



ATTAR

ENGINEERING, INC

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Mr. Michael Livingston, P.E., Town Planner/Engineer
Ms. Shannon L.M. Belanger, Assistant Planner
Town of Wells
208 Sanford Road
Wells, Maine 04090

December 2nd, 2025
Project No.: C336-22

**RE: Application for Major Subdivision – Final Approval Revisions 2
Mia Lane Multifamily Condominium (Tax Map 139, Lot 6)
(F.K.A. Burnt Mill Multifamily Condominium)
88 Burnt Mill Road, Wells, Maine**

Dear Mr. Livingston & Ms. Belanger:

On behalf of Gilchrest Development, Inc., I have enclosed for your review and consideration revised Plan Set sheets and associated attachments for the above-referenced project. This application was last before the Planning Board at their 20 October 2025 meeting and Public Hearing, during which a 60-day extension was granted. Revisions have been made to address comments presented during this meeting, as well as comments received from the Wells Sanitary District dated 06 November.

Wells Sanitary District Comment Revisions:

- General Note #6 on Sheet #1 (Final Subdivision Plan) has been revised to correctly identify the Wells Sanitary District as an entity separate from the Town.
- Grading & Utility Note #1 on Sheet #2 (Grading & Utilities Plan) has been revised to include the requested language for the proposed 3" Sewer Force Main.
- Sheet #2 has been further updated to include invert elevation information for all manholes as requested. This information was presented in the travelway profile of Sheet #3 but has now been reproduced throughout the Plan Set.
- Sheet #2 has been further updated to include underground electrical service extension locations to each individual multifamily dwelling unit as requested.
- The Pump Station Detail of Sheet #5 (Site Details) has been revised to have the Gravity Sewer pipe connection reflect the correct pipe diameter of 6". Additionally, further clarity has been provided to the detail to demonstrate that the rim and cover extensions of the proposed Pump Station shall span the entire depth of cover of the structure up to finished grade, and that the cover shall not be buried.
- Gravity Sewer pipe lengths have been confirmed as requested to demonstrate adequate slope, and all redlined Plan Set markups have been addressed consistent with the comments above.

Planning Department & Planning Board Comment Revisions:

- Language additions and recommendations from the redline markups of Sheet #1 have been completed as requested.
- Vegetated plantings proposed along the northeastern sideline of the property to screen the development from abutting properties have had their required evergreen planting height changed to 6' from 4-5' to align with Planning Board member requests.
- In support of the requested waiver to allow on-site drilled wells and off-site fire protection, the Applicant has been requested to provide an on-site water quantity test. A signed contract with Comac Pump & Well, the contractor used previously for off-site testing and historical data, is attached. The Applicant shall keep the Town updated on the progress of this testing and the results obtained.

The Applicant welcomes discussion from the Planning Department and Planning Board on the revised items above at their next available meeting. With the results of the requested water yield testing not yet received, the Applicant would like to request that the Planning Board grant a 60-day extension to allow for these results to be received and provided to the Town. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely,



Michael J. Sudak, E.I.
Staff Engineer

cc: Kevin Hill, Gilchrest Development, Inc.
C336-21 Cover REV 02Dec2025.doc

From: [Nick Rico](#)
To: [Mike Sudak](#)
Cc: [Admin](#); [Cory Hale](#); [Celeste Fletcher](#); ["Kevin Hill"](#); [P. E. Michael G. Livingston](#); [Shannon L. M. Belanger](#); [Lew Chamberlain](#); [Ken Wood](#)
Subject: RE: Mia Lane Multi-Condo (88 Burnt Mill Road, Wells) - Review Response Comments
Date: Thursday, November 6, 2025 1:14:37 PM

Good Afternoon,

Please address the following comments on the proposed plans.

- **Old comment unaddressed** - Sheet 1- Subdivision Plan – General Note 6.) Revise to read “ALL UTILITY MATERIALS, SIZES AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH **WELLS SANITARY DISTRICT**.” We are not part of the Town
- **Old comment unaddressed** - Sheet 2 - Grading & Utilities Plan – General Comment – Provide Inverts in and out for all manholes.
- **Old comment unaddressed** - Sheet 2 – Grading & Utilities Plan – Show where communication and electrical services are connected to condos
- **Sheet 2** - Grading & Utilities Plan – Note 1 – Revise to read: “3-inch Sewer Force Main shall be HDPE and...”
- **Sheet 5** – Revise Pump Station Detail to reflect a 6-inch gravity sewer pipe connection. The detail currently shows a 4-inch inlet pipe.
- **Sheet 5** – Please do **NOT** bury cover to pump station.
- **Sheet 5** – Recommendation – a duplex pump station would provide the residents with a more robust pump station.

Please ensure that ALL comments above are addressed in the next revision. Note that WSD will not approve the project until they are.

Sincerely,

Nick Rico, P.E.
Superintendent
Wells Sanitary District
197 Eldridge Road
Wells, ME 04090
207-646-5906

From: Mike Sudak <mike@attarengineering.com>
Sent: Wednesday, October 15, 2025 12:29 PM
To: Nick Rico <nick@wellssanitarydistrict.com>
Cc: Admin <Info@attarengineering.com>
Subject: Mia Lane Multi-Condo (88 Burnt Mill Road, Wells) - Review Response Comments

Good Afternoon Mr. Rico, I hope you've been well since we last spoke.

I'm following up your attached email from a few weeks ago that was sent out after your conversation with Mr. Kevin Hill regarding the Mia Lane Multifamily Condominium development on Burnt Mill Road. The Plan Set that you included in this email was indeed outdated, so I've attached the most current Plan Set for you and have the following comments:

- All proposed changes to the private sewer extension, including its terminus manhole at the existing gravity main beneath Burnt Mill Road, have been completed as requested. The Roadway Plan & Profile has been updated to reflect these infrastructure changes.
- After discussion with Kevin, we are not requesting a change from the original capacity letter; all dwelling units shall be limited to a maximum of 3-bedrooms.

Please let me know if you have any questions/concerns.

Thanks and take care.

-Mike

Michael J. Sudak, E.I.
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COMAC

PUMP & WELL, LLC

13 New Boston Road, PO Box 425

Kingston, NH 03848

1-800-343-1411 or 603-642-3683

1st in H₂O WELL DRILLING, PUMP SYSTEMS and GEOTHERMAL SERVICES **1st in GEO**

Water Well Drilling and Pump System Package for Mike Sudak of Attar Engineering

Phone: 207-439-6023 email: mike@attarengineering.com

Job Site: 88 Burnt Mill Rd., Wells, ME 04090 (6 Lot Subdivision, will require 6 wells total)

Mailing Address:

Well Drilling/Pump System Package per well

December 2, 2025

Included in this package:

- This proposal is based on the site having a proper pad for our equipment prepared by others and approved by Comac prior to arrival.
- Drilling of an artesian well with a maximum depth of 400' OR stopping when sufficient water requirements have been met, whichever occurs first. Once we have acquired sufficient flow, drilling will stop. OUR SUFFICEINT REQUIREMENTS GREATLY EXCEED THE FHA MINIMUMS. If drilling deeper than 400' is required, then the additional per foot cost is shown below. Although it may be necessary to drill to 400', you are not paying for 400' of drilling. You are paying our minimum mobilization, setup and drilling expense, therefore no credit is given for wells that are less than 400' deep.

The State of ME has extensive rules that many well drillers do not fully understand the correct application of many of them. The State acknowledges that the majority of well drillers have their own incorrect interpretation of them. Unless you use a well contractor that is 100% familiar with the dozens of nuances with these rules, you risk having a well drilled that in years to come may prove unsatisfactory for State of ME rules. We can clearly explain all the rules that may apply for your specific job.

SUFFICIENT WATER REQUIREMENTS

<u>Depth</u>	<u>Gallons per Minute</u>	<u>Water Storage Capacity (Gallons)</u>
200'	8*	300
300'	6*	450
400'	4*	600
500'	3*	750

*DRILLING WILL BE STOPPED WHEN THESE FLOW RATES ARE MET. IF ADDITIONAL FLOW RATES ARE REQUESTED, THE PER FOOT DRILLING CHARGES LOCATED UNDER "ADDITIONAL COSTS" WILL APPLY.

Also Included:

- 20' of 6 5/8" OD heavy wall steel well casing.
- A full profile rotary style flame hardened drive shoe to seal out all non-consolidated formations that are above bedrock.
- The well will be sanitized to State requirements. After Drill rig is pulled off of the hole, and before departure, we inspect site, make certain it is safe. Any pits left full to drain, piles of drill slurry or water cleanup , if needed shall be left to drain and shall be filled/cleaned up by others.
- Obtaining Town Well Permit. (Only applies to towns requiring a permit. If applicable permit fee to be invoiced.)

COMPLETE PUMP SYSTEM AS DESCRIBED BELOW:

- ½ plate pump hp (.80 Actual HP) 230 volt Franklin Stainless Steel Submersible Pump
- Pump to be set at a depth of up to 250' on HD Blue Ice 200psi poly piping.
- HD Submersible drop cable with a rugged PVC insulation. (Many others will use thin gauge, thinly insulated wire, causing immense voltage loss and resistance.)
- New Powder Coated HD Cast Iron, Sanitary watertight well cap.
- Solid Brass Pitless Adapter with positive o-ring type seal.
- All in well and in ground hardware, fittings and accessories.
- Blue Ice piping and forged brass connector for offset and UL approved electrical conduit.
- We will provide our own pit for drill slurry and/or mud pit. If your site does not have room for this let us know, as there are additional cost options that may be available.
- All excavation is to be done by others, we need a 4' deep trench continuous from the well head up to the point of entry into basement. If building is on a slab, or piping is required to go under footing, all concrete cutting, tunneling or conduit access pipe is to be done by others.
- We will core 2 holes through foundation for water and conduit access. (If house is on a slab, or under footing access is required this is to be done by others, as we can only drill std wall.)
- Up to 50' material and labor to connect blue ice poly water line from new well to home. (If tank is not installed at immediate entry point, time and material charges will apply to route main water feed required location)
- Up to 50' material and labor to connect submersible wiring and conduit to home. (if electrical controls are not installed at immediate entry point, time and material charges to apply to route wiring to required location)
- Installation of Flex-Con 20 gallon diaphragm tank, with virgin butyl diaphragm and poly inner liner.
- Install of high quality genuine Hubbell HD pressure controller.
- Install of 100 psi pressure relief valve, 1/4 turn tank drain, ULFM certified full port ball valve, Flomatic check valve.
- We will install the supply from well to the well tank, and the connection to house is to be done by your plumber.
- We will connect wiring from the well to the pressure switch at the well tank, however connection to the house is to be done by your electrician.
- The Stainless Steel Pump carries a 1 year warranty to the original owner. The Flex-Con Tank is a 5 Year Manufacturers warranty. All pump system labor, small parts, fittings, wiring etc. carries a 1 year warranty. If the Optional CGV is purchased, the Pump and Valve Unit carry the optional 3 year manufacturer warranty.

Well Drilling and Pump System Package as listed above, per well \$12,429.00*

**This is not to be assumed as final price. This is a base minimum. Your well may or may not need added costs. These costs are determined based on the geology that is encountered on your site. The typical costs over and above the base are shown below. Please ask us questions as to allow you to have a clear understanding of well construction prior to commencing any work. The State of ME has very specific rules that may be essential to your specific job. Please ask us to explain all of these variables with you.*

PLEASE NOTE: We will always try to hold costs down, and we feel it is very important that a level of trust is developed between us and the customer. We will always approach things, as we would want to be treated if we were the customer. The geology or site conditions may require additional cost to include, but not limited to casing, mud rotary, additional drilling etc. These are briefly outlined in "additional costs" show below. We are always very careful, conscientious and will take precautions to limit the disrupted portion of a site, however drilling a well produces a significant impact on the landscape. Any landscaping or fill in if settling occurs over time is the full responsibility of the homeowner complete. Any loam, seed, planting or repaving of any disturbed area are to be done by others at the full expense of the property owner.

OPTIONAL PUMP & TANK UPGRADES:

Stainless Steel ¾ nameplate hp pump upgrade (Actual 1.2 HP)..... \$899.00
Stainless Steel 1 nameplate hp pump upgrade (Actual 1.6 HP)..... \$1,879.00
Stainless Steel 1 ½ nameplate hp pump upgrade (Actual 2.4 HP)..... \$2,879.00
Constant Pressure Cycle Guard Valve upgrade..... \$1,195.00
33 gallon diaphragm tank upgrade..... \$524.00 81 gallon diaphragm tank upgrade.....\$2,594.00
Pump setting cost per foot, from 250'-500' on flexible blue ice poly\$9.95 per foot. Any pump that is deeper than 500' or all pumps that are installed on rigid pvc or steel pipe is priced on a case by case basis.

Several other pump options are available and in some cases required due to well depth and volume. This will be determined upon completion of the well.

ADDITIONAL COSTS (if needed):

6 5/8" OD Well Casing over 20' \$38.00/ft Until 1/2/2026
6" Drilling from 400'-500'\$22.00/ft
6" Drilling from 500'-600'\$24.00/ft
6" Drilling from 600'+\$TBD Based on geology and site conditions.
Mobilize Rod Trailer for deeper wells\$475.00

If deeper than 500', and site does not allow proper equipment access to utilize drill rig winch to directly lift off truck or trailer a \$110.00 per rod crane fee will apply.

Bentonite Grouting of casing annulus, required if well is less than 75' from road, septic or lot line \$25.50 per foot with an \$2,150.00 minimum. (Same as depth of casing, not depth of well)

Tri Cone Air or Mud Rotary required if overburden is loose, wet, or presents caving conditions \$25.50 per foot with an \$2,150 minimum (same as depth of casing, not depth of well)

All Excavation, and any special concrete cutting or coring is to be done by others.

Offset piping, wiring, conduit and labor over 50'\$9.95 per linear ft

Individual Town requirements are based on a case by case scenario and all additional costs will be invoiced.

Hydrofracturing (if production is insufficient at 700'-900' min. depth.) We always double frack \$3,895.00

Pumping of drill slurry to location on site, less than 100' away\$2.50 per ft drilled

Payment Terms:

Payment as described below. Pump system is priced to be installed in 1 trip. Any additional trips are \$250.00 each added trip. Payment of hydrofracking (if necessary) is required in full upon invoicing.

✓ Payment will be made as outlined below. Date 12 / 02 / 2025 Initials MJS

- A \$4,500.00 and a signed agreement is due to schedule work.
- Upon completion of drilling \$6,929.00 will be due upon receipt of our invoice. Any overages that may occur and/or upgrades that may be requested or required will be due at this time. This invoice must be paid prior to scheduling the pump system install
- Upon completion of the pump system \$1,000.00 per well will be due. Any other offset, upgrade or miscellaneous charges will be due at this time.

Scott M. Costa

Scott M. Costa CWD/PI/CVCLD

COMAC Pump & Well, LLC

1-800-343-1411 or 603-642-3683

scosta@comacpumpandwell.com

www.comacpumpandwell.com

Property Owner or Authorized Representative

Please provide the following information:

- ♦ **Map #**
- ♦ **Lot #**
- ♦ **Property Owner if Other:**
(As recorded with the Registry of Deeds)