



Planning & Development
208 Sanford Road, Wells, Maine 04090

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Memo

Date: April 24, 2023

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Littlefield Landing – Tax Map 25, Lot 31-A
Site Walk Results

Site Walk Results

Site Walk Date: 4/22/2023 Time: 8:45 AM
Conditions: Partly Sunny, 45°

Planning Board Members Present: Paul Baratta, Brenda Durand, Josh Lagasse, Brian Toomey

Applicant Agent: Dana Libby, Corner Post Land Surveying of Sebago Technics
Paul Hollis

Town Staff Present: Mike Livingston, PE

Abutters: 2 property owners to the West

Comments:

- Proposed road centerline and lot corners well marked with grade stakes.
- The wetland at the beginning of road receives water from the west and a culvert under Route 9B. Drainage impacts of road construction to be addressed by design engineer.
- The two wetlands impacted by the proposed road drain to the easterly abutter, stormwater to be addressed.
- Drainage flow from west to east across the subdivision to be maintained to prevent impacts to the westerly abutters.
- Tree damage from storms was significant.
- The large trees identified are all pine or hemlock and should be considered for removal.
- Standard subdivision (less than 6 lots) – no Open Space or buffers required.
- The proposed road is offset from the house and driveway on the south side of Route 9B. Sight distances are good.
- The road will require a lot of fill material.
- The proposed lots are well graded with good building areas.
- Exposed rock/ledge observed. Blasting or crushing to be addressed.