

December 12, 2021

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

RE: Subdivision Pre-Application, Chick Crossing Rd

Dear Mr. Livingston and Ms. Belanger:

As an abutter, I would like to thank you for your recent letter, alerting me to the meeting on Dec.20, 2021 at 7pm. I plan on attending.

Here are my initial concerns:

- (1) **Current residents' water wells.** As an adjunct professor at the University of New England, Biddeford, I am aware of several students' homes in the area whose wells went dry and were *forced to shower on Campus for several days at a time*. Each of our wells are of various depths. Since moving to Wells more than 7 years ago, I have experienced no water issues to date. This development abuts the Branch Brook Aquifer. The proposed 20 units will all have septic systems in a concentrated area. **What evidence do you have that these systems, however well built, will not have a deleterious effect on the town's water supply that the Branch Brook Aquifer serves?**
- (2) **Increased local traffic and noise.** The proposed **20 units** could equal as many as 4 persons each, including 2 vehicles per unit, for **an increase of 40 cars or trucks entering and exiting a residential street on a daily basis**. The Wells Branch area has had numerous developments in the past few years. The neighborhood's peaceful climate and quality-of-life will be negatively impacted by this development with traffic as well as noise.
- (3) **Lack of privacy and wildlife concerns.** The map your office provided is somewhat difficult for me to understand. But it would appear that the development's driveway could be situated directly across the street from my circa 1740 property, that I have lovingly restored, with headlights glaring directly into my home. Furthermore, **the development will negatively affect wildlife and habitat, both valued by the community.**
- (4) **Fire preparedness.** The excessive building in the Wells Branch area should be of further concern should there ever be a fire, as **the area is now a significant distance from the new fire station.**

I hope that town officials takes these matters seriously; I have discussed them with my neighbors. More importantly, please (1) listen to long-time residents of nearby towns such as York: there, as in other communities in southern Maine, development was not checked with significant planning, **leading to substantial congestion and the loss of the town's original identity**; and (2) actively seek input from different stakeholders in Wells, **not just those whose concerns may be tied too closely to the real estate market**, representing a potential lack of impartiality and a true conflict of interest.

Respectfully submitted,



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Electronically submitted Dec. 13, 2021