

Stephen J. Puleo

From: dunlopjj@aol.com
Sent: Wednesday, September 22, 2021 11:30 AM
To: Amanda L. Lessard; Stephen J. Puleo; Mark T. Arienti
Subject: PB 21-19: Chamberlain Estates subdivision, Public Meeting of 9-27-2021.

September 22, 2021

Amanda Lessard, Planning Director
Cc: Steve Puleo, Planner
Mark Arienti, P.E., Town Engineer

Re: PB 21-19 Chamberlain Estates Subdivision, Planning Board meeting of September 27, 2021.

Amanda, Chairman Elder and members of the Planning Board,

The status of the Subdivision should remain as approved on 5/10/21, with 40 units, until the carrying capacity of the land is better known. The Planning Board has already given extraordinary deference to the developer in approving 40 units with 5 waivers, including a variance away from the intent of the 21st Century Plan created by the Town. Phase 1 of this Subdivision should be allowed to prove it's merit before considering additional units and impervious surfaces.

Any connection to Basin Road from the Subdivision should be denied. The proposed paving shown is substandard at best, apparently 20' wide, and leads to the existing substandard Basin Road paved only 12' wide. The developer and some members of the Planning Board, especially Mr. Swan, have always been adamant in insisting there should be no connection to Basin Road. In addition, the driveways to units 30 and 31 have been sacrificed to allow for this substandard access.

The Planning Board should proceed with due caution and keep the current 40 unit Subdivision approval as is. Let this Subdivision prove itself before considering Phase 2.

Sincerely,

Jeff Dunlop 24 Basin Road Windham ME 04062 (207) 892-4057