



Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: November 28, 2022

To: Planning Board

From: Mike Livingston, Town Engineer/ Planner

Re: 35 Littlefield Road Bank – Site Walk Results
Tax Map 117, Lot 31

Site Walk:

Date: 11/26/2022

Time: 8:00 AM

Conditions: Sunny, 35°

Attendees:

Planning Board Members: Brian Toomey, Richard DeBold, Brenda Durand, Steve Koeninger

Town Staff: Mike Livingston

Applicant's Consultant: Bill Walsh

Abutter: Chase (Map 117, Lot 30)

Comments:

- Bank, pavement and entrance well marked with grade stakes
- Buffers good, some trees will be removed
- Concern on traffic speed turning from Route 1, possible options to slow turning to be considered
- Entrance alignment with gas station good
- Sight distances good except for pole to the east
- Option to add a short turn land to be considered
- Abutter commented on possible existing easement restricting development/ setback from Route 1
- Abutter commented on historical aspect of the property and that an archeological/ historical study should be conducted
- Traffic impacts being evaluated by a Traffic Engineer