

Appeal of Proposed Dog Kennel on 32 Baird Lane

Town of Wells, Maine
Office of Planning and Development
208 Sanford Road
Wells, Maine 04090

2/16/24

I received a 'Notice to Abutters of a Site Plan Pre-Application' yesterday regarding the proposal of a kennel at 32 Baird Lane. I am writing to you in regards to this with concerns about this proposal. I am the owner of the right-of-way in which 32 Baird Lane accesses their property. My understanding is that this right-of-way is to allow people access to their property and not to allow customers access to a business. The right-of-way is privately owned by my husband and I. It is a narrow gravel road that is only one lane and has been slowly eroding due to increased use in recent years as well as a neighboring property's water draining into it. I have graded the right-of-way over the years adding more gravel to maintain it. The owners of 32 Baird Lane have had increased the traffic on it in more recent years since they started a dog walking business and have not helped to maintain this in any way at any time. Other neighbors have pitched in at times to help maintain the right-of-way. I do feel that the impact to the right-of-way is not negligible at all but in fact has cost me money over the years consistently. The increased activity of a business will only make the situation worse on the right-of-way.

In regards to the external activity level, that has increased in the past two years with said dog walking business and the noise has been a factor at times. The addition of a dog kennel will increase the amount of activity and noise coming from the property exponentially and be a nuisance to our neighborhood. There is currently a dog kennel ½ mile up the road and these dogs can be heard at our home on occasion. A kennel a few hundred feet away will be noisy and I feel the increased people accessing that property will be a disturbance to our neighborhood. Our other neighbor has added security cameras and sensors to let him know when someone is coming on his property due to people arriving at his house instead of 32 Baird Lane.

There have in fact been various cars parked on the property over the years and today there are approximately 5 to 6 cars there on any given day. I do not see where the additional parking will occur. I am not sure that they continue to live at the property anymore either. Since repairing the outside of the structure this past summer they have seemed to live at one of their other residents in Wells and have used 32 Baird Lane as the place to keep the dogs that they walk and look after. This is a concern as I am not sure who will be monitoring the kennel 24/7 with many more dogs than are currently there.

If a kennel is allowed it is likely that my property value will go down and I will have to pay more money to maintain the right-of-way because of the increased use. I do not think that this is fair and certainly impacts our lives and I do not consider that to be negligible. Given Alexis Trowbridge's history of business dealings and downplaying her impact on others I think this is another example of her lack for the society around her.

In addition, will I as the owner of the right-of-way be liable if one of their customers has an accident or mishap on the right-of-way? Are they going to be allowed to expand in the future and add even more traffic to our peaceful neighborhood? This neighborhood has not historically been a business district but more an area for farming.

As to the mission of the kennel and its potential impact on families and their pets, I am sure that the town is aware that Alexis Trowbridge whose maiden name is Wright had at one time lost the right to keep dogs due to her abuse of them. In regards to Jason Trowbridge, a dog owned by him bit my old dog and left 25 puncture wounds in his neck. It was this incident that led the DEA to contact me approximately 16 years ago to ask me to monitor the cars coming and going from the property. I declined to do that for my family's safety as I had already confronted Jason with what I suspected to be drug dealing at that property. I am unsure why the town of Wells would even consider an application for a kennel owned by the Trowbridges when the state took her dogs away from her for abuse.

I am asking the town of Wells to maintain my property value, prevent this business from costing me money, and to respect what quality we have left of a family neighborhood here on Baird Lane. I am not alone in not wanting this business to be established. When other neighbors learned of this, they too were shocked that this might be considered by the town. With less than a week's notice, those of us who have egress to the right-of-way are not left with much time to form an association of Baird Lane in an effort to maintain the residential quality of our neighborhood.

Thank you for your time and consideration. I look forward to hearing from you on this matter.

Respectfully,

Sharon Stathoplos, Owner of Baird Lane
68 Baird Lane
Wells, Maine 04090

