

**From:** Walter Pelkey <wpelkey@bh2m.com>  
**Sent:** Thursday, April 7, 2022 2:18 PM  
**To:** Shannon Belanger <Sbelanger@wellstown.org>; Mike Livingston <mlivingston@wellstown.org>  
**Subject:** FW: HOA comment responses.

Hi Shannon,

Our comments are shown in red (and blue) Not a whole lot here that hasn't been previously discussed.

**Walter E. Pelkey**  
Vice President

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**From:** Walter Pelkey <[wpelkey@bh2m.com](mailto:wpelkey@bh2m.com)>  
**Sent:** Thursday, April 7, 2022 9:13 AM  
**To:** Austin Fagan <[afagan@bh2m.com](mailto:afagan@bh2m.com)>  
**Subject:** HOA comment responses.

Give these a look, I think the only thing I need is how much volume is there above the pond intake with the pond is at the "average" elevation that Sebago came up with during their monitoring of the pond.

Andy really should take a look at this as his stamp is on the plans, at least to know what the comments are, though they appear to be regurgitation of previous planning board meetings and catch phrases. If you guys think there is more to add let's get it added to the response.

If you could get whatever planning board asked for at the last meeting added to the plan we could get this all back to Mike and Shannon tomorrow so they have time to add it to any response they have.

This comes ahead of Nates Saco site plan review.

### **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?

**Meets the town's minimum requirement of 30,000 Gallons**

There will be approximately 40,078 gallons of water available for fire protection when there is a 2' layer of ice on the pond.

- 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?

Pond will be pumped to a manageable level for intake/gauge work. Pond will not be refilled with pump. (can fill with tank truck if town requires due to lack of rain)

- 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.

Walking it out into the middle of the pond once pond has been drawn down to workable level.

- 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?

No guarantee will be provided, 30,000 is supported by stormwater runoff and back up well if necessary. Associations responsibility to maintain the pond per association docs.

Our design is based on rainfall averages and the addition of the supply well.

### 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.

Pump is a BACKUP to dry conditions. NO, we will not install a solar panel

- Note #3 gives a minimum run time of one minute but should also give a maximum run time.

Continuous run pump per conversations with manufacturer

- 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.

No automation to protect against the one minute off/on specifications

- 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?

Not sure what document this is from but the motor is part of the pump.

Our recommendations have been made based on the pump and motor that are existing onsite today.

- 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?

Pump is a backup for drought conditions to meet the town's minimum fire volume standard.

Other ponds in town have required backup pumps for the same reason. Mike may know of a few other similar projects.

- 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.

Approximate depth is 300'

### Access Road

- Has the fire department attempted to back a truck out of the access road yet?

Town

- 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.

We have revised the radius as directed by planning board at the last meeting. Plan with new radius and turning schematics will follow.

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?

Agreed.

- 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.

No point in this suggestion.

### Intake Pipe

- Do a directional bore for a completely new intake pipe – 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.

No, there is little or no risk to liner by drawing down, lowering intake and filling the pond.

- 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?

Relocation is along the existing line and is placed based on pump truck general intake location.

#### **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?

Access road already exists, it is only being paved. Association docs speak to the association's responsibility of maintaining the pond.

- 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

Pump is a backup, not the primary contributor of pond volume. There are also additional fire ponds within 1 mile of the site.

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