

December 4, 2019

RE: Ordinance Amendment: Land Use Ordinance related to private roads

Dear Windham Planning Board,

I am writing to express my support of the proposed Ordinance Amendments scheduled for Public Hearing on December 9, 2019, more specifically the removal of subsection 550.C as outlined within the Draft developed by the Private Roads ad hoc Committee dated 11/20/2019.

My wife and I are currently under contract to purchase a parcel of land that has a 50 foot strip along Pope Road. Our plan is to build our forever home on this property and in order to do so we would need to establish 200 feet of road frontage. It has come to my attention that under the current town ordinance, we would be forced to build a road to Public Street standards and offer it up for public acceptance by the town even for only one house!

We understand and appreciate the town's concerns for over-development and having private roads managed by homeowners, but as the current ordinance stands, we can't even build our single-family home on this lot without first constructing a very costly and unnecessary Public Street. We understand that if the proposed amendments were officially approved we would need to construct a "Private Road, Minor" for our house lot which is a much less costly endeavor.

If further discussions are necessary on other proposed amendments I ask that the Planning Board please consider recommending the removal of subsection 550.C to the Town Council separately. Doing so would allow my family to move forward with our plans to build our forever home in Windham.

I appreciate having a voice in this matter and will be attending the Public Hearing on December 9, 2019.

Thank you,

A handwritten signature in black ink, appearing to read "Michael R. Pednault", with a stylized, flowing script.

Michael R. Pednault