

From: [Karl Dubay](#)
To: [Alex Mello](#); [Julie Suech](#)
Subject: OSRD PB WA amendment
Date: Wednesday, January 14, 2026 11:55:01 AM
Attachments: [image001.png](#)
[Highclere OSRD Outcome.pdf](#)

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As a windham resident and owner of a professional engineering/surveying/planning/landscape architecture firm, I would like to support the planning board's warrant to adjust the osrd dimensional criteria.

It is a very good one, and giving credit when credit is due to town staff and the board. It delivers high quality open space, efficiently, all per the spirit and intent of the osrd zoning ordinance.

The change provides just a little flexibility to deliver on high quality designs.

For example, our Highclere OSRD has proven to be a huge success, notwithstanding all the stress and opposition from the board and residents, including from local "professional realtors", in getting it permitted.

The small change currently on the warrant would have allowed us to do even better on dimensional and spacing and rhythm of the streetscape for the homes,

And not affecting in any way the density or open space quality.

Highclere delivered 76 acres of FREE conservation open space and trails to the Town of Windham, and a

MASSIVE tax base of over \$55 MILLION dollars----

Just as I said it would.

Attached is a one-page summary.

See you tonight.

Karl Dubay PE MBA President



The Dubay Group, Inc.

Engineers | Planners | Surveyors

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