

**From:** Elizabeth Cummings <elizc14@roadrunner.com>  
**Sent:** Monday, June 21, 2021 3:24 PM  
**To:** Amanda L. Lessard  
**Cc:** Gretchen A. Anderson; Planning Board; Jenne Potter  
**Subject:** Re: Zoning Changes & Resource Watershed

Amanda,

Thank you for your prompt response.

Please share any questions and comments with the Planning Board

You have answered some of the questions and have supplied me with exactly where I can find more on the Shoreland Zoning Ordinance in detail.

Nice to know that Zoning Ordinance and the Resource Protection Plan is working together.

On the question of property value you stated that we were already discounted due to lot size. Now our property has a restricted use attached such as not being able to built structures 100' or 75' from the stream. With further

research more restrictions might be placed on the property due to the Black Brook Watershed Survey Plan and the Resource Protection Plan that our property falls into too.

FYI: CC to Jenne Potter is my Daughter and abuts our property, We were able to give her 5 acres (Map 12 Lot 72A) of our family land that is also in question here with the restrictions attached.

Thank you,

Elizabeth Cummings  
44 Nash Rd.  
Map 12/Lot 72

> On Jun 21, 2021, at 9:54 AM, Amanda L. Lessard <allessard@windhammaine.us> wrote:

>

> Elizabeth,

> Did you want your questions/comments shared with the Planning Board? I see that you also forwarded this email to PlanningBoard@windhammaine.us.

>

> Map 12 Lot 72 is proposed to be included in the Stream Protection District - a 100 foot district on either side of the tributary to Black Brook. In the SP zone the setback from the stream is 75ft. There are limited uses that could be developed in the area 75-100 from the stream. The most significant protection in the SP standards are the requirements that limit the clearing of vegetation in the SP zone. You can see the Shoreland Zoning Ordinance at [https://www.windhammaine.us/DocumentCenter/View/6112/Shoreland-Zoning---Chapter-199\\_amended-05-26-2020](https://www.windhammaine.us/DocumentCenter/View/6112/Shoreland-Zoning---Chapter-199_amended-05-26-2020) - list of permitted uses is on page 19 of the PDF, setbacks on pg 23 and vegetation clearing standards are on page 37. Existing structures, uses and cleared areas can be maintained.

>

> I'm not sure I understand your question about the resource protection plan working with the proposed zoning changes? Are you speaking of the other notification you received from Gretchen about the Black Brook stream survey? The survey and resulting Watershed Management Plan will identify threats to water quality and propose solution to better protect the stream. Shoreland Zoning is a tool to protect the stream, so they will work together.

>

> Your property values would not be impacted by this changes your land value is already discounted when you have land area in excess of the minimum lot size that can be developed.

>  
> Please contact me if you have additional questions, Amanda  
> \_\_\_\_\_ Amanda Lessard, Planning Director 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  
>

> 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.

>  
>  
>  
> -----Original Message-----  
> From: Elizabeth Cummings <elizc14@roadrunner.com>  
> Sent: Monday, June 21, 2021 8:11 AM  
> To: Gretchen A. Anderson <gaanderson@windhammaine.us>  
> Cc: Amanda L. Lessard <allessard@windhammaine.us>  
> Subject: Zoning Changes & Resource Watershed

>  
> Hello Gretchen,

>  
> I stopped by the Town Office to see you the other day but you were out of the office so I thought email might be a better way.

>  
>  
> We have Questions regarding the resource protection watershed area map and the proposed zoning changes.

>  
> As I look at the watershed map I see that map 12 lot 72 does fall  
> into the new proposed watershed zone and proposed Zoning changes,

>  
> How does the new changes impact our property and its possible uses ?

>  
> Does the resource protection plan work hand in hand with the new proposed Zoning change of the Shoreland Zoning Ordinances (proposed yellow line(SP) that touches our property) or does it have its own guide lines..

>  
> I did see that the Black Bear zone does have ecoli issue which I would think has been impacted by farming and sewer systems etc but it is my understanding that all that is in place is now grandfathered.

>  
> My family has been on this land since 1800.. (maybe earlier ) Our  
> family loves this land and wants it to be here for generations to  
> come, but at a fair and thought out decision for all of the residents  
> of Windham, Maine

>  
> We also would like to see that whatever we have in place for zoning and resource ordinances they will be enforced for all.

>  
> The Town fathers also voted to approve a Quarry that is across the street from us that certainly has a huge impact on the quality of the, land, air, noise, animals and surrounding areas.

>

> Has the committee addressed that these changes are going to impact our property values and how we can properly use our property for future uses. The town told us that the large blasting Quarry that is across the road would not impact our lives or property value. Don't think so. We don't want this to be the same.

>

> I hope that you realize how important this is to us.

>

> I truly thank you for any help or information you can give us.

>

>

> Elizabeth Cummings,

>

> Map 12 lot 72

>

> 207-653-1866

>

>

>

>