

May 8, 2022

Town of Wells, Maine
Planning & Development
208 Sanford Road
Wells, ME 04090
RE: Subdivision Pre- Application, Chick Crossing Road

Dear Wells Maine Planning Board:

I am an abutter of a subdivision pre-application and resident of the town of Wells and was sent a letter informing me of a planning board meeting on May 9, 2022. This meeting is to discuss a preliminary subdivision application for Chick Crossing Road.

I continue to have concerns related to this subdivision particularly around its environmental impact due to its location next to the Branch Brook Aquifer as well as concerns about retaining the rural character of the Wells Branch Neighborhood, which is designated within the Rural District within our town. Upon reviewing town documents, my biggest comments and concerns are as follows:

1. In our town code section 145-30-A, the code states that open space should be used to buffer the development from existing town ways. The plan submitted does not include a buffer and is in violation of our town code. Please require a 50.0' no-cut wooded buffer along chick crossing road to maintain the open, rural character of the land within the district as stated in our town codebook.

§ 145-30 **Rural District.**

- A. Purpose. The purpose of the Rural District is to maintain the open, rural character of the land within the district. Open uses of the land, such as forestry and agricultural uses, should be encouraged and large-scale residential uses discouraged. Residential development should be clustered so that significant areas of the development can be maintained as open space and, where applicable, used to buffer the development from existing Town ways.

2. The plot of land where the development is proposed contains significant wetlands and vernal pools. The stretch of Chick Crossing the proposed development touches is a recognized amphibian crossing site for Maine Big Night and has been found to contain a significant population of spotted salamanders, red salamanders, spring peepers, etc. The wetlands have not been surveyed since 1987. The land may also be over a significant sand and gravel aquifer but no research has been done since 1998. Please require an updated survey from the Maine DEP and Civilian Conservation Corps for both wetlands and sand and gravel aquifer.
3. Stormwater detention facilities are an important mitigating factor for contaminating surrounding wetlands and Branch Brook. Please require a more rigorous investigation

into an adequate stormwater detention facility to minimize all impacts to Branch Brook and our drinking water.

4. Use of fertilizer and yard chemicals is a major concern for contaminating Branch Brook and our town drinking water. The developer states that chemical use would be banned in the neighborhood but how will that be enforced? Typically owners in cluster developments like to tend to their yards, which they have a right to do, but in this case the negative impacts to the environment could be catastrophic. Please require a more comprehensive plan to prevent contamination of our town drinking water.

Our natural resources are one of the most important attributes of our town. If we destroy them, we will never get them back. I understand that growth and development are an integral part of the future success of the town of Wells but also recognize the importance of the Branch Brook aquifer to the town of Wells and surrounding towns. I have discussed this with many other residents of Wells who agree with my concerns. I appreciate you taking the time to read this and would like to ask that you take steps to help protect the Branch Brook watershed and preserve the rural character of the Wells Branch Neighborhood.

Sincerely,

Chris Maccia
58 Turtle Cove Lane
Wells ME 04090
Tel.: 207-518-8557