

March 10, 2026

Town of Wells Planning & Development Department  
c/o Ms. Shannon Bellanger, Assistant Planner  
208 Sanford Road  
Wells, ME 04090

**RE: Site Plan – Response to Staff Review Comments  
526 Post Road, Wells, ME  
Tax Map 128, Lot 10-EXE**

To Whom It May Concern,

On behalf of The Grace Group, LLC, Walsh Engineering Associates, Inc. (WEA) is pleased to submit the enclosed revised site plan application documents for 526 Post Road based on Staff Review comments received within a memo dated February 20, 2026 and comments received during the March 9<sup>th</sup>, 2026, workshop. The subject application is for the existing school located at 526 Post Road and the proposed lot division for the proposed Arundel Lane Subdivision. Please see below our responses to staff comments noted in red.

**Response to February 20, 2026 Staff Review Comments**

- i. Landscaping/Screening:
  1. A 15-foot-wide landscaped buffer is required along Route One. This buffer shall consist of 4 existing shade trees. Planning Board to consider if this buffer is suitable after a public hearing is determined. **There are 4 existing mature trees along Route One frontage that provide adequate landscaping buffer.**
  2. A 15-foot-wide landscaped buffer is required along Arundel Lane. Plan to identify trees and plantings proposed. Landscaping plan not provided. A minimum of two shade trees, 3” diameter at breast height are required. **The 15-foot-wide landscaping buffer is shown in the updated design plans included herein. A landscaping plan detailing the proposed plantings has been provided within the attached plan set. There is a portion of this 15-foot buffer where no landscaping can be provided, due to the necessity of a stormwater detention basin to store stormwater runoff from the existing 526 Post Road site.**
  3. The residential lot to the west is proposed to be screened by a 6’ tall solid fence. Planning Board to consider if this is suitable after a public hearing is determined. **No response necessary.**
- ii. Stormwater:
  1. Town Engineer to review stormwater runoff. **No response necessary.**
  2. Proposed contours and grading are identified on the site plan sheets. Proposed grading and drainage system design provided. To be reviewed. **No response necessary.**
- iii. Updated boundary plan provided. **No response necessary.**
- iv. Plan to include a note that states the property falls within the Route One Corridor study area for sidewalk installation. Future development shall be reviewed for compliance with Chapter 201 regarding sidewalk construction. **A note has been added to C2.0 of the site plan (Note #23) referencing the location of the property within the Route One Corridor study area. There is currently an existing bike lane striped on the west side of Route One adjacent to the 526 Post Road site.**
- v. Easement proposed to grant access for Lot 10 to use Arundel Lane for vehicular, pedestrian, utility, and stormwater? Document not provided. **The Arundel Lane right-of-way (ROW) land area will be owned by the proposed Arundel Lane subdivision. Access, grading, drainage, and utility rights within the Arundel Lane ROW will be granted to 526 Post Road via an easement. Conversely, the Arundel Lane subdivision will be granted access, drainage, and maintenance rights on the 526 Post Road property for the proposed subsurface stormwater chamber system between the existing school building and Route One. Draft legal descriptions of**

the easements prepared by Isaiah Plante, a Professional Land Surveyor with Kimball Survey & Design, Inc., are provided with this letter.

- vi. School use remains proposed. Planning Board to consider finding an updated capacity letter from WSD is not applicable. **No response required.**
- vii. School use remains proposed. Planning Board to consider finding an updated capacity letter from KKWWD is not applicable. **No response required.**
- viii. Utilities plan provided. To be reviewed. **No response required.**
- ix. Traffic Assessment dated 2/9/2026 provided. To be reviewed. **No response required.**

### **Response to March 9, 2026 Planning Board Comments**

#### **Proposed Street Entrance (Intersection of Arundel Lane and Route One)**

The members of the Planning Board requested that the proposed entrance for Arundel Lane at Route One be widened as much as feasible to accommodate emergency vehicle access. The proposed entrance has been revised to a width of 34 feet at Route One, transitioning to the 24-ft wide parking lot entrance for the existing school building. Entrance to the School has been revised as well, following the general width and layout of the existing entrance. The revised entrance has been limited to one way entering traffic with the exit to the site being accomplished at the rear of the parking lot.

We trust the appropriate information has been provided with this application, and we look forward to working with the committee to make this project a success.

Respectfully,

*Werner Gilliam*

Werner Gilliam, CFM, Permitting/Project Manager  
Walsh Engineering Associates, Inc.

cc. The Grace Group, LLC – Chris Finneral  
Walsh Engineering Associates, Inc. – William R. Walsh, III, PE; Leyna Tobey, PE

Enc. Updated Site Plan Amendment Application Documentation