

PO Box 386
Wells, ME 04090

September 27, 2019

Dear Maryann Stacy,

This letter is in response to a letter we received in the mail regarding our abutting neighbor, Food For Thought, and their request to extend their roof out front. I would like to request that my concern be read and discussed at the upcoming October 10th meeting.

We own the 30' wide parcel of land that extends along the north side of the Food For Thought building, from Route 1 down to the start of Maxwell Acres Road. Though our parcel of land does have a pedestrian right of way granted to only 4 lots down on Maxwell Acres Rd, this right does not include the parcel of land associated with Food for Thought as determined by Attorney James Mundy who we met with prior to the purchase of the land.

I am writing to request three issues be addressed prior to approving the roof extension requested.

1) I would like to request a land survey be done to determine the lot lines. I believe the fence and sail system built this spring is on our property line. According to the map submitted by Jay Grey (attached), it appears that the fence was knowingly placed on our side of the property line, and furthermore, the anchor system for the sail systems extends far beyond the fence he installed and onto our property (see attached pictures).

2) I would like to request that the fenced in garbage collection area be fully enclosed and not visible to us or our neighbors. As it currently exists, it has been open all season and open to our property (and thus, visible to our neighbor the Omelet Factory). The attached picture was taken this morning. Piled up garbage and empty beer cans are not a very neighborly site to look at.

3) I would like to request that 100% of the business needs be met and performed with 100% of his property line. Currently, they are exiting their fenced in area and walking onto our side and across our property to access their garbage area as well as the basement door. As shown in the attached picture, a dirt path has since been created showing the continuous movement. In looking at the structure of the building, they could make a pathway through the overgrown arborvitae so they can easily walk along their side of the property down to their trash collection area. In doing so, they could put a permanent fence alongside the garbage collection and eliminate the opening toward our property as they could access the area from within their property. The garbage would never be visible to neighbors and we would not have the liability of a business operating on our own private property.

They are fighting the same issues that most all businesses in Ogunquit are up against- little land, minimal parking, where do employees park, where to put the garbage, etc. We do like the business and the business concept. We only wish that the manner in which they conduct business is more respectful and neighborly.

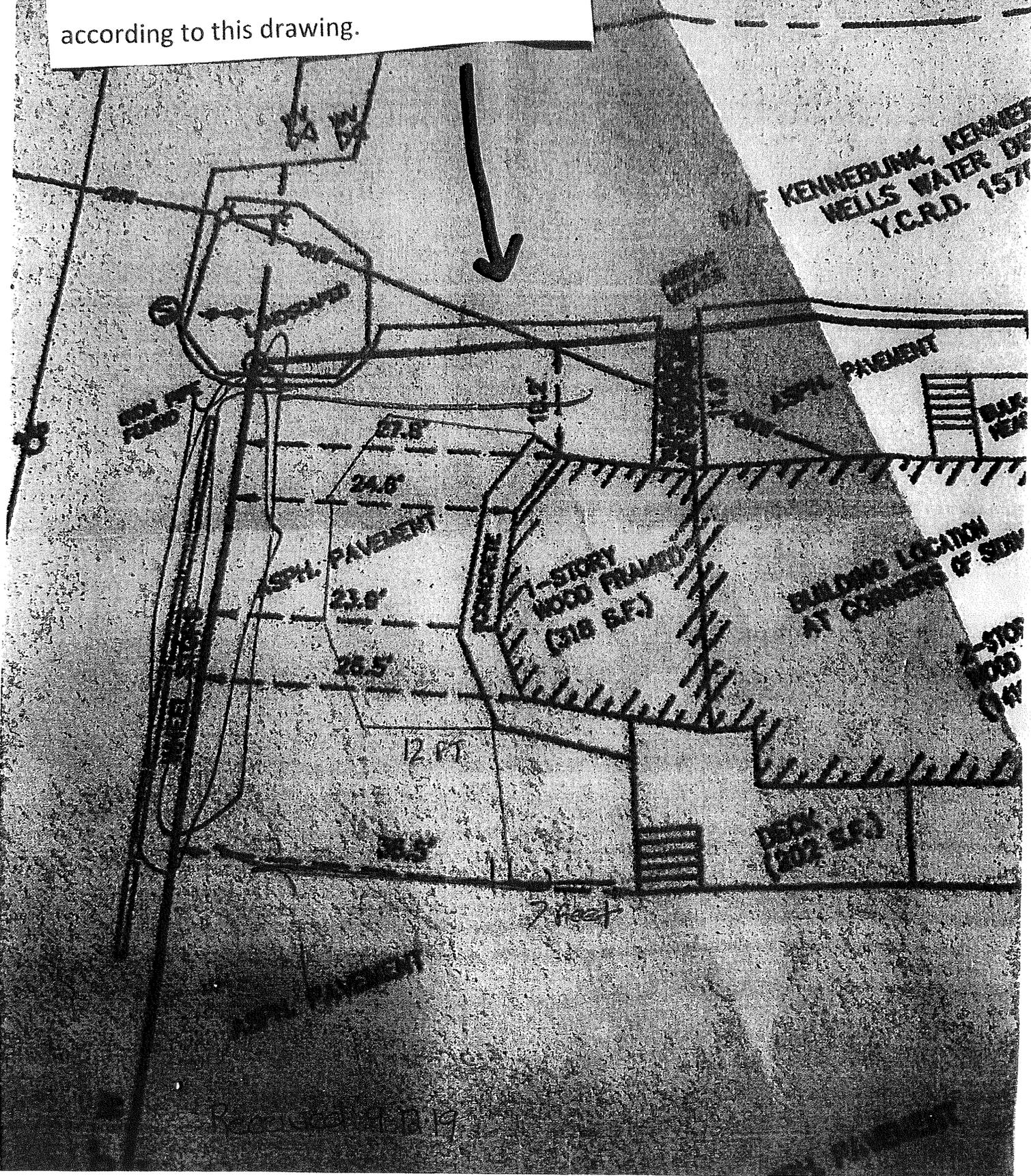
Sincerely

Kevin & Deidre Bolduc

It appears that the fence installed this spring was knowingly built outside the property line according to this drawing.

MAP OF
N/F CYNTHIA & THOMAS
Y.C.R.D. 1455/19

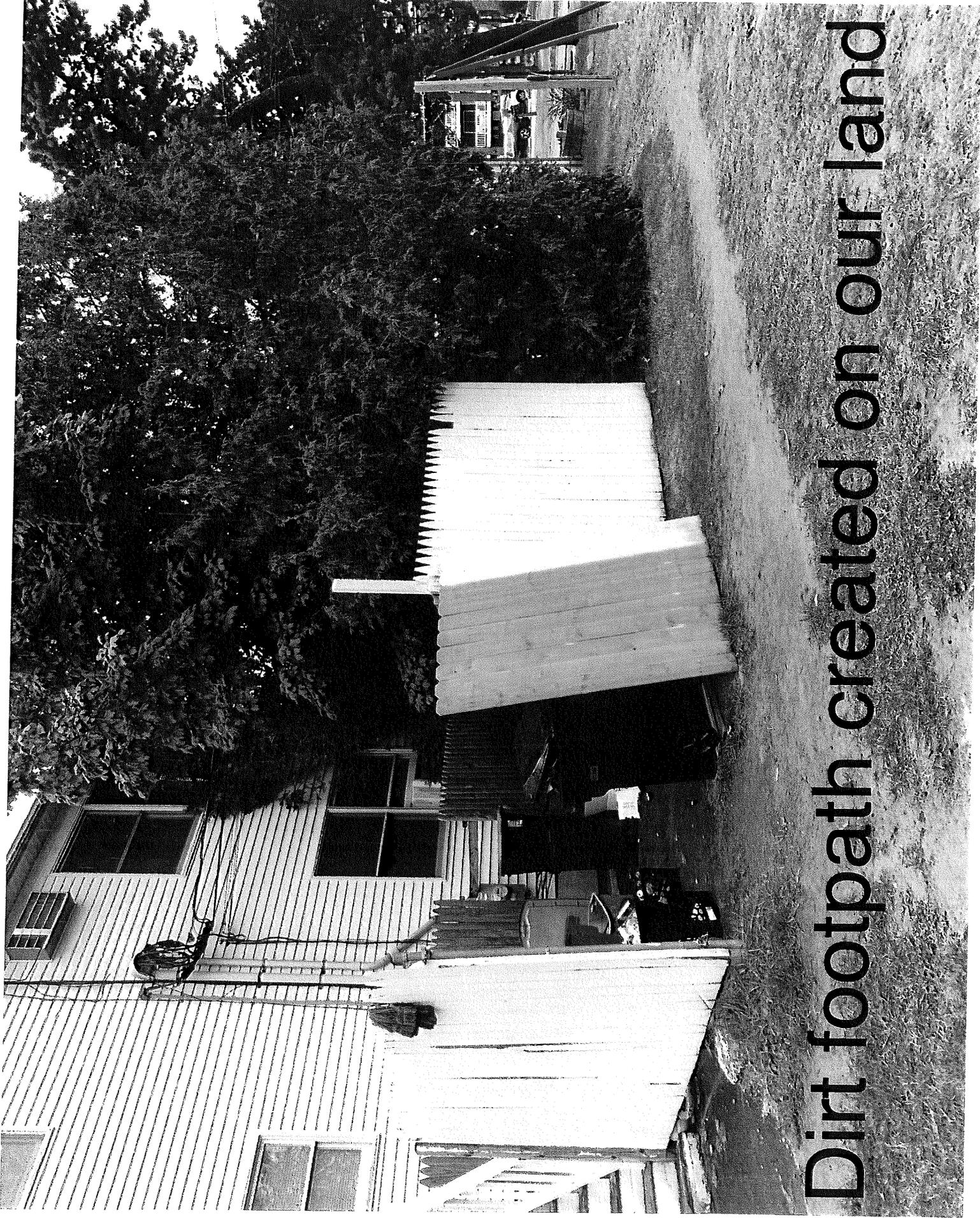
N/F KENNEBUNK, KENNEBUNK
WELLS WATER DEPT
Y.C.R.D. 1577



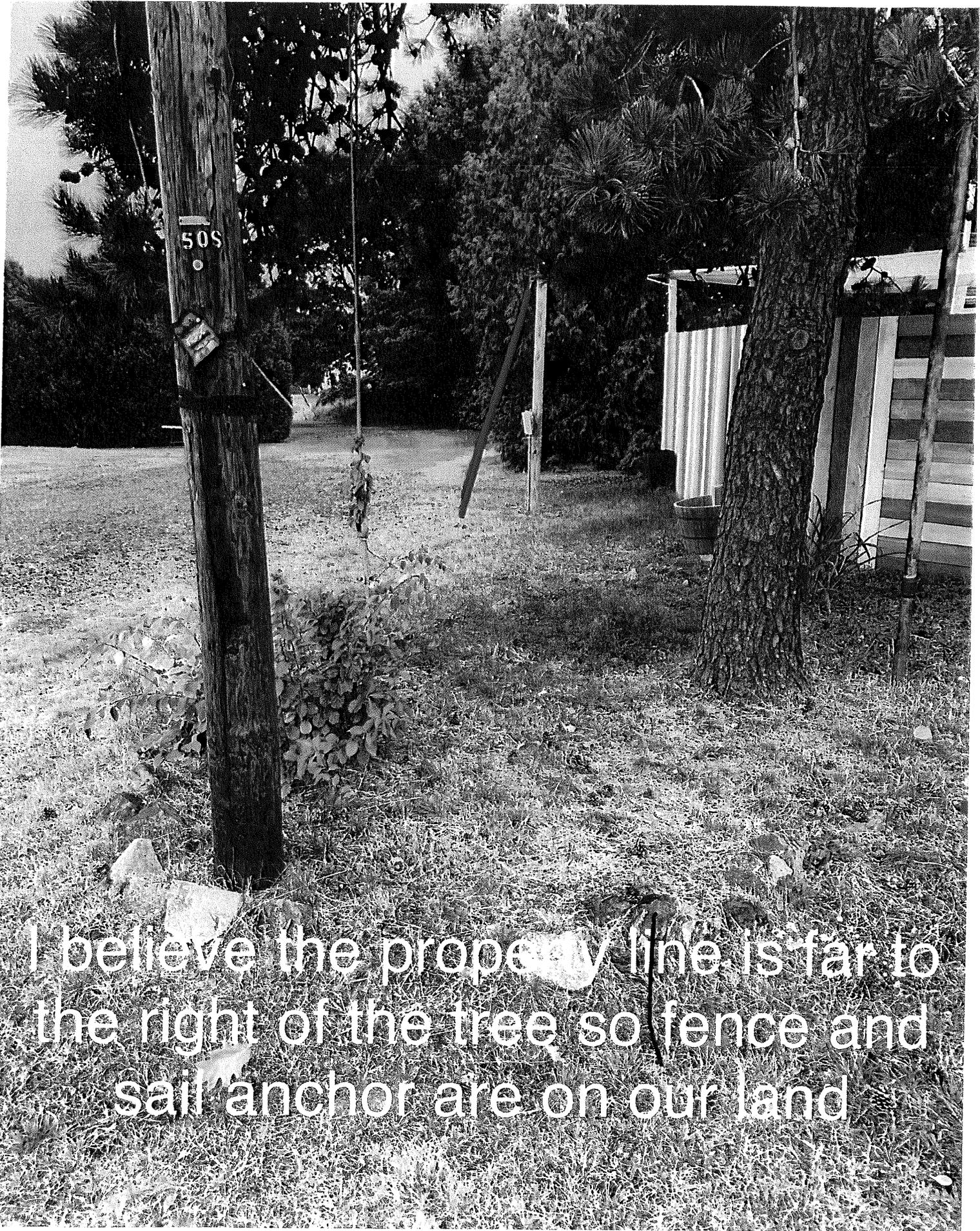
8-10-19



Visible
garbage



Dirt footpath created on our land



I believe the property line is far to the right of the tree, so fence and sail anchor are on our land

