



Planning & Development
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Memo

Date: November 28, 2022

To: Planning Board

From: Mike Livingston, Town Engineer/ Planner

Re: Burnt Mill Subdivision– Site Walk Results
Tax Map 62A, Lot 1

Site Walk:

Date: 11/26/2022

Time: 9:15 AM

Conditions: Sunny, 41°

Attendees:

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

Town Staff: Mike Livingston

Applicant's Consultant: Craig Burgess

Abutters/public: approximately 20 people present

Comments:

- Met at on-site office trailer
- Walked from office to Meetinghouse Road and back
- Owner on Lot 54 had concern on sight-distance of Cider Lane
- South roadside from office to crosswalk observed for off road path options to consider, paved or stone dust, meandering between trees and ledge. Some trees may need to be removed; wetland impacts to be considered
- North roadside from crosswalk, past Little Meadow Court, to Lot 15 observed with same considerations as above.
- North roadside in front of lots 12, 13, 14, and 15 observed. Design of curbed roadside sidewalk to be considered. Granite or slip form concrete curb; 3 to 4 foot paved, paver or stamped concrete walk.
- Catch basin at Lot 15 to have curbed sidewalk wrapped around.
- Catch basin at Lot 12/13 may require a break in the curb.
- Pole at Lot 13 may need sidewalk to go behind.
- Tree at Lot 12 to be removed and a replacement installed.
- Stop sign at Meetinghouse Road may need to be relocated to accommodate end of walk and ramp.
- Lot 6 stormwater issues observed at the road

- Elevations might not accommodate a driveway culvert for Lot 6, to be surveyed and design evaluated
- Swale needed between Lots 6 and 7 to eliminate ponding onto road
- Option to convey stormwater to the north side of Hobbs Farm Road would require MDEP approval and wetland avoidance
- Size of pond on Lot 6 to be evaluated and redesigned to lessen impact to existing home
- Lot 6 owner willing to revise drainage easement limits
- Current easements on Lot 6 staked and close to home
- Stormwater pond on Lot 16 observed, part of MDEP amendment to relocate away from home and some of the existing trees.
- Owner of Lot 16 willing to revise the existing drainage easement to save trees and limit access to only Hobbs Farm Road, not Little Meadow Court.
- Ponding location in front of Lot 8 observed.