



November 14, 2023

Project #22-145

Maxim Zakian, Town Planner
Town of Kittery
200 Rogers Road
Kittery, ME 03904

**SUBJECT: WASHBURN FARM (BARTLETT ROAD SUBDIVISION)
INFORMATION ON WATER SUPPLY**

Dear Max:

I'm writing to provide information requested by the Planning Board on the proposed water supply for lots within Washburn Farm Subdivision (formerly known as Bartlett Road Subdivision). As you know, the applicant has proposed to create lots that will be served by individual subsurface wastewater disposal systems and individual wells located on each lot. One or more members of the Planning Board requested information on why a common water supply system was infeasible for the project.

Construction of a common water supply system includes installation of a common well, water main, and individual services to each lot. The expected water use for 9 single family houses is between 2,430 and 3,240 gallons per day, depending on the number of bedrooms in each house.

The Maine Subsurface Wastewater Disposal Rules (10-144 CMR 241) require setbacks from first-time wastewater disposal fields to drinking water wells. For a well serving a single-family residence, the required setback between the well and septic field is 100'. For a well with water usage greater than 2,000 gallons per day, such as a common well for Washburn Farm, the setback is 300'.

Septic field locations have been determined for each of the lots within Washburn Farm, based on soil test pits. The attached figure shows the areas where wells may or may not be located based on the septic field locations and required setbacks. For individual wells, there is a suitable location on each lot, located at least 100' from all septic fields. A common well would need to be located at least 300' from all proposed septic fields, which would prevent the installation of a common well except for in the extreme eastern or western areas of the overall subdivision parcel, and at least 450' from the proposed Washburn Farm Lane. Installing a common well, water main, and access deep within the forested open space of the project is impractical and expensive.

The proposed lot layout, which includes small lots clustered together in order to preserve wetlands and forested areas of the site, makes installation of a common water supply not practical because the common well would need to be installed too far from the lots and would negatively impact the

preserved open space. The proposed design, which includes individual wells on each lot, is more desirable and meets all requirements of the Maine Subsurface Wastewater Disposal Rules.

We look forward to presenting this information to the Board and requesting preliminary approval of the plan at the upcoming Planning Board meeting. If you have any questions or require additional information, please contact me at 207-632-9010 or mtw@terradyconsultants.com.

Sincerely,
TERRADYN CONSULTANTS, LLC

A handwritten signature in black ink that reads "Michael E. Wielandt". The signature is written in a cursive, slightly stylized font.

Michael Tadema-Wielandt, P.E.
Vice President

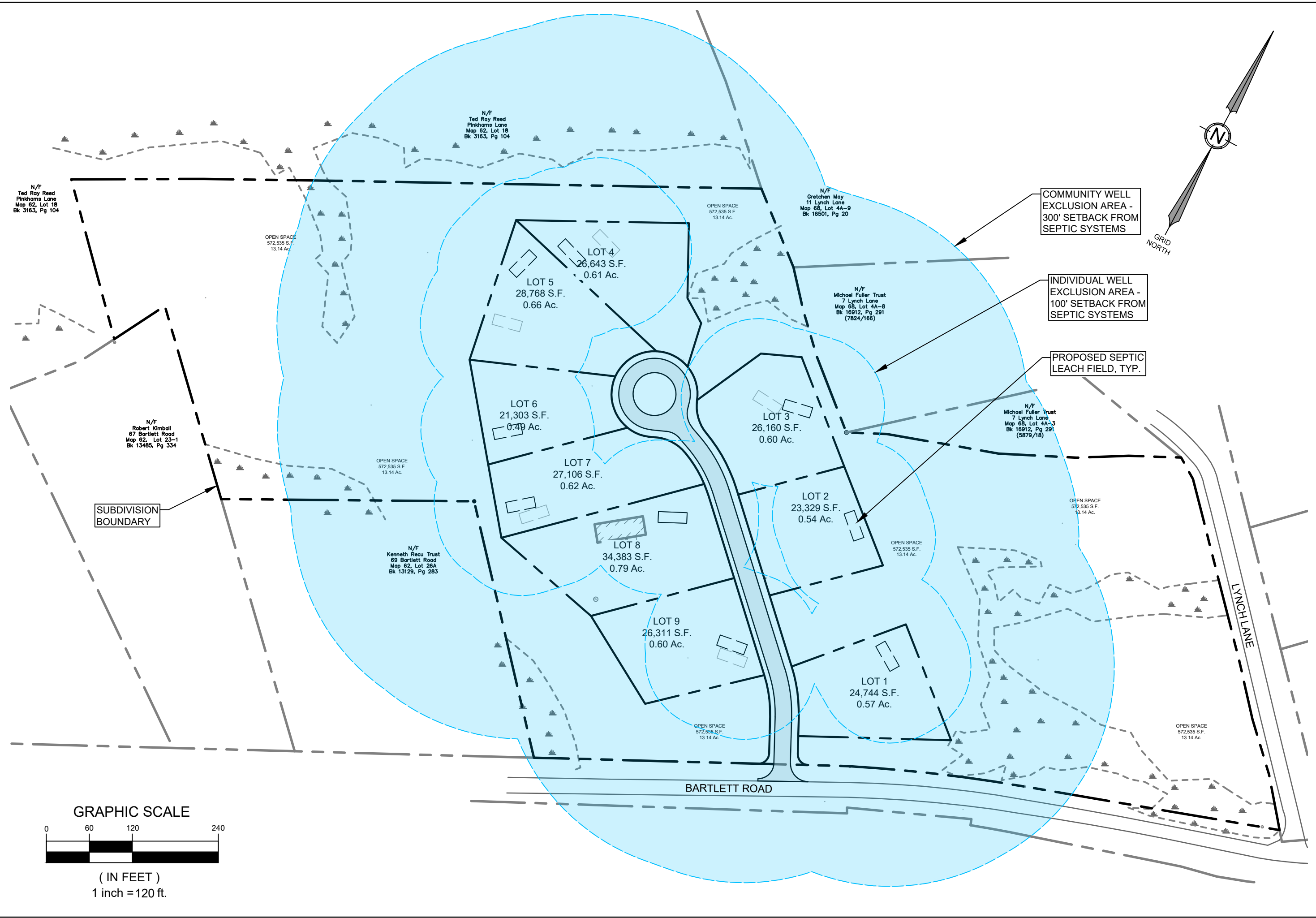
cc. Geoff Bowley, Beachwood Development LP

Attachments:

1 – Well Setback Figure

Attachment 1

Well Setback Figure



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TERRADYN CONSULTANTS, LLC
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Stormwater Design | Land Planning | Environmental Permitting

SHEET DESCRIPTION: WELL SETBACK FIGURE WASHBURN FARM SUBDIVISION, BARTLETT ROAD, KITTERY, MAINE	
PREPARED FOR: BEACHWOOD DEVELOPMENT FUND PO BOX 261 KENNEBUNK, ME 04043	
JOB NO:	22-145
DATE:	11/14/2023
SCALE:	1" = 120'
SHEET:	1
OF:	1

