

From: Joleen Rice, 25 Jeffrey Woods Road
To: Amanda L. Lessard
CC: Planning Board
Date: July 12, 2021
Subject: PB 21-035: Amendment to Town of Windham Official Land Use Map. Stream Protection District.

I live on Jeffrey Woods Road, which is off Nash Road. My property is part of the Jeffrey Woods subdivision plan approved in June of 1978. The subdivision plan better shows the streams, elevations and wet areas of the subdivision land than the proposed Land Use Map before the Planning Board. The stream locations on the proposed Land Use Map are not completely accurate with the actual stream locations and flow directions on my land and the land of my neighbors. If not corrected to reflect the actual streams, future issues will arise as attempts are made to use land falsely identified on the map as having a stream.

I realize the Windham Land Use map is based on a USGS Topographic map. I do not have confidence in the USGS map's accuracy. An example of an inaccuracy is the proposed 2013 Flood Zone map revision which showed an area near me as being dry, when, in fact, it has standing water all year.

The proposed amendment to the town's Land Use Map makes a large portion of my land unusable for minor uses, such as cutting of firewood for my own personal use. It is my understanding, that I would need to make a formal request to the Code Enforcement Officer to cut down a tree for firewood. The proposed restriction(s) would reduce my property's market value. This reduction is never taken into consideration when Windham performs a property re-valuation. Every time there is a re-valuation, I must contact the assessor's office to point out that much of my land is not buildable. If this proposed Land Use Map is adopted, the town should make adjustments for the decreased value of resident's property.

Unless the town is willing to hire a professional to map out the actual streams, this proposal should be turned down.