

Chick Crossing Road Subdivision Concerns:

1. Subdivision plan neglects to point out that the wetlands in the center of the subdivision extend into the property of Jeffrey/Leisa Goodwin. The water runs out of the wetlands on the Goodwin property as the source of a year-round stream and then cuts back into the rear of the subdivision property behind the development before flowing into Branch Brook. Any disturbance of this wetland will result in an increase of water flowing into the property of Jeffrey/Leisa Goodwin, which is downhill from the subdivision property.
2. Subdivision plan neglects to point out the culvert ~75 feet from the left corner of the lot crossing Chick Crossing Road. Water runs through this culvert year-round, and in the spring, the flow is so heavy, the culvert has a hard time keeping up. The water flowing through this culvert comes from street runoff, runoff from the homes on the other side of the street, and the springs on the top of the hill. The water from the culvert is being filtered and absorbed by the ground before flowing into the wetlands in the center of the development. Any disturbance in the flow from the culvert will result in an increase of water flowing into the property of Jeffrey/Leisa Goodwin.
3. The wetland in the right rear of the subdivision extends into the property of Jordan Goodwin. Any disturbance of this wetland in the subdivision will result in an increase of water flowing onto the property of Jordan Goodwin.
4. No wetland should be included in any house lot area calculation. Over time, the lot owners will fill them in, resulting in an increase of water flowing into the properties of Jeffrey/Leisa Goodwin and Jordan Goodwin. We currently have an issue with a lot sold by Carl Goodwin on Meetinghouse Road in the early 1970s. The lot has changed hands a few times; one owner filled in the wetlands and installed drainage so the water would run into Jeffrey Goodwin's and The Town of Wells (Gowen) properties.
5. Any houses constructed on this property need to be at the natural grade. All too often, new homes are being constructed on property that has been built up, creating runoff issues for adjacent properties.
6. Please add the additional screening buffer along the property of Jeffrey/Leisa Goodwin, as it is along the property of Jordan Goodwin. As the buffer will be owned by the resulting Association, they can deal with eventual encroachment with these small lots. If the encroachment eventually consumes the buffer, action can be taken against the Association, not just a single owner.
7. An access road through the subdivision needs to be provided for access to the back property for emergency services. Neighboring properties can't be required to provide the access.
8. Front right quadrant has substantial ledge on it. Ledge may have to be removed to make way for homes to be built in this area. Many nearby homes from the 1700s have

fieldstone foundations. Blasting needs to be prohibited to prevent damage to these older homes.

9. Chick Crossing Road is a two-rod road (33 feet). The number of homes here seems excessive for such a narrow road. It would seem that the developer should fund improvements. The traveled portion of Chick Crossing Road as it is currently laid out is not centered in the easement and it has created a dangerous situation in front of the Jordan Goodwin property.
10. The subdivision as proposed is a mockery of Town of Wells ordinances that allow clustering of homes in exchange for protecting property as open space. The purpose of the ordinances is to set aside property that would otherwise have been developed. The proposed open space is all gullies, streams, and swamp. By its very makeup, it's already protected from development. If you were to ask the developers to reverse the proposed open space with the proposed building area, it is doubtful even one home could be approved.

Thank you,
Jeff Goodwin