

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

February 13, 2019

Wells, ME - Office of Planning and Development  
Attn: Mike Livingston, Town Planner  
PO Box 398  
Wells, ME 04090

**RE: Final Subdivision Application  
Papa Smurf Lane, Wells, ME  
Tax Map 134, Lot 70 & Tax Map 138, Lots 19C, 19D & 19G  
JBE Project No. 16186**

Dear Mr. Livingston:

Jones & Beach Engineers, Inc. already submitted a Final Subdivision Application, on behalf of our client, The Landings, LLC, for the above-referenced parcel. Since receiving Preliminary Approval, the applicant has been working on the impervious coverage to the 2 existing vernal pools. The applicant has changed Environmental Consultants and is now working with Al Frick's office to review the matter. We are working with them to determine how to best layout this project to avoid the area surrounding the vernal pools.

We are asking the Planning Board to grant us an additional 180 days to satisfy the Preliminary Conditions of Approval and to obtain approvals from MDEP and Army Corps, etc.. Additional time may be necessary as we need to work through our environmental concerns before we can finalize the roadway layout and stormwater design requirements.

If you have any questions, please feel free to contact us. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Joseph Coronati  
Vice President

cc: Kevin Hill (letter via email)  
Chris Coppi, Al Frick's Office (letter via email)