

Stephen J. Puleo

From: Jeanne Goode <jmgoode0701@gmail.com>
Sent: Wednesday, September 22, 2021 7:28 PM
To: Planning Board
Subject: PB 21-19 Chamberlain Estates Subdivision, Planning Board meeting of September 27, 2021.

I would like to address the current request by Robie Holdings to amend the approved current 40-unit townhouse subdivision to become a 70-unit residential development.

I typically am not one who likes to speak up on issues unless I feel I have substantial experience and understanding of the matter first. I have been a landlord of all types of buildings for the last 40 years and am a longtime member of the Southern Maine Landlords Association. With my experience and history of being a landlord, I believe I have the merit to give my strong opposition to this amendment.

When the Chamberlain Estates were first proposed on 12/14/2020, it was requesting 30 duplexes and one 12-unit building, to be completed in 2 phases. At first the request for the 12-unit building caused me some unease and I was pleased when in the 2/2/2021 meeting, the scope changed to 40 units made up of 20 townhouses. The final approval of Phase 1 of this development was just approved this May.

There is a difference in clientele when renting townhouses and 12-unit buildings. Townhouses attract people who are looking for a home environment, similar to owning a condo where you have a yard and your own driveway. This provides opportunities to decorate your door and yard to make it your own and potentially stay for many years. Multi-units attract a different clientele, they have higher turnover with tenants that typically use it as a necessity not a home where they plan on residing for more than a lease period or two.

The current request is looking to remove 3 townhouses with 6 units which was a part of the approved plan and replacing that with 3 12-unit buildings which had never been introduced as any part of this development. That is 6 renters vs. 36 renters. This is also trying to amend buildings planning to be built in Phase 2, not 1. The reduction of 3 townhouse units is not an equal swap when townhouses are replaced by large 12-unit buildings. This will attract students from St. Joseph's College and other individuals who are using the place as a stepping stone. It completely changes the Chamberlain Estates from a family style neighborhood that was agreed upon, to more of an apartment complex similar to those in Portland and South Portland. I can't imagine we are looking for something like that in the middle of Windham when we could be bringing in more families.

Just a short 4 months ago, the board approved the subdivision of 40 residential apartments in 20 duplex buildings. I request that the board not rush in allowing this amendment to be approved to increase the number of units from 40 to 70.

Thank you for your time and consideration.

Sincerely,

Jeanne Goode 50 Hackett Rd Windham, ME 04062 (207) 272-4394