

From: Stephen J. Puleo
Sent: Monday, August 23, 2021 3:11 PM
To: Amanda L. Lessard
Subject: FW: Zoning

FYI

-----Original Message-----

From: Jean Skinner <jewls04348@gmail.com>
Sent: Monday, August 23, 2021 3:07 PM
To: Stephen J. Puleo <sjpuleo@windhammaine.us>
Subject: Zoning

Mr. Puleo,

I was planning on attending this board meeting for re-zoning in person but it was canceled last time and postpone until tonight where I have a conflict.

I do want to make a statement about this issue.

I first moved to Windham in 1984. To a brand new single-family home subdivision being built called Varney Mill Estates. A lot, and I mean a lot has changed.

We have overwhelming growth in this community. Homes going up everywhere! Yet we lack the infrastructure to deal with this growth.

The roads are congested as are our schools.

Our utility companies are also lagging in the expansion. Portland water district stated to me that they have to split their water between so many people that the water pressure is much lower than it used to be. Spectrum as you know is a cable provider and Internet provider for many homes and businesses but they are sorely lacking in infrastructure modernization, repair and The ability to consistently deliver service. As is CMP.

Everyone is stretched pretty thin.

Having said that, rezoning our residential neighborhoods to allow for commercial use such as in-home businesses and multi family dwellings will have even more of a negative impact than is already here.

Private property is devalued when businesses and multi family homes are incorporated into existing single-family residential neighborhoods.

The first person to bring that up to me was the company out of Massachusetts that you all hired to do tax reevaluation's in Windham. He stated "your home will probably go down in value since they are reassessing land use in your neighborhood."

While I understand the need for affordable housing not only in Windham but also in our entire state it seems to be more of a need for an increase in income, which has been stagnant for the past 50 years, to keep up with inflation and allow people to find rental property or buy a house.

The woman in your office when I called stated that "many people who work in Windham cannot afford to live here" This is true for people who work in Portland. It's not an unusual situation that the more a town or city develops the less affordable the housing becomes. Urban sprawl has been around for decades.

Those of us who have worked for so many years to buy a home in an established subdivision in a quiet, child friendly, residential area are not willing to have our neighborhoods impacted by the inability of necessary planning to accommodate these other needs.

Perhaps instead of approving neighborhoods with \$450,000 new homes, the board could include multi family specific neighborhoods in a specific area. In addition if you wish to run a business out of your home please buy a home in a

commercial area. It appears there are plenty on route 302 and River Rd. We have children playing in the streets and certainly do not want an increase of traffic from an in-home business on those streets putting children at risk.

I was surprised to hear of such changes to our established residential neighborhoods without any fanfare or much opportunity for input.

I understand that many meetings took place on zoom which many people do not use or do not know about. This pandemic has certainly been challenging in finding a way to reach everyone.

I strongly disagree with your proposals to rezone the neighborhood of Hillcrest subdivision. We bought in these areas that are residential for a reason.

The pandemic bubble of housing prices will break soon. And if you add to that negative impact of multi family dwellings and businesses on single-family home neighborhoods, that are now residential, the negative impact will be great.

We ask that you find a different solution to these concerns. We must not let the desire of a few people who want to have in-home businesses or the need for affordable housing to impact what we have already built.

Let's address those needs separately.

Thank you
Jean Skinner
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Windham ME