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**Subject:** Grand Trail Fire Pond Questions

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Hi Mike,

Thank you for all your continued help with Grand Trail items. The HOA board reached out to the neighbors and received some questions that we would like addressed before or during the upcoming Public Hearing. Please let us know if there are clarifications needed for any of the questions.

### **Fire Pond**

- Do we know how big the fire pond actually is and if the amount of water it holds is in fact large enough to support the houses planned for Phase 3?
- If the pond has to be drained so this work can be done, what are they going to do with the water? It's a huge waste to just dump it and not put it back in the pond, and if it's going to take +/- 11 days to fill the pond to the minimum bench height with the pump, who's paying for it?
- How are they planning on installing the water level gauge? Unless they plan on taking a raft or dingy out there, I don't see how they can do it without draining the pond which The Town seemed to not want as it's a complete waste of water and the pond will be unusable until it gets filled.
- Is there a guarantee or warranty or something from either BH2M that putting a water gauge will solve all of the fire pond issues? There's been no mention of a trial period to ensure this "solution" solves the maintaining the water level issue. What happens next summer if the pond levels are still too low? Is it now our responsibility to fix it even though the pond has been faulty since day 1?

### **Well and Pump**

- When the pump is continuously running, the electric bill is going to be expensive especially with the rate increase that just happened. A possible solution could be to install a solar panel to power the pump and have it only run during the day in direct sunlight. It shouldn't take much to power it so the cost of installation should be cheap. A pump was never needed and was not included in the original design and any costs should not be the HOA. However, I think this is a very fair compromise for all parties that the Town would support.
- Note #3 gives a minimum run time of one minute but should also give a maximum run time.
- The well pump operation should be a totally automated system, automated controllers with wireless under water pressure sensors for high and low limits, with alarm limit that should notify HOA and Fire Department (transmitter) of a problem and solar operation to help HOA to mitigate paying for electric usage. The technology and controllers are available and not that expensive.

- This is an excerpt from the document: "Powered for continuous operation: All ratings are within the working limits of the motor as recommended by the motor manufacturer. Pump can be operated continuously without damage to the motor." I'm interpreting this as the motor is a separate piece of equipment and the pump is designed to work with a variety of motors?
- Why does the pond need a pump? Are other newly constructed fire ponds in Wells needing a pump too? Is installing a pump standard procedure with these? If not, isn't this a band-aid the HOA shouldn't have to incur the cost of (maintain, replace and paying for electricity) rather than providing an actual fix?
- Do we know how deep the well is? The image below shows how deep a well needs to be to achieve the proposed 10 gallons per minute. Model 10G07 shows it needs to be around roughly 220' to achieve that 10 GPM, and the deeper the well, the less efficient it runs.

### **Access Road**

- Has the fire department attempted to back a truck out of the access road yet?
- The radius on the corner is super small and I'm not confident they'll be able to do it. The entrance to the access road needs to be widened.
- Will a gate be installed at the access road entrance? We would prefer to not have a gate as the HOA is still responsible for the plowing and maintenance of the road. If it is locked will the HOA have a key?
- Is there an option to add a new access road where the power is currently run to the pump? A new access was created there, then the road could be wider for a fire truck, and a new hydrant could be installed.

### **Intake Pipe**

- Do a directional bore for a completely new intake pipe - This needs to be what happens to permanently fix the intake pipe and the ability to draw water. It's quick, easy, doesn't require the pond to be drained, the 2' of wasted water is gone, almost nothing has to be excavated, and most importantly there's minimal risk of damaging the integrity of the clay liner.
- The hydrant is proposed to be moved in between 2 drilled wells for homes. This will not work. Not only is it near the wells but will be a complete eye sore for the home owners. Would it be possible to move the hydrant to the opposite side of the road? or put it next to or near the well?
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### **Other Items**

- Is the HOA responsible for all these new changes, of which the HOA didn't sign for or agree to, including now having to maintain the access road that's being put in? A Planning Board member brought this concern up in two consecutive meetings and Mike Livingston mentioned a time frame in which the declarant agreed to changes. Do we know any more about that? Will this become a legal matter that the planning board/town has no jurisdiction over?
- There's a fear the town is allowing the land owner to take a route that's less expensive but doesn't fix the issue. My hope is the Planning Board protects us, the HOA as best they can and confirms were not just adding more band-aids

Thank you for your time.

Grand Trail Place II HOA Board