



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 LM Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: April 17, 2023

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: The Beaches – Tax Map 117, Lot 53
Site Walk Results

Site Walk Results

Site Walk Date: 4/15/2023 Time: 8:00 AM
Conditions: Sunny, 55°

Planning Board Members Present: Paul Baratta, Brenda Durand, Richard DeBold, Steve Koeninger, Josh Lagasse

Owner: Alex Fabish

Town Staff Present: Mike Livingston, PE

Abutters: Dave Cahil

Comments:

- Shed to be removed and replaced with grass and some shrub installation (one shrub removed in the past).
- Pavement installed to fence, near property line. Needed for parking space depth, but aerials to be checked to determine if expanded after 2013.
- Exit should have “exit” sign.
- Striping needed at exit to define parking vs. exit lane.
- A concrete shuffleboard is located in the 40 feet Route 1 landscaped buffer. Aerials to be examined to determine if installed after 2013.
- One large pine tree in buffer to remain. Any added landscaping needs to be low to maintain sight distances.
- Steep slopes along rear lot lines. Some slope erosion along fence observed behind the cottage hotel units.
- Open rear area has yard debris, mix of soil and concrete debris piles, paint cans, etc.
- The steep slope at rear line has yard maintenance materials over slope and property lines.