

Shannon Belanger

From: Mike Livingston
Sent: Tuesday, January 20, 2026 1:49 PM
To: Shannon Belanger
Subject: FW: Abutter concerns of 526 Post Rd Wells Maine
Attachments: Stormwater Permit 526 Post Rd Subdivision.pdf

Michael G. Livingston, PE
Town Engineer/Town Planner
Town of Wells, Maine

From: Summer Hill <[REDACTED]>
Sent: Tuesday, January 20, 2026 10:48 AM
To: [REDACTED]; [REDACTED]; Mike Livingston <mlivingston@wellstown.org>
Subject: Abutter concerns of 526 Post Rd Wells Maine

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**** CAUTION EXTERNAL EMAIL ****

Good morning

We are writing as the abutting property owner to the proposed subdivision at 526 Post Road Wells Maine. After reviewing the recently received stormwater permit notice, we would like to formally share several concerns for the record regarding tree clearing, stormwater impacts, and safety along our shared property boundary.

Our campground directly abuts the proposed development area. We have firsthand experience with the consequences of extensive tree removal on neighboring properties. When the abutting property on the opposite side of our campground was clearcut, the loss of mature trees and vegetation led to significant flooding and soil saturation. As a result, multiple trees uprooted and blew over onto our property, some landing on occupied RV sites and causing serious safety concerns and property damage.

Given this history, we are deeply concerned that similar clearing associated with the 526 Post Road subdivision could result in the same or greater impacts if adequate protections are not put in place. In particular, the removal of trees along our shared boundary raises concerns related to increased stormwater runoff, erosion, destabilization of remaining trees, and windthrow toward our campground.

We respectfully request that a substantial, undisturbed vegetated buffer be maintained between the subdivision and our property. Preserving a wide tree buffer would help mitigate stormwater impacts,

reduce flooding risk, maintain soil stability, and protect both properties from future damage and safety hazards. We also ask that buffer preservation and boundary protections be clearly addressed as part of the stormwater management plan and any conditions of approval.

We appreciate the opportunity to raise these concerns early in the process and are hopeful that a cooperative solution can be reached that protects both the development and neighboring properties. Please include this correspondence in the project record. We would welcome the opportunity to discuss this further if helpful.

Thank you for your consideration.

Megan DeFelice

Property & Resident Manager

Sea-Vu South / Sea-Vu West / Summer Hill

O: 207-646-0785

[\[REDACTED\]@kmcab.com](#)

