

**From:** dave1267@myfairpoint.net  
**Sent:** Wednesday, August 18, 2021 1:00 PM  
**To:** Planning Board  
**Subject:** Proposed Windham Center and Village Residential Zonign Districts

Dear Planning Board Members,

As a resident of the proposed Windham Center Zoning District and a landowner in the proposed Village Residential District, I would like to share the concerns and questions I have with this proposal.

The reason we purchased our home on Cartland Road and purchased property across the river from our home is because of the rural feel of the area. The desire (by the Town) for dense housing and retail establishments scattered throughout this area is difficult to understand and certainly will reduce the quality of life for those living in this area.

This area of town lacks the infrastructure to support significant development. There are no sidewalks, there is no public water in many areas, there is no public sewer and the roads are not in great shape. How will the Town of Windham improve the infrastructure in these areas if this proposal passes?

Our (3) properties all border the Pleasant River which already has significant water quality issues. It is difficult to understand why dense development would be encouraged in the Pleasant River Watershed. How will the town assure that the water quality in the river will not be impacted with the dense development and retail businesses that would be allowed?

We have 31 acres that we have no intention of splitting. If the zoning changes and allows for dense development and retail businesses, it seems that our property valuation will rise and consequently our property taxes. Has a study been completed to see how the tax burden would shift in these areas?

Thank you for your consideration,

Dave Stevens

14 Cartland Road