



Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: January 7, 2019

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: York County Pediatric Dentistry – Site Walk Results – Tax Map 139, Lot 13

Site Walk Date: 1/5/2019 Time: 8:00 AM
Conditions: 32°, Overcast, Light Rain
0-1" partial snow cover, plowed

Planning Board Members Present: Brian Toomey
Town Staff: Michael Livingston, PE
Applicant's Consultant: Pam Moody-Maxon
Abutters: None

Comments:

- Good sight distances.
- No proposed changes to the buildings. House to remain.
- Front parking lot to be for costumers. Redesign and beautification will be proposed by applicant.
- Employee parking lot proposed behind the building.
- Existing drainage behind the buildings flows to a swale along the northerly property line.
- Existing drainage along the southerly property line has some puddling and elevation difficulties.
- Meeting the 65% maximum lot coverage requirement will be challenging. Areas of existing gravel to be landscaped.
- Access around the building for fire trucks to be considered in the design. Will the building have a sprinkler system?
- Utility connections will be needed.