

**From:** Shannon Belanger  
**Sent:** Wednesday, October 26, 2022 11:54 AM  
**To:** Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>  
**Cc:** Ben Omensky <[ben@burntmillsettlement.com](mailto:ben@burntmillsettlement.com)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>; Gordon Heins <[gheins@comcast.net](mailto:gheins@comcast.net)>; Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>; Mike Livingston <[mlivingston@wellstown.org](mailto:mlivingston@wellstown.org)>; Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>; S Thomas <[sthomas635@hotmail.com](mailto:sthomas635@hotmail.com)>; [cburgess@sebagotechnics.com](mailto:cburgess@sebagotechnics.com)  
**Subject:** RE: Burnt Mill - public comments

Sorry wording correction below...

**Shannon L.M. Belanger**

Assistant Planner  
Website Administrator

**From:** Shannon Belanger  
**Sent:** Wednesday, October 26, 2022 11:48 AM  
**To:** Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>  
**Cc:** Ben Omensky <[ben@burntmillsettlement.com](mailto:ben@burntmillsettlement.com)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>; Gordon Heins <[gheins@comcast.net](mailto:gheins@comcast.net)>; Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>; Mike Livingston <[mlivingston@wellstown.org](mailto:mlivingston@wellstown.org)>; Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>; S Thomas <[sthomas635@hotmail.com](mailto:sthomas635@hotmail.com)>; [cburgess@sebagotechnics.com](mailto:cburgess@sebagotechnics.com)  
**Subject:** RE: Burnt Mill - public comments

Hi Tom,

We have not been talking about the area outside of the easement at all. Again, the walkway can only be installed within the 10' wide pedestrian easement. This means the walkway could be up to 20 feet from the edge of Hobbs Farm Road **pavement** (+/-).

**Shannon L.M. Belanger**

Assistant Planner  
Website Administrator

**From:** Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>  
**Sent:** Wednesday, October 26, 2022 11:41 AM  
**To:** Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)>  
**Cc:** Ben Omensky <[ben@burntmillsettlement.com](mailto:ben@burntmillsettlement.com)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>; Gordon Heins <[gheins@comcast.net](mailto:gheins@comcast.net)>; Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>; Mike Livingston <[mlivingston@wellstown.org](mailto:mlivingston@wellstown.org)>; Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>; S Thomas <[sthomas635@hotmail.com](mailto:sthomas635@hotmail.com)>; [cburgess@sebagotechnics.com](mailto:cburgess@sebagotechnics.com)  
**Subject:** Re: Burnt Mill - public comments

Yes the easement I agree we are talking about 10 feet past the easement for the walkway are we not that wasn't planned are we not?

On Wed, Oct 26, 2022 at 11:26 AM Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)> wrote:

Hi Tom,

The easement is legally conveyed and part of your lot.

Your realtor should not have communicated that information to you, as it is incorrect.

Shannon L.M. Belanger

Assistant Planner  
Website Administrator

**From:** Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>

**Sent:** Wednesday, October 26, 2022 11:19 AM

**To:** Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)>

**Cc:** Ben Omensky <[ben@burntmillsettlement.com](mailto:ben@burntmillsettlement.com)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>; Gordon Heins <[gheins@comcast.net](mailto:gheins@comcast.net)>; Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>; Mike Livingston <[mlivingston@wellstown.org](mailto:mlivingston@wellstown.org)>; Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>; S Thomas <[sthomas635@hotmail.com](mailto:sthomas635@hotmail.com)>; [cburgess@sebagotechnics.com](mailto:cburgess@sebagotechnics.com)

**Subject:** Re: Burnt Mill - public comments

Sorry my realtor told my wife and me there would be no walkways due to elimination of the golf course, and if the easement is not part of it, how you just take our property?

On Wed, Oct 26, 2022 at 11:04 AM Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)> wrote:

If you not using the 10 feet of easement, my realtor told there are any walkways due to golf course being eliminated, how can just take our property beyond the easements we don't understand legally.

On Wed, Oct 26, 2022 at 9:48 AM Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)> wrote:

Hi Ray,

I just wanted to clarify that the edge of the paved roadway of Hobbs Farm Road is not where the property lines begin. There is a good 10 feet +/- of grass from the edge of pavement to where the property lines are. Then the additional 10 feet is the pedestrian easement area. (See attached plan).

So the markings, approximately 20 feet from the edge of pavement, would be a correct indication of the pedestrian easement limit.

Thanks,

**Shannon L.M. Belanger**

**From:** Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>

**Sent:** Tuesday, October 25, 2022 5:19 PM

**To:** Ben Omensky <[Ben@burntmillsettlement.com](mailto:Ben@burntmillsettlement.com)>

**Cc:** Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)>; Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>; Gordon Heins <[gheins@comcast.net](mailto:gheins@comcast.net)>; Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>; Mike Livingston <[mlivingston@wellstown.org](mailto:mlivingston@wellstown.org)>; S Thomas <[stthomas635@hotmail.com](mailto:stthomas635@hotmail.com)>; [cburgess@sebagotechnics.com](mailto:cburgess@sebagotechnics.com)

**Subject:** Re: Burnt Mill - public comments

Ben/Shannon

I understand the urgency and I believe I understand the intent, but also want to be clear on the requirement. The attached drawing shows the walk path within the 10 ft easement from the the pavement edge. Before we break ground, I would like to see a plan agreed upon with the city. I am open to a walk way near the road which I believe is the intent. Some of The markings in the yard are nearly 20 feet from the road. I also don't see anywhere that states it has to be 4 ft wide. I would recommend that we wait until after the planning board meeting seeing that this issue is on the agenda and they also requested a written plan.

Thanks

Ray and Laurie Mondor

[445 Hobbs Farm Rd](#)

Sent from my iPhone

On Oct 25, 2022, at 3:38 PM, Ben Omensky <[Ben@burntmillsettlement.com](mailto:Ben@burntmillsettlement.com)> wrote:

We will be starting this work over the next week is the plan.

Sidewalk first ASAP then the rest of the path.

Will work with homeowners but can only locate the 4 foot walkway inside the 10 foot easement.

Signs have been printed and will also be installed as we go.

Regards.

Ben Omensky

COO

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On Oct 25, 2022, at 11:10 AM, Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)> wrote:

Hi Tom,

The pedestrian easement is for public access along Hobbs Farm Road. It was not required for golf cart use nor labeled on the approved plans as golf cart paths. The pedestrian easement for public access was required based on the density bonus the development received in 2015 so that 174 dwellings could be built per 145-49D(5) of the Town Code.

Maintenance of common areas, easements and open space was reviewed extensively with the 2015 redesign application. Attached is a portion of the Burnt Mill Estates Master Declaration which describes the installation and maintenance of the walkways, pathways and trails.

Maintenance during the winter months was not required but the Planning Board could require maintenance if there was a safety concern or desire by the HOA for it.

Shannon L.M. Belanger  
Assistant Planner  
Website Administrator

**From:** Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>  
**Sent:** Tuesday, October 25, 2022 9:07 AM  
**To:** Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)>  
**Cc:** Ben Omensky <[ben@burntmillsettlement.com](mailto:ben@burntmillsettlement.com)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>; Gordon Heins <[gheins@comcast.net](mailto:gheins@comcast.net)>; Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>; Mike Livingston <[mlivingston@wellstown.org](mailto:mlivingston@wellstown.org)>; Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>; S Thomas <[sthomas635@hotmail.com](mailto:sthomas635@hotmail.com)>; Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>; [cburgess@sebagotechnics.com](mailto:cburgess@sebagotechnics.com)  
**Subject:** Re: Burnt Mill - public comments

I am in absolute agreement lot 12 is a small size the walkway be in the middle of the yard; who is responsible for maintaining it, will undergrowth de solve it over time? Has any of this been thought of; who maintaining during the winter when covered with snow; it doesn't make any sense to me and my wife. Why this is a golf club community and golfing needs a path for carts understood but it is not. Lastly my plot at closing and per the realtor commons there is no golf club who is responsible for recording the golf walkway on my plot?

Thank you your time in consideration of my objection.

Sincerely

Thomas and Sherry Brogan

Lot 12

[449 Hobbs Farm Road](#)

On Tue, Oct 25, 2022 at 8:53 AM Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)> wrote:

Hi Sandra and Eric,

We will provide your email to the Planning Board. Thank you for your comments.

To clarify, a 10' wide pedestrian easement for a walkway is required from Meetinghouse Road to Branch Road. There is a gap in the pathway from the north side of Faxon to the bridge however.

Below I have highlighted the pathway area in yellow on the subdivision plans (S1 and S2).

Thank you,

**Shannon L.M. Belanger**

**From:** S Thomas <[sthomas635@hotmail.com](mailto:sthomas635@hotmail.com)>

**Sent:** Monday, October 24, 2022 10:37 PM

**To:** Ben Omensky <[Ben@burntmillsettlement.com](mailto:Ben@burntmillsettlement.com)>; Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)>; [cburgess@sebagotechnics.com](mailto:cburgess@sebagotechnics.com); Mike Livingston <[mlivingston@wellstown.org](mailto:mlivingston@wellstown.org)>

**Cc:** Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>; Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>; Gordon Heins <[gheins@comcast.net](mailto:gheins@comcast.net)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>; Tom Brogan <[tmbrog1@gmail.com](mailto:tmbrog1@gmail.com)>

**Subject:** Re: Burnt Mill - public comments

Dear All,

We are in agreement with questions asked in letter submitted by Heather and Gordon Heins regarding walkway. We are one of the homes affected and would also like the answers to the questions in the letter attached

It would be helpful to know the logics behind having a walkway constructed on only four homes on Hobbs Farm Road; when this rural road is over 1.2 miles long with homes along the way. This begins at Meeting House Road and intersect at Branch Road(Hobbs Farm Road entrance) near to the Wells Recreational center.

Ben et al, we will kindly appreciate your answers to those questions so we all can have an understanding before any work is started.

It is important to take into consideration that there are homes along the way almost to the end of Hobbs Farm Road that has been in existence before this new subdivision. If it's a concern about safety and pedestrian walking on Hobbs Farm road, there should be a plan for the walkway to be constructed along the stretch of the entire Hobbs Farm Road.

Prior plans for golf course required the walkway for golf carts but with the elimination of the golf course the plans should be revised, therefore eliminating the walkways. It should also be reiterated that all the rural neighborhoods around here does not have walkways.

Thank you in advance for your kind consideration to our questions.

Thank you immensely,

Sandra Thomas and Eric Pliant at [439 Hobbs Farm Road](#)

Sent from my iPhone

On Oct 24, 2022, at 6:23 PM, Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)> wrote:

**From:** Ben Omensky <[ben@burntmillsettlement.com](mailto:ben@burntmillsettlement.com)>

**Sent:** Monday, October 24, 2022 4:59 PM

**To:** Heather Heins <[heatherheins3@me.com](mailto:heatherheins3@me.com)>

**Cc:** Shannon Belanger <[Sbelanger@wellstown.org](mailto:Sbelanger@wellstown.org)>; Ray Mondor <[jaguray@yahoo.com](mailto:jaguray@yahoo.com)>; Eric Pilant <[ericpilant@outlook.com](mailto:ericpilant@outlook.com)>

**Subject:** Fwd: Burnt Mill - public comments

We will be starting the sidewalk very soon. It will be in the easement area that starts 10 feet from the road and continues another 10 feet.

The sidewalk will be 4 feet wide and run the entire length of your property.

As mentioned before it is mandatory and will be done.

Marked up the area with orange paint over a week ago.

So you will see people out there this week surveying the area.

If you have any questions let me know.

Regards.

Ben Omensky

COO

Office 207-424-0400

Mobile 310-500-0703

[www.burntmillsettlement.com](http://www.burntmillsettlement.com)