



Planning & Development
208 Sanford Road, Wells, Maine 04090

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

Website: www.wellstown.org

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

Memo

Date: February 22, 2019

To: Planning Board, Town Attorney

From: Michael G. Livingston, Town Engineer/Planner

Re: Four Seasons Farm Subdivision – Tax Map 77, Lot 17-3
Condominium Document Review

Background:

An existing parcel (Lot 17-3, 12.54 acres) with an existing house is proposed to be subdivided which involves the construction of a 600 foot private street and four new dwelling units with associated driveways and utilities on a condominium lot.

Related Materials Submitted for Four Seasons Farm Subdivision:

Declaration of Condominium, Rev 3 from Oct. 2018

- Sheet 1: Subdivision Plan Amendment, Four Seasons Farm
- Sheet 2: Grading and utility plan
- Sheet 3: Roadway Plan and Profile
- Sheet 4: Shared driveway Plan & Profile
- Sheet 5: Site Details – Erosion Control, Drainage
- Sheet 6: Site Details – Drainage, Road, Utilities

Comments (see markup copy):

- Pg. 3 Name change to Four Seasons Farm
- Exhibit A to be updated to current boundary survey information and to reference the subdivision plan to be recorded. A metes and bounds description of Four Seasons Farm Road should be included. Open space/buffer reference to be clarified.
- Proposed Bylaws are needed
- Pg. 3 Reference to approved subdivision plans
- Pg. 3 Reference to unrecorded plans/documents that are part of the subdivision approval: other sheets and Findings of Fact
- Pg. 4 Remove references to Class Units not approved on the property
- Pg. 5 LCE's 25 feet surrounding exterior walls – note on plan, wall locations unknown until constructed.
- Pg. 6 LCE's – add references to individual wells and septic systems unless they are to be Common
- Pg. 8 Reference to Bylaws as Exhibit E, attachment is Exhibit D

- Pg. 8 Common charges to be expanded: Roadway, Drainage systems, Open Space/buffers, ? septic tank maintenance/pumping
 - Pg. 8/9 References to Classes of Units to be eliminated
 - Pg. 10 Driveway maintenance conflict with 6.2(b). ? Add septic tank maintenance
 - Pg. 11 Change York to Wells and refer to approval conditions
 - Pg. 12 Specify that no parking is allowed on roads/driveways/cul-de-sac
 - Pg. 12 Specify lease period > 7 days?
 - Pg. 17 Privacy Zone equal to the 25 foot LCE area?
 - Pg. 19 Eliminate references to different Class Units
 - Pg. 26 Eliminate reference to Class of use/unit
 - Pg. 30 Date correction
 - Pg. 31 Add Exhibit E reference – Stormwater O&M Program
- Exhibit A to be updated, see previous comment
 - Exhibit D to be provided
 - Exhibit E to be added: Operation and Maintenance Program for Stormwater by ATTAR Engineering
- Need a sample deed for the conveyance of a Unit