



Planning & Development
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Memo

Date: November 10, 2022

To: Planning Board

From: Michael Livingston, PE

Re: Westhaven Preserve Subdivision – General Review Memo (Tax Map 60, Lot 10)

Traffic:

Information:

- MDOT Entrance Permit #30490
- Sight Distances; Southeasterly 600 feet
- Sight Distances: Northwesterly 1,100 Feet +
- Traffic Assessment Report by Barton & Loguidice dated 4/30/22
- Route 109 Acceleration/ Deceleration Lanes Plan Set by Barton & Loguidice dated 9/26/22

Review Comments:

1. MDOT Permit approved meeting 202-9A(6)(h)
2. Town required sight distances met per 201-11B(3)(b)
3. MDOT required sight distances not met, but waived per condition of MDOT approval to construct acceleration and deceleration lanes
4. Draft Acceleration/ Deceleration Lane Plans provided but have not received final MDOT approval
5. A limit of 5 occupied homes has been set by MDOT prior to the lanes being constructed.
6. The proposed subdivision street meets the requirements of 201-10 and 202-12G.

Construction Cost Estimates:

Information:

- Subdivision Design Plan Set by Walsh Engineering dated 9/21/22
- Route 109 Acceleration/ Deceleration Lane Plan Set by Barton & Loguidice dated 9/26/22
- Construction Estimate provided by Patterson Companies dated 10/19/22

Review Comments:

1. Good construction estimates and itemization
2. Need the following estimated costs:
 - a. Monumentation
 - b. Survey construction layout
 - c. As-built Survey
3. A 10% contingency to be added
4. Does the turning lane estimate also include the relocation/ construction of the drainage system in Route 109?

Hydrogeologic Assessment

Information:

- Hydrogeologic Assessment by Mark Cenci Geologic, Inc. dated 4/21/22
- Subdivision Plan, sheet 2 by Corner Post Land Surveying dated 10/17/22

Review Comments:

1. Estimated Nitrate plumes depicted on Sheet 2: good, no conflicts with possible well locations depicted
2. Test pit data depicted on Sheet 2 and included in report information; good.
3. Report concludes no impact of septic systems to on-site lots or abutting properties
4. Report analyzed data from the Maine Water Well database from Maine Geological Survey and projected yield and demand and concluded sufficient recharge.