & Mary Wagner".

James and Mary Wagner

Zachary and Stephanie Eklund
7 Flintlock Drive
Windham, ME 04062

4 September 2018
Zoning Board of Appeals
Town of Windham
8 School Rd
Windham, ME 04062

RE: Appeal of Peter Gilman and PTG Properties, Inc.
Dear Board Members:

Thank you for your time. Our family has just moved to 7 Flintlock Drive in Cross Ridge in August 2018. My wife Stephanie has been a Windham resident for 17 years and I moved to Windham 6 years ago. We recently moved from 155 Windham Center Rd. We have a 5 year old daughter that just started kindergarten at Windham Primary School and while we were in the process of home searching, we were strongly considering communities in Yarmouth & Falmouth mainly for the purpose of growth and future opportunities which we felt Windham was lacking. When we were introduced to Cross Ridge neighborhood, we fell in love with the community and said this is exactly what Windham needs to prosper and support a growing community.

The denial of the two permit applications by Christopher Hanson mentioned in the 158 page denial letter in our opinion is unacceptable. Denials like these are what will stop the growth of Windham that so many of the residents desire. Cross Ridge is an extremely attractive neighborhood and is often referred to within the community as "the new Moses Little".

My questions to the Zoning Board of Appeals is... Why are we limiting other Windham residents, fellow Mainers, and out-of-staters the opportunity to experience a family friendly community and the opportunity to truly live out the Maine slogan "The Way Life Should Be"?

Please from my family to yours, we strongly encourage the Zoning Board of Appeals to reverse the Order and instruct the Code Enforcement Officer to issue the building permits as requested.

Respectfully,

Zachary and Stephanie Eklund

September 5, 2018

Tammy Gilman
75 Lockland Dr
Windham, ME 04062

Tammy,

I bought a lot at the end of Winchester Drive from you and your son Kyle, and am under construction. I understand the town has denied your permit on Flintlock Drive for you and your other son. I am very concerned that my lot will have title issues if the ZBA doesn't over turn this.

Also, I am/was interested in buying the lot next door from you and Kyle when my house sells. I am uncomfortable now if the CEO can flip flop like that. Even if you are approved at the ZBA, how can you guarantee the next lots won't be locked up in this process? It seems like you have been delayed for months, I think I pulled my permit around the same time you were denied. Why would there be a difference between buying from you and Kyle, and from you and Michael?

Thank you,
Peter Latini



P.O. Box 1122
Windham, ME 04062
207.894.4254
www.wildwoodpropertiesinc.com

Zoning Board of Appeals
Town of Windham
8 School Road
Windham, Maine 04042

September 5, 2018

Dear Board Members:

It has come to our attention that after initially granting two permit applications for construction of two homes on Flintlock drive, the permits were later pulled due to concerns around zoning and subdivisions. As homeowners in this neighborhood and the company contracted to maintain roads in the winter over the past several years, we are concerned and ask that you consider overturning this decision.

As homeowners, we have been very happy with the planning and development taking place in this neighborhood. Set in a way that families enjoy privacy and have space, we were initially very impressed with the thought that went into the lay out of this neighborhood. Living here is a dream for us, allowing our boys to grow up in an environment where they can ride bikes, play in the woods, explore nature and be active children. To see lots sit vacant, with construction partially under way only diminishes the appeal and beauty of this neighborhood. We are concerned for our children's safety as these lots sit with holes dug for foundations. Additionally, this neighborhood, that has specifically drawn families to Windham (including us), suddenly becomes an eyesore that could negatively affect our own property value.

As the property maintenance business that maintains the roads in the winter, we do not understand where they may be cause for concern regarding the construction of Flintlock Drive. This road is wide, well constructed with a large cul-de-sac at the end, leaving plenty of room for wide plow rows and emergency vehicles to enter and turn around, if need be. We have plowed many other private roads in the community in far worse condition, making room for emergency vehicles in the winter nearly impossible. One example within our neighborhood that was built as a Subdivision (Alpine Dr.), by another builder, leaves absolutely no turn around at the end and in the winter, our plow drivers struggle to find room to put snow and leave enough space for emergency vehicles, or any vehicles to turn around. The current turn around on this road is someone's driveway. This causes us much more concern with safety than the current layout of Flintlock drive.

Please consider the effect that pulling these permits has on the rest of the homeowners in this neighborhood as well as the level of commitment, time, care and quality Peter Gilman has taken in the construction and development of Flintlock drive. We hope you will overturn this decision and Issue PTG Properties the building permits required to continue the development of these homes.

Respectfully,

Rick and Anne Drapeau
WildWood Properties, Inc.

From: <seemaxrun@aol.com> seemaxrun@aol.com
Subject: Re: Windham Zoning/Planning Board
Date: Sep 6, 2018 at 5:30:46 PM
To: tammy@ptgproperties.com

Dear Members of the Windham Zoning/Planning Board,

Please accept our letter in support of Mr. Peter Gilman's petition to build homes on Flintlock Drive.

Mr. Gilman has built beautiful, quality homes in this neighborhood and he appears to us, earnest in his endeavor to continue building in like fashion.

Our names are Joseph and Gina Rosolino and we currently reside in New York (Joseph was born in Bangor, which he will proudly share with you at every turn.)

We have close family members residing in Cape Elizabeth, New Gloucester and South Portland and look forward to having them close by.

It is our desire to be an congenial part of this particular neighborhood and to enjoy the natural beauty of and activities available to, residents of Windham.

We anticipate your approval, permitting Mr. Gilman to move forward and commence building our home on Flintlock Drive.

Your time, care and expediency in this matter, are greatly appreciated.

Respectfully,

Joseph and Gina Rosolino



September 6, 2018

GREATER PORTLAND REALTY

400 Allen Avenue
Portland, Maine 04103
Tel. 797-7777
Fax 797-0255
e-mail: jeffdaig@aol.com

Jeffrey Daigle
Broker/Partner

Mr. Peter Gilman
PTG Properties
VIA: Email

RE: Discontinuation of partially completed neighborhood and effect on real estate values.

Dear Mr. Gilman:

As you are aware I do Property Evaluations for local Banks, including those whom you are a customer of, you have asked-for my opinion on the above Subject. In particular, because you are aware I have completed multiple evaluations on Subject Properties on/around the Flintlock Drive, Windham neighborhood.

I understand the Town has made a decision to "stop" development of new lots in this neighborhood; despite granting previous approvals (for roadway extensions) to the same lots. And the lots are already largely improved to good/proper standards (frontage, drainage, pavement, clearing, stumpage).

Home buyers make decisions to purchase based on a number of factors; location and setting being of primary importance. The buyers, who've already purchased on Flintlock Drive, did so with the expectation that the neighborhood would be built-out as physically started and "visually" seen (to a certain good "setting").

Altering this setting retroactively, to the extent there would be unbuilt homes on partially completed vacant lots. With a cull-du-sac, drainage and road extension built yet not used (i.e. "ghost town" looking) will certainly decrease a desire to locate. And decrease the resale values of those who have already purchased.

There is more negative beyond the setting issue. A reduction in shared common expense participation forcing higher individual maintenance and living cost will also cause negative pressure on buying decisions. Also contracting demand and ultimately decreasing property values.

Please do not hesitate to contact me if you need more detail.

Sincerely,

Jeffrey Daigle
Maine Broker # 109494

Results oriented brokerage since 1987. Notary Public. Realtor.



DM ROMA
CONSULTING ENGINEERS

NOV 01 2017

October 30, 2017

Chris Hanson, Director of Code Enforcement
Town of Windham
8 School Road
Windham, ME 04062

Re: Road Construction Application
Flintlock Drive
Tammy & Michael Gilman - Applicants

Dear Chris:

On behalf of Tammy & Michael Gilman we have prepared the enclosed road construction permit application for the construction of a new private road approximately 600 feet in length extending from Lockland Drive. The roadway will be constructed to meet or exceed the construction standards for a Minor Private Road outlined in Table 3 and Table 4 of the Windham Land Use Ordinance, Chapter 140, Appendix B. Specifically, the road will have a cross section consisting of 18" of MDOT Type D gravel and 3" of MDOT Type A gravel, and will consist of a 24-foot wide travel way with 2-foot shoulders.

The Flintlock Drive right-of-way and roadway improvements were designed in 2010 and received a Stormwater Permit with the Maine DEP, which is on file with the Town. The Town currently identifies 4 lots as having a Flintlock Drive address with frontage on the unconstructed street. The purpose of this application is to obtain the necessary Road Construction Permit to allow the roadway to be constructed as designed. The roadway is intended to provide access for up to 8 residential lots, if the lots were to be divided again at some point in the future. One residential lot has already been constructed on the property identified as "Lot 10" on the attached plan. The remaining lots are currently undeveloped.

The four lot owners having access over Flintlock Drive will be responsible for maintaining the road. The intent is to form an agreement prior to lot development which determines the method for allocating costs associated with maintenance of the road. The applicant understands that the Town will not be responsible for maintaining the proposed roadway once constructed.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin M Roma

Dustin M. Roma, P.E.
President

Enc.

Christopher S. Hanson

From: Marge Govoni <hilandlk@aol.com>
Sent: Thursday, September 6, 2018 4:18 PM
To: Christopher S. Hanson
Subject: Fwd: Flintlock and Cross Ridge Subdivision
Attachments: town letter.docx

Please let me know you received this

Marge

Sent from my iPhone

Begin forwarded message:

From: William Andrew <wandrew19@gmail.com>
Date: September 6, 2018 at 4:04:10 PM EDT
To: hilandlk@aol.com
Subject: Flintlock and Cross Ridge Subdivision

Good afternoon,

I am writing today in support of the Enforcement Decision against Peter Gilman, who was denied building permits for 11 and 12 Flintlock Drive in the Cross Ridge Development. As a resident of Alpine Drive, which is in the Cross Ridge Development, I learned of tonight's hearing last night, because one resident on Alpine Drive received notice. This is not at the error of the system in place for required notification, but because of the large subdivision which has been built and the large number of residents who are actually impacted by the circumventing the subdivision rules.

I have been a resident in the Cross Ridge Subdivision since 2016, and have seen the road condition consistently deteriorate since then, largely due to the number of construction trucks in and out of the development since then. Some of the construction was due in part to the building of Alpine Rd, which was put in as a subdivision and improvements were made to part of Cross Ridge as a result of the builder following the subdivision rules. I can not say the same for what is occurring on Flintlock, Lockland, Sentry, Winchester and the other roads created by the Gilman's, aka PTG Properties. I am not sure which Private Road standard that the roads would have to meet as there have not been traffic studies done, as the subdivision application process has been circumvented over the years. If one questions if there is an increase in traffic at the peak commute time, all someone would have to do is try to go enter or leave Cross Ridge Drive during bus pickup spot at the corner of Smith Road and Cross Ridge Drive, particularly in the morning. With the increase of families in the overall subdivision, the road is not wide enough for school age children and their parents to wait for the bus and vehicular traffic to turn into or out of Cross Ridge. Whether the number of children waiting would be reduced if there were 2 entrances onto a public road as it appears would be required under Sec. 900 Subdivision Review Land Use Ordinance #7 and if it would apply I am not sure; a traffic impact study may be a better gauge on that. There have been near vehicle accidents at the corner of Lockland and Cross Ridge because of vehicles turning off Lockland Drive onto Cross Ridge and there is not any signage at that intersection.

I support the the denial in the building permit and the assessment that PTG Properties and that the Gilman's have engaged in transferring of property in order to circumvent the subdivision rules, which will end up costing the residents living in the Cross Ridge sub-division in the short and long run to repair the roads which have not been required to meet the standards set by subdivision rules.

I have also attached another letter in support of holding PTG Properties and the Gilmans accountable to building a subdivision within Cross Ridge.

Regards,

Bill Andrew
Alpine Drive

Dear Board of Appeals and/or Code Officers:

This letter addresses the nature of our appeal and the question of the proposed use of the garage in the application. We are year round residences at 85 Cottage Road. Living here in the cruel Maine winters affords the need to get cars out of the weather and protects them from the falling branches from the old growth trees that surround our home.

The lot and house were created and built pre-zoning (configured 1958- house build 1965) without a garage and is no longer possible without violating a side setback and front setback. Almost all the homes in the neighborhood have garages. In granting of a variance will make the property more compatible with the neighborhood which has much larger homes with garages. There is no other place on the lot to build the garage without violating the setbacks. The garage will be built beyond the required setbacks from the lake and will be built using "Best Practices". It will be built more than 100 feet from the normal high water mark of the lake and can meet all Standard Zoning requirements. It is only the dimensional side and front setback that must be relaxed because of variance. To be clear, ONLY the side and front setbacks are being requested – no setbacks are necessary for the water setbacks. It should also be noted that the paved and maintained road way by the town is more than 40 feet from my property line and having the front set back does not effect public safety or sight distance in any manner. The garage will be placed on the current paved area adding no additional ground coverage.

The strict application of the ordinance to the property precludes our ability to install a garage on the property at all, causing us to lose significant economic injury because other houses in the area have multi garage houses. We live here year round and it's not a "camp" we visit only in the summer. Thank you for your help with this matter.

Sincerely,

Don and Kelly L'Heureux

85 Cottage Road

Windham, Maine 04062

September 6, 2018

To whom it may concern,

I was informed last night of tonight's meeting regarding the Cross Ridge subdivision issues and Mr. Peter Gilman's permit rejection for additional houses. I am pleased to hear that this has come to the town's attention.

As a fairly new resident to the Cross Ridge subdivision, I have raised many concerns regarding the roads, the safety and the fact that there are no guidelines or association created to this day. We have raised concerns regarding Mr. Gilman's ongoing construction in the subdivision which has deteriorated our roads significantly over the last two years. To my knowledge, Mr. Gilman has not been required to pay for road repair sustained during his developments. There is also no accountability on his part to fix any damages.

In addition to the issues of the road deterioration due to ongoing construction, the roads are currently not wide enough to handle the traffic and there are significant concerns regarding safety. The subdivision has only one entrance and it is not wide enough to provide the room for bus drop off/pick up in the mornings or in the afternoons. The roads are also not wide enough for two-way traffic which causes one of the cars to drive into the side bushes to pass. The bus traffic causes safety issues for everyone driving on Smith Rd as there is a blind turn coming to Cross Ridge Rd. Furthermore, there is no regulation for the roads within the subdivision and there have been multiple near accidents because there are no stop signs at crossings.

Mr. Gilman has been resistant in addressing issues to our neighborhood. There is a strong need for an association committee with subdivision rules and regulations. At the least, the roads need to be widened and repaired as the costs will fall on all the residents in the subdivision if proper action is not taken against Mr. Gilman and his company.

Sincerely

Beata Wiktor
Alpine Drive
Windham, Maine

Mabel Darby

From: sedwards00 <sedwards00@yahoo.com>
Sent: Monday, September 17, 2018 7:46 PM
To: Mabel Darby
Cc: hilandlk@aol.com; Christopher S. Hanson
Subject: Gilman properties

Good day,

For what it's worth my wife and I had sent an earlier email expressing our concerns about the meeting last night prior to the meeting. and after watching the meetings and listening to both sides I'm glad the motion was upheld for the following reasons.

Before we bought our home on alpine we met with Mr Gilman at one of his properties on lockland drive it was the one prior to his house on the left when it was for sale back in 2015. Mr Gilman was very nice and polite and the house was nice also.

While we were there I noticed the cut in to the right of the house and asked what was that. Mr Gilman told us that eventually there was going to be 4 houses and a cul de sac behind the house we were potentially thinking about purchasing. He then explained that he gave that land to his kids as a college fund and that he would be building the houses of course when it was time.

So we decided not to purchase that house because of the eventual development behind it and continued to look for land where we could build in this new private "subdivision". We then found a lot on the corner of keystone and through our realtor found out that the land was owned by Scott Kelly. Our realtor contacted him and we tentatively was discussing building and had a house in mind. Mr. Kelly told us at first that we could build whatever house we wanted. Our realtor provided him with plans and he soon came back and stated that he couldn't build that house. It was explained to us that Mr Kelly had got the land from Mr Gilman and had made an agreement that when Mr Kelly found a buyer that Mr Gilman would be the one building the house.

Our realtor made contact with Mr Gilman and asked if we could still have the house that we wanted and the remark that was relayed to us was Mr Gilman stated that he only builds spec houses and that if we wanted something different to look somewhere else.

I only bring this up now because for what it's worth I too think that Mr Gilman had all intentions on planning making the parcels he purchased a subdivision going as far as selling land to people with the intentions on profiting from constructing the homes once the lots were sold. knowing that he was only allotted a certain amount of house lots of his own to build on in a giving period.

I may still have the emails that our realtor had sent us regarding our and her interactions with Mr Gilman. Including the email from Mr Kelly as well.

Thank you for taking the time to read this.

Sears Edwards
6 alpine dr