

December 14, 2021

Town of Wells, Maine
Planning & Development
208 Sanford Road
Wells, ME 04090

RE: Subdivision Pre- Application, Chick Crossing Road

Dear Mr. Livingston and Ms. Belanger:

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 December 20, 2021. This meeting is to discuss a subdivision pre-application for Chick Crossing Road.

I have concerns related to this subdivision particularly around its environmental impact due to its location next to the Branch Brook. Upon reviewing town documents, my biggest concerns are as follows:

1. The plot of land that is being considered for subdivision is located within the Rural District per the town code. The purpose of the rural district is to “maintain the open, rural character of the land within the district”. The code also states that the purpose of clustering developments is to maintain open space and use the open space to buffer development from existing town ways. The proposed development does not maintain the rural character of the land within the district. The code is also not being followed as there is no buffer to this development from the existing town way.

§ 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 that is being considered for subdivision is located partially within the Aquifer Protection District. The purpose of this district is to “protect and maintain the quality of the Branch Brook aquifer” which provides drinking water to the town. This proposal for subdivision does not protect and maintain the quality of the Branch Brook aquifer.

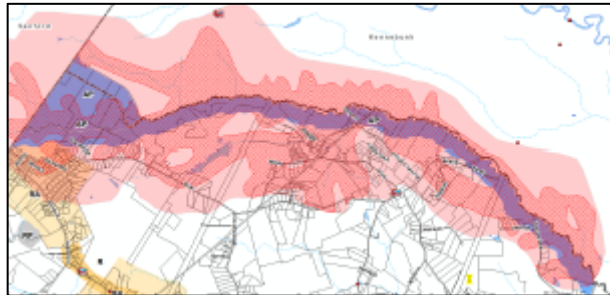
§ 145-31 **Aquifer Protection District.**

- A. Purpose. The purpose of the Aquifer Protection District is to protect and maintain the quantity and quality of the Branch Brook aquifer while allowing landowners a reasonable use of their property and a reasonable return from its development potential.

3. In the Town of Wells 2021 Comprehensive Plan Update, Chapter 3: Natural Resource Policies and Strategies Appendix A: Water Resources, the Kennebunk-Kennebunkport Wells Water District recommended extending the aquifer protection zone around the Branch Brook aquifer “using groundwater well modeling rather than a surface water buffer”. The importance of protecting this watershed for future generations is critical as it provides the town drinking water:

- Extend aquifer protection zone around Branch Brook. In conversations with the Kennebunk-Kennebunkport Wells Water District, we were alerted to the need to extend the Aquifer Protection zone around the Branch Brook Aquifer. These should be updated using groundwater well modeling rather than a surface water buffer.

Recommended buffers from the KKWWD are shown on the adjacent map (100-day travel zone in the red hatch and 2500-day travel zone in the solid red).



<http://www.wellstown.org/AgendaCenter/ViewFile/Item/3532?fileID=10524>
(scroll down to 4th bullet under ‘Key Findings’)

4. In the Town of Wells 2021 Comprehensive Plan Update, Chapter 6: Land Use Policies and Strategies Appendix A Section 8: Land Use, recognizes the Branch Brook Aquifer as a non-growth critical rural area. This document prohibits cluster developments and limits maximum lot coverage to 10%.

Definition of Land Use Districts by Type

The following table lists districts classified as non-growth and growth areas in the Future Land Use Plan.

Non-Growth Areas		Growth Areas		
Critical Rural Areas	Rural Areas	Developed Areas	Existing Growth Areas	Transitional Areas
CR 1 – Fenderson Wildlife Commons	R1 – Rural Area Previously Defined	BB – Beach Business	RA – Residential A	T1 – Moody
CR 2 – The Heath/West Brook Corridor	R2 – Chapel Road/Rural Extension	RB – Residential Beach	RC – Residential / Commercial	T2 – Community College
CR 3 – Tatnic Hills/Mt. Agamenticus Area	DR – Developed Rural	RD – Residential Drakes Island	H – Harbor	T3 – Burnt Mill
CR 4A – Branch Brook Aquifer Travel Time <200 days			GB – General Business	T4 – Hobbs Farm
CR 4B – Branch Brook Aquifer Recharge Area			LI – Light Industrial	T5 – Creditford Limited Commercial
CR 5A – Webhannet River Corridor			QM – Quarry Manufacturing	T6 – Limited Industrial
CR 5B – Merrilland River Corridor			TC – Transportation Center	
CR 5C – Ogunquit River Corridor				
CR 5D – Lower Branch Brook Corridor (not in Recharge Area)				
CR 6 – Existing Resource Protection Districts				

Critical Rural 4A – Branch Brook Aquifer Travel Time <200 days

Geographical Description – The portion of the Branch Brook Aquifer Recharge Area with a contaminant travel time of less than 200 days. This area includes the most critical locations in Wells for protection of groundwater, as Branch Brook is the public drinking water source for the Town (as well as for Kennebunk and Kennebunkport).

Land Use Standards

- Cluster developments are prohibited
- Wetland areas deducted: 100%
- Maximum lot coverage: 10%
- Require 400-foot septic system setback from Branch Brook
- Require 250-foot building setback from Branch Brook
- Establish controls over the use, handling, and storage of chemical or petroleum products
- Prohibit fuel sales
- Prohibit animal husbandry or agricultural uses that produce animal wastes

Critical Rural 4B – Branch Brook Aquifer Recharge Area

Geographical Description – The balance of the Branch Brook Aquifer Recharge Area that lies outside the 200-day contaminant travel time zone.

Land Use Standards

- Cluster developments are prohibited
- Wetland areas deducted: 100%
- Maximum lot coverage: 10%

- Establish controls over the use, handling and storage of chemical or petroleum products
- Prohibit fuel sales
- Prohibit animal husbandry or agricultural uses that produce animal wastes

<http://www.wellstown.org/AgendaCenter/ViewFile/Item/3762?fileID=10916>

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.

Sincerely,

A handwritten signature in black ink that reads "Chris Maccia". The signature is written in a cursive style with a large initial "C" and a long, sweeping tail.

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