



# TOWN OF WELLS, MAINE PLANNING BOARD

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To: Town of Wells Planning Board  
From: Planning Office  
Date: April 5, 2022  
Re: R&L Properties Business Contractor –Public Hearing – Map 145, Lot 13

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Attached are comments received regarding the R&L Properties Business Contractor site plan application.

Thank you.



wellsreserve

# Wells National Estuarine Research Reserve

Research • Education • Stewardship

October 7, 2021

Michael Livingston, Town Engineer  
Shannon Belanger, Assistant Planner  
Town of Wells  
208 Sanford Road  
Wells, ME 04090

Dear Mike and Shannon:

I write to you with regarding the project proposed by R&L Properties for the parcel on the corner of Laudholm Farm Road and Route 1 (2229 Post Road).

The Wells Reserve at Laudholm does not directly adjoin this property but we are just two lots away, thus we have an interest in what occurs on Laudholm Farm Road and Skinner Mill Road, the two points of access to our protected land, trails, and research and education facilities.

There are many roads that depart from the very busy Route 1 in Wells that have remarkably maintained their rural, country-like environment. Cole's Hill Road, Drakes Island Road, Tatnic Road, and Laudholm Farm Road are just four examples. Almost immediately after your vehicle turns onto these roads, it is like stepping back in time. There are plenty of fields, forests, wetlands, farmhouses, and quiet residential areas – a reprieve from commercial activities a stone's throw away.

While the proposed project is located in the commercial zone, the entrance to the parcel will be on Laudholm Farm Road. My suggestion to the owner and to Attar Engineering is to create, as much as possible, a forested buffer between the developed area and the roads, both on the Route 1 side and the Laudholm Farm Road side. The trees can be set back from the powerline and away from the driveway so as not to interfere with visibility and the line-of-sight for all vehicles. I would suggest cedars – the Northern White Cedar (*Thuja occidentalis*) and/or Eastern Red Cedar (*Juniperus virginiana*), which I believe is the species currently growing on the property but that must be removed to make way for the development.

I believe the owner would be receptive to these suggestions, as he expressed on the site walk that he would like to build a berm, topped with shrubs, between his property and the adjoining residential parcel to create a visual separation.

Thanks for considering my suggestions.

Sincerely,

Paul M. Dest  
Executive Director