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Dear Planning Board Members,

I am writing with concerns about the Washburn Farm Subdivision Amendment Application (located at 77 Bartlett Road).

It has come to my attention that the proposed development has been sold to a Green and Company who intend to build on the proposed lots, including now the demolition and rebuilding of the existing house on Lot 8. As it has been previously established, we have several concerns about stormwater runoff, particularly during construction and as it relates to the protection of Ken's Pond, which is designated a "wetland of special significance" and is in a Resource Protection overlay zone and in the 100-yr FEMA Floodplain. While part of a larger wetland system, Ken's Pond is a small and shallow water body. Because of the relatively low volume of water in the pond, its water quality will be particularly vulnerable to the introduction of silt and nutrients from the proposed development. Most of the portion of land being developed is draining to Ken's Pond. Minimizing the area of exposed soil throughout the construction period will help to control silt migration from the site to Ken's Pond.

Please consider the following as part of your deliberations of the Amendment on May 9<sup>th</sup>:

1. The prior developer/owner had stated during the subdivision approval process that they would be building the roadway and associated stormwater facilities, but would be selling the lots to other parties. This means the roadway and stormwater facilities would be stabilized in advance of the house lot soil disturbance and building construction. Is the new project owner planning to clear and grub any lots during the construction of the roadway?
2. Some Important Information about construction inspection frequency is not listed on the plan set, but is contained on pages 17, 18 and 19 of "Exhibit A - Inspection, Maintenance and Housekeeping Plan" section of the "Declaration of Covenants, Conditions, Restrictions, and Easements", dated December 28, 2023. To provide clarity, it seems appropriate that the weekly construction period inspection requirement and other construction period information should be added to Sheet C-4.0 of the plan set.
3. In the original approved plan, a Maine DEP Stormwater Permit-by-Rule per 38 M.R.S. §420-D Chapter 420-D was obtained (PBR-78582) because of the area of soil disturbance that will occur during construction of the road and stormwater facilities. If

the road is constructed at the same time lots are cleared and grubbed, this will create a larger area of soil disturbance and could potentially trigger a different set of state standards which would require approval before construction can begin. Will this be addressed as an additional amendment?

4. It was specifically stated during the planning board meeting on 28 September that the lots would not be clear cut and trees would be removed on an as-needed basis. This should be clearly stated as a note on the plan.

Thank you for addressing these important issues.

Best regards,  
Carrie Lyons