

March 10, 2026

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

**RE: Major Subdivision Preliminary – Response to Staff Review Comments  
Arundel Lane Subdivision, Wells, ME  
Proposed Tax Map 128, Lot 10-1**

To Whom It May Concern,

On behalf of The Grace Group, LLC, Walsh Engineering Associates, Inc. (WEA) is pleased to submit the enclosed revised plan set for the proposed Arundel Lane Subdivision located on Post Road in Wells based on Staff Review comments received within a memo dated February 20, 2026 as well as comments received during the March 9<sup>th</sup>, 2026, workshop. The subject application is proposed 11-unit residential development with a private way. Please see below our responses to staff comments noted in **red**.

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

- i. Lot area and density calculation need some correction. Density allows 11 dwelling units. 11 dwellings are proposed. **Lot area and density calculations have been updated using the boundary survey prepared by Kimball Survey & Design, Inc.**
- ii. Boundary survey for the subdivision provided: Some metes and bounds and monumentation still needed. **A stamped boundary survey depicting the metes, bounds, and monumentation of the division of land has been provided.**
- iii. Existing utilities detailed on utility plan sheet. **No response necessary.**
- iv. Grading and erosion control plans provided. To be reviewed. **No response necessary.**
- v. Stormwater design and analysis provided. To be reviewed. **No response necessary.**
- vi. Easements to be depicted on the plan. **Proposed easements are depicted on the design plans. 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.**
- vii. Plan notes that a condominium to manage land; private street/ ROW agreements/ covenants. Draft condominium documents to be provided with the final subdivision submission. **Draft legal descriptions of the easements prepared by Isaiah Plante, a Professional Land Surveyor with Kimball Survey & Design, Inc., are provided with this letter.**
- viii. 15' wide setback/ no-cut buffer to be detailed on the plan. Landscaping sheet provided. Planning Board to make buffer determinations after a public hearing. **Language for 15' wide setback and no-cut buffer has been revised on plan C2.0, provided with this letter.**
- ix. The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan to identify what visual screen is proposed for this parcel. Planning Board to review and determine if suitable after a public hearing is determined. **Visual screening for residential lot 18 shown on C2.0 is the 20' wide no-cut buffer.**
- x. Planning Board to consider applicants waiver request to identify trees greater than 24 inch diameter at breast height. **No response necessary.**

- xi. Proposed road placement to be reviewed. A 10 feet deviation from the center appears to be proposed. **The roadway centerline within the Arundel Way ROW is proposed to deviate from the center of the 50-foot ROW by approximately 10 feet. A deviation of 10 feet from the center of the ROW is allowed per the Town's Streets and Sidewalks ordinance (§ 201-10D) for the protection of the 15-foot landscaped buffer and protection of the abutting property from impacts of traffic and grading.**
- xii. A vernal pool evaluation was conducted in May 2025. Report provided. **No response necessary.**
- xiii. Traffic engineers were consulted regarding a 2<sup>nd</sup> exit lane. See response in letter and report on generation, sight distances and accident data. **No response necessary.**
- xiv. 2,500 SF building envelopes proposed. **No response necessary.**
- xv. A 25' setback from the internal roadway of the multifamily development is not required. A 25' setback from the lot line abutting the Arundel Lane right of way is required. **The setback lines shown on C2.0 of the plan set have been revised to address this comment.**
- xvi. Total wetland area and its percentage within the open space of the subdivision noted. **No response necessary.**
- xvii. A bicycle lane is required along Route One and one exists. A sidewalk is not required along the frontage of lot 10. **No response necessary.**
- xviii. No accessory dwelling units to be proposed or allowed in the subdivision. **No response necessary**
- xix. Monumentation to be determined with the final plan submission. **No response necessary**
- xx. IF&W letter has not been provided. **WEA has requested project review by the Maine Department of Inland Fisheries and Wildlife (IF&W) on March 10, 2026. Please see the attached request letter sent to IF&W. A copy of their response will be provided to Planning Staff upon receipt.**

### **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 and maintaining that width up to the 24 ft wide parking lot entrance for the existing school building. This revision was agreed upon to address the Boards emergency access concerns which the Board in turn was agreeable to recognize that the existing traffic count of 159 trips per day for the existing school, as well as the 66 trips per day anticipated by the 11-unit condominium development would be acceptable using Arundel Lane as proposed. This modification allows the Board to make a positive finding that Arundel Lane with its current and proposed uses does not require a second entrance.

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 Arundel Lane Subdivision Application Documentation

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
<b>145-26 GENERAL BUSINESS DISTRICT - REGULATIONS</b>					
(39).	School, private and public	<b><u>Is the school lot part of the subdivision? A school use to remain on the 1.30 acre lot.</u></b>	Y	N/A	The commercial lot is not proposed as a lot within the 11-unit subdivision
F.	Dimensional requirements	<b><u>It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line.</u></b>	Y	All Sheets	The rural zone boundary has been adjusted to follow the property boundary and plan notes have been updated to reflect this.
F.(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer	The currently parcel lot size is 8.15 acres. The school to be divided off and remain on 1.30 acres. A private 50' wide ROW to be named Arundel Lane is proposed and is approximately 22,350 SF in area. The subdivision lot area is 6.85 acres or 298,246 SF. The subdivision net lot total area is approximately 275,896 SF or 6.33 acres. <b><u>To be calculated and noted on the plan.</u></b> The subdivision lot to be served by public sewer (WSD)	Y	C1.0, C2.0	Lot area and density calculations have been updated.
F.(2).A	MAXIMUM DENSITY: One dwelling unit for each 20,000 square feet of net area if served by public sewer.	<b><u>Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.33 acres or 275,896 SF, not 8.15 acres. A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.33 +/- as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. To be calculated, but approximately 32,500 SF in deduction based on these features on proposed lot 10-1 (excluding the School Lot and Arundel Lane ROW). 275,896 SF – 2,500 SF = 243,396 SF / 20,000 = 12.1. Density appears to permit 12 dwelling units. Correct calculations needed to clarify.</u></b>	Y	C1.0, C2.0	Density calculations have been updated. 11 Units permitted. Please note that the proposed Arundel Lane Subdivision has been updated to include 11 dwelling units, instead of the previously proposed 12 units

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
F.(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac	<b><u>The subdivision lot depicts only 50' of street frontage on Arundel Lane ROW. It is recommend the 50' ROW be extended another 50' so that 100 feet of street frontage can be achieved.</u></b>	Y	C2.0	The ROW boundary line has been adjusted to provide 100' of frontage to the Subdivision lot.
F.(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District	The 65% maximum lot coverage of the GB zone is noted on the plan. <b><u>The proposed lot coverage is not noted.</u></b> <b><u>Are the 2,500 SF boxes on the plan building envelopes or exact building footprints? Will decks, porches, patios, generators, sheds, fire pits, HVAC units, etc. be allowed for each unit? If so, lot coverage to facture.</u></b>	Y	C2.0	Lot coverage calculations have been added to the proposed Site Plan / Subdivision Plan based on the 2,500 square foot building envelopes and the proposed Arundel Lane.
F.(6).a. [3]	Twenty-five feet from any lot line abutting any street right-of-way.	<b><u>Parcel does abut the Arundel Lane ROW. 25' setback to be identified.</u></b>	Y	C2.0	Proposed 25' setback off of Arundel Lane ROW has been added.
<b>145-48 PERFORMANCE STANDARDS - MULTIFAMILY DEVELOPMENTS</b>					
A.(1)	A landscaped buffer the width of the required setbacks of Article V along all lot boundaries shall be required. The buffer strip shall not contain parking areas or structures, but may contain a perpendicular access driveway(s) or road(s) to connect with existing streets	15' wide landscaped buffer along all lot lines noted. <b><u>Label corrections needed.</u></b> Arundel Lane roadway serving the multifamily development crosses the buffer required from the street ROW.	Y	All Sheets	Labels for the proposed 15' landscaped buffers for the multifamily development have been updated accordingly on all sheets.
A.(4)	One-family dwelling structures shall be separated by at least 30 feet.	<b><u>Single family dwellings shall be separated by a minimum of 30 feet. Measurements between the units on the plan appear to be 28 or 29', not 30'.</u></b> <b><u>Plan provided is not to scale.</u></b>	Y	All Sheets	Confirmation that all building envelopes are separated by 30 feet. Plans have been printed with correct margins to provide accurate scale.

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A.(5)	A buffer strip managed by the condominium association or lot owner shall be required on the property along any adjacent property line. The buffer strip shall be a no cut buffer and consist of natural vegetation, or the Planning Board or reviewing authority shall require natural evergreen plantings to establish a visual screen except at driveway locations. The buffer strip width shall be the required lot line setback of Article V along the adjoining lot line or greater if necessary, as determined by the Planning Board or reviewing authority, to screen the development from the view from adjacent property lines. The Planning Board or reviewing authority may require additional screening or restrict the removal of vegetation within the buffer	15' wide landscaped buffer along all lot lines noted. <b><u>Label corrections needed to state the 15' setback is also a no-cut buffer. Planning Board to review what the no-cut buffer shall consist of. A landscape plan is recommended.</u></b>	Y	All Sheets	Labels for the proposed 15' landscaped buffers for the multifamily development have been updated accordingly on all sheets. 15' landscaped buffer is no-cut buffer.
A.(7)	The open space shall consist of no more than 50% coastal wetland or freshwater wetland as defined in § 145-10 except freshwater wetlands shall also include wetlands dominated by trees or woody vegetation of any height in any district	<b><u>The plan to note the total wetland area and its percentage within the open space of the subdivision.</u></b>	Y	C2.0	The open space notes on the Subdivision plan have been updated to show the total amount of wetland to remain, and the percentage of open space that is wetland.
B	On any lot divided by a zoning district boundary line, the lot coverage for any portion of the lot lying within a specific zoning district shall not exceed the permitted lot coverage for that district, except as otherwise specified in § 145-48D through H below.	<b><u>The property shall be entirely within the General Business District per 145-19B. Proposed lot coverage of the GB zone and Shoreland Overlay zone to be identified.</u></b>	Y	C2.0	Lot coverage has been shown for both General Business zone and Shoreland Overlay zone.

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C	In any multifamily development abutting a residential use in a residential or rural zoning district, the landscape buffer shall include a visual screen abutting the residential use. Said visual screening shall consist of a continuous border of staggered evergreen shrubbery at least six feet in height, trees or, if required by the Planning Board, solid fencing six feet in height. Said multifamily development shall be screened from the view of any dwelling unit located within 200 feet of the multifamily development's boundaries. Said visual screening shall be owned in fee, managed and maintained by the owner or by an association of the owners of the development.	<b><u>The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan to identify what visual screen is proposed for this parcel. Planning Board to review and determine if suitable after a public hearing is determined.</u></b>	Y	C2.0	A no-cut buffer ranging from 25 to 40 feet wide is proposed adjacent to the residential lot within the rural zone (Map 113, Lot 18), as shown on the subdivision plan.
H.(1)	DENSITY: In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting the area of common roads, stormwater facilities, utilities, fire protection systems and common parking or infrastructure.	<b><u>Density calculations on the plan to be corrected.</u></b> <b><u>The subdivision net lot area is approximately 6.33 acres or 275,896 SF, not 8.15 acres. A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.33 +/- as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. To be calculated, but approximately 32,500 SF in deduction based on these features on proposed lot 10-1 (excluding the School Lot and Arundel Lane ROW). 275,896 SF – 32,500 SF = 243,396 SF/ 20,000 = 12.1. Density appears to permit 12 dwelling units.</u></b> <b><u>Correct calculations needed to clarify.</u></b>	Y	C1.0, C2.0	Density calculations have been updated. 11 Units permitted. Please note that the proposed Arundel Lane Subdivision has been updated to include 11 dwelling units, instead of the previously proposed 12 units

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 1/23/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 2/10/2026
	A development layout shall be submitted indicating the minimum required open space per § 202-12B.	35% Open space noted to be required. <b><u>Total area of the subdivision lot to be determined.</u></b> <b><u>It appears approximately 96,563 SF of Open Space is required and 127,071 SF is proposed.</u></b>	Y	C1.0, C2.0	Minimum required and proposed open space areas are updated on the provided design plans.
	Innovative open space bonuses as specified in § 145-49D may be awarded by the Planning Board.	<b><u>Density appears to permit 12 dwelling units.</u></b> <b><u>Correct calculations needed to confirm.</u></b>	Y	C1.0, C2.0	Density calculations have been updated. 11 Units permitted.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
145-26	GENERAL BUSINESS DISTRICT - REGULATIONS				
F.	Dimensional requirements	<b><u>It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line.</u></b>	Y	All Sheets	The rural zone boundary has been adjusted to follow the property boundary and plan notes have been updated to reflect this.
F.(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer	The currently parcel lot size is 8.15 acres. The school to be divided off and remain on 1.30 acres. A private 50' wide ROW to be named Arundel Lane is proposed and is approximately 22,350 SF in area. The subdivision lot area is 6.85 acres or 298,246 SF. The subdivision net lot total area is approximately 275,896 SF or 6.33 acres. <b><u>To be calculated and noted on the plan.</u></b> The subdivision lot to be served by public sewer (WSD)	Y	C1.0, C2.0	The current parcel lot size is 8.15 acres (354,916 SF). The school to be divided off remains on 1.32 acres (57,385 SF). A private 50' wide ROW to be named Arundel Lane is proposed and is approximately 22,722 SF in area. The subdivision lot area is 6.30 acres (274,809 SF).
F.(2).A	MAXIMUM DENSITY: One dwelling unit for each 20,000 square feet of net area if served by public sewer.	<b><u>Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.33 acres or 274,516 SF (net area only deducts the street ROW area, not wetland area).</u></b> A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.30 acres as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. 233,343 SF/ 20,000 SF results in 11 dwelling units. 11 are proposed. <b><u>Plan purpose to be revised.</u></b>	Y	C1.0, C2.0	The subdivision net area is 6.3 acres (274,809 SF) with only the street ROW area (22,722 SF) as a deduction. All density deducts equal to 41,173 SF with a area of density remaining of 233,636 SF. 233,636 SF/ 20,000 SF = 11.68 dwelling units. Plan purpose notes corrected to reflect 11 dwelling units

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F.(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac	<b><u>The subdivision lot depicts 100' of street frontage on Arundel Lane ROW.</u></b>	Y	C2.0	No response necessary
F.(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District	The 65% maximum lot coverage of the GB zone is noted on the plan. The proposed lot coverage is 22%.  The 2,500 SF boxes on the plan are building envelopes.	Y	C2.0	No response necessary
F.(6).a. [3]	Twenty-five feet from any lot line abutting any street right-of-way.	<b><u>Parcel does abut the Arundel Lane ROW. 25' setback to be identified.</u></b>	Y	C2.0	Proposed 25' setback off of Arundel Lane ROW has been corrected.
<b>145-48 PERFORMANCE STANDARDS - MULTIFAMILY DEVELOPMENTS</b>					
A.(1)	A landscaped buffer the width of the required setbacks of Article V along all lot boundaries shall be required. The buffer strip shall not contain parking areas or structures, but may contain a perpendicular access driveway(s) or road(s) to connect with existing streets	15' wide landscaped buffer along all lot lines noted. <b><u>Label corrections needed.</u></b> Arundel Lane roadway serving the multifamily development crosses the buffer required from the street ROW.	Y	All Sheets	Labels for the proposed 15' landscaped buffers for the multifamily development have been updated accordingly on all sheets.
A.(4)	One-family dwelling structures shall be separated by at least 30 feet.	Single family dwellings shall be separated by a minimum of 30 feet.	N/A	N/A	No response necessary.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
A.(5)	A buffer strip managed by the condominium association or lot owner shall be required on the property along any adjacent property line. The buffer strip shall be a no cut buffer and consist of natural vegetation, or the Planning Board or reviewing authority shall require natural evergreen plantings to establish a visual screen except at driveway locations. The buffer strip width shall be the required lot line setback of Article V along the adjoining lot line or greater if necessary, as determined by the Planning Board or reviewing authority, to screen the development from the view from adjacent property lines. The Planning Board or reviewing authority may require additional screening or restrict the removal of vegetation within the buffer	15' wide landscaped buffer along all lot lines noted. Label corrections needed to state the 15' setback is <b>also a no-cut buffer.</b> <b>Planning Board to review what the no-cut buffer shall consist of.</b> Landscape plan sheet L-1 has been provided. <b>To be reviewed.</b>	Y	All Sheets, L-1	Language for the 15' setback / landscaped no-cut buffer corrected on plans.
A.(7)	The open space shall consist of no more than 50% coastal wetland or freshwater wetland as defined in § 145-10 except freshwater wetlands shall also include wetlands dominated by trees or woody vegetation of any height in any district	The plan notes the total wetland area as 1,780 SF and its percentage within the open space as 0.1%.	Y	C2.0	Notes corrected to reflect wetland area within open space.
B	On any lot divided by a zoning district boundary line, the lot coverage for any portion of the lot lying within a specific zoning district shall not exceed the permitted lot coverage for that district, except as otherwise specified in § 145-48D through H below.	<b><u>The property shall be entirely within the General Business District per 145-19B. Plan to label.</u></b> Proposed lot coverage of the GB zone is 22%. Shoreland Overlay is 0%.	N/A	N/A	No response necessary.

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C	<p>In any multifamily development abutting a residential use in a residential or rural zoning district, the landscape buffer shall include a visual screen abutting the residential use. Said visual screening shall consist of a continuous border of staggered evergreen shrubbery at least six feet in height, trees or, if required by the Planning Board, solid fencing six feet in height. Said multifamily development shall be screened from the view of any dwelling unit located within 200 feet of the multifamily development's boundaries. Said visual screening shall be owned in fee, managed and maintained by the owner or by an association of the owners of the development.</p>	<p><b><u>The subdivision abuts a residential lot in the rural district (Map 113, Lot 18). Plan to identify what visual screen is proposed for this parcel. Planning Board to review and determine if suitable after a public hearing is determined.</u></b></p>	N/A	N/A	No response necessary.
H.(1)	<p>DENSITY: In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting the area of common roads, stormwater facilities, utilities, fire protection systems and common parking or infrastructure.</p>	<p><b><u>Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.30 acres or 274,516 SF. (net area only deducts the street ROW area, not wetland area).</u></b></p> <p>A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.30 acres as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. 233,343 SF / 20,000 SF results in 11 dwelling units. 11 are proposed.</p> <p><b><u>Plan purpose to be revised.</u></b></p>	Y	C1.0, C2.0	Plan purpose revised to reflect 11 units proposed. Density calculations updated accordingly.

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	A development layout shall be submitted indicating the minimum required open space per § 202-12B.	35% Open space noted to be required. Total area of the subdivision lot to be determined. It appears approximately <b>96,081 SF</b> of Open Space is required and 126,979 SF is proposed.	Y	C1.0, C2.0	Open space required and provided updated accordingly.
<b>202-8 Preliminary Plan for Major Subdivision – Review for Completeness</b>					
(2)	Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside the border lines on the left side for binding and one inch margin outside the border along the remaining sides. A signature block shall be provided for endorsement by the Board located in the lower left corner of the plan. In addition, the applicant shall submit to the Office of Planning and Development 12 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: <b>[Amended 4-12-1999; 11-5-2024]</b>	Plan scale is 1" = 40 feet. Boundary plan is 1" = 50 feet. Signature block in lower left corner. <b><u>Subdivision Plan C2.0 also to be stamped by PLS at final plan.</u></b>	N/A	N/A	Confirmed, final plan to be stamped by PLS.

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(2)(a)	The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	Arundel Lane Subdivision noted. Map 27, Lot 10 to be divided. Lot 10 to become <b>1.32 or 1.36 acres</b> . Lot 10-1 for the Multifamily Development to become 6.30 acres.	Y	C2.0	Lot 10 to contain 1.32 acres upon division.
(2)(b)	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	Division of Land plan prepared by Isaiah Plante, PLS #2334 dated 2/16/26 provided. <b><u>Existing monuments to be described on C2.0.</u></b> <b><u>Proposed monument types to be determined.</u></b> <b><u>When will the lot be conveyed?</u></b>	Y	C2.0	Proposed monumentation provided on C2.0 and stamped boundary survey for division of land. Lot to be conveyed upon approval of Site Plan application.
(2)(c)	A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Quitclaim Deed Book 19672, Page 10 provided. <b><u>Draft Condominium documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney.</u></b>	N/A	N/A	No response necessary.
(2)(d)	A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping. <b><u>Draft Condominium documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney.</u></b> <b><u>Drainage easements to be identified on the plan.</u></b> <b><u>Easement to Morrison Center lot and maintenance agreement to be provided.</u></b>	Y	C2.0	Drainage easement granted to Arundel Lane Subdivision identified on plans. Draft easement descriptions provided.

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(2)(f)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	<p>Total Area of subdivision is 6.30 acres with a 22,953 SF ROW.</p> <p><b><u>Density calculations on the plan to be corrected. The subdivision net lot area is approximately 6.30 acres or 274,516 SF. (net area only deducts the street ROW area, not wetland area).</u></b></p> <p>A Multifamily Development per 145-48 is proposed. Density must be calculated using 6.30 acres as the lot area then deduct the common roadway area, stormwater area, utilities, etc. which is not the located ROW of Arundel Lane. <b><u>233,343</u></b> SF / 20,000 SF results in 11 dwelling units. 11 are proposed.</p> <p><b><u>Plan purpose to be revised.</u></b></p> <p><b><u>Trees greater than 24" in diameter are note identified. 24" trees to be retained are not identified. Applicant requests a waiver of having to depict such trees.</u></b></p>	Y	C2.0	Plan purpose revised to reflect 11 dwelling units proposed. Density calculations adjusted per comment.
(2)(k)	The location of any zoning boundaries affecting the subdivision.	<p><b><u>It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line. Plan to identify zone relocation.</u></b></p> <p>General Business and Shoreland Overlay District dimensional requirements noted.</p> <p><b><u>25' setback from the multifamily development internal roadway is not required. A 25' setback is required from the lot line abutting the street ROW of Arundel Lane.</u></b></p>	Y	C2.0	Zoning boundary adjusted to follow boundary line. Setback from ROW end corrected and internal roadway setbacks removed.

ITEM NUMBER	DESCRIPTION	STAFF COMMENT 2/20/2026	COMMENT ADDRESSED	DRAWING / SHEET NUMBER	COMMENT RESPONSE 3/10/2026
(2)(l)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Utility plan provided C3.0. <b><u>To be reviewed.</u></b> Grading plan provided. C3.1. Road profile provided C3.2. <b><u>To be reviewed.</u></b> Stormwater Management Report prepared by William Walsh, PE and Leyna Tobey, PE of Walsh Engineering dated 1/22/26, revised 2/10/26. <b><u>To be reviewed by Town Engineer.</u></b>	N/A		No response necessary.
(2)(m)	The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Arundel Lane ROW identified. Existing adjacent buildings identified. <b><u>Proposed easements to be identified. Open space areas to be labelled</u></b>	Y	C2.0	Open space areas labelled. Easement for drainage across 526 Post road identified.
(2)(v)	The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	<b><u>A letter from IF&amp;W not yet provided.</u></b>	Y	N/A	A copy of the Beginning with Habitat Map available from the Department of Inland Fisheries and Wildlife has been provided. A Review request letter to If&W has been submitted and a copy of that is provided.
(2)(w)	Traffic data. The Planning Board may require a traffic engineering study should the project be considered one of substantial magnitude along any location where fast-moving traffic occurs or the scope of the development significantly increases the volume of traffic on a street or impacts pedestrian safety. Should a traffic study be requested by the Planning Board, the following data shall be included: <b>[Added 11-5-2024]</b>	Traffic Assessment provided. Prepared by Jacob W. Sirois EI of Barton & Loguidice, LLC dated 2/9/26. <b><u>To be reviewed.</u></b> <b><u>Does not appear to address addition of a turning lane, although the cover letter states it was considered.</u></b>	N/A	N/A	No response necessary.

# **Kimball Survey & Design, Inc.**

Professional Land Surveying  
30 Frost Hill Road York, ME 03909  
Phone: (207) 351-0226  
[www.KimballLandSurveying.com](http://www.KimballLandSurveying.com)

## **Proposed Legal Description**

**Prepared for**  
**Walsh Engineering Associates, Inc.**  
**One Karen Drive #2A**  
**Westbrook, Maine 04092**

**Proposed 50' wide Right-of-Way**

**March 9, 2026**

## Proposed Right-of-Way

A 50 foot wide private right-of-way for the purpose of ingress and egress, by foot or motor vehicle, and also for all utilities, being further described as follows:

Beginning at a granite monument on the northwesterly sideline of Post Road at the southeasterly corner of Remaining Land of Morrison Center as shown on a plan entitled "Division of Land Map 27, Lot 10-EXE, 526 Post Road Wells, Maine" by Kimball Survey and Design, Inc. dated February 16, 2026.

THENCE S33°03'54"W along the northwesterly sideline of Post Road a distance of 50.42 feet to a rebar;

THENCE N64°18'53"W along land of Richard Jergensen and Pamela Higgins a distance of 451.20 feet to a granite monument;

THENCE along Lot 10-1 the following courses:

N25°41'07"E a distance of 50.00 feet to a granite monument;

S64°18'53"E a distance of 50.00 feet to a granite monument;

THENCE along remaining land of Morrison Center the following courses:

S64°18'53"E a distance of 314.07 feet to a point;

S64°18'53"E a distance of 61.41 feet to a point;

S64°18'53"E a distance of 32.20 feet to the point of beginning.

**Kimball Survey & Design, Inc.**

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**Proposed Legal Description**

**Prepared for  
Walsh Engineering Associates, Inc.  
One Karen Drive #2A  
Westbrook, Maine 04092**

**Proposed Access/Utility/Drainage/Grading Easement**

**March 9, 2026**

## Proposed Easement

An easement for access, utility, drainage, and grading over remaining land of Morrison Center, being further described as follows:

Beginning at a granite monument on the northwesterly sideline of Post Road at the southeasterly corner of Remaining Land of Morrison Center as shown on a plan entitled "Division of Land Map 27, Lot 10-EXE, 526 Post Road Wells, Maine" by Kimball Survey and Design, Inc. dated February 16, 2026.

THENCE N64°18'53"W along remaining land of Morrison Center a distance of 32.20 feet to the True Point of Beginning;

THENCE through remaining land of Morrison Center the following courses:

N00°34'36"E a distance of 16.57 feet to a point;

N31°23'43"E a distance of 90.62 feet to a point;

N61°23'42"W a distance of 24.41 feet to a point;

S29°29'44"W a distance of 82.96 feet to a point;

S80°29'21"W a distance of 41.00 feet to a point on the northeasterly sideline of the proposed Arundel Lane right-of-way;

THENCE S64°18'53"E along the northeasterly sideline of the proposed Arundel Lane right-of-way a distance of 61.41 feet to the point of beginning.

March 6, 2026

Kennebunk, Kennebunkport, and Wells Water District, ATTN: Jamie Paschal  
92 Main Street  
Kennebunk, ME 04043

**RE: Revised Request for Ability to Serve  
Arundel Lane Subdivision, 526 Post Road, Wells  
Tax Map 27 Lot 10-EXE**

Dear Mr. Paschal:

Walsh Engineering Associates, Inc. (WEA) is respectfully requesting a revised “Ability to Serve” letter from the Kennebunk, Kennebunkport, and Wells Water District (KKWWD) for water service for the proposed 11 single-family dwelling subdivision proposed at 526 Post Road in Wells. The KKWWD previously provided WEA with an ability to serve letter for this property for a 15-unit subdivision, which has since been reduced to 11 units. The property is identified by the Town of Wells Tax Assessor’s office as Map 27, Lot 10-EXE. It is our understanding that the existing building on the property is served by the KKWWD for water service.

Each dwelling unit will have up to three bedrooms for a total of 11 three-bedroom units. It is anticipated that the total average water demand for all buildings will be approximately  $2,970 \pm$  gallons per day based on the assumption of 90 gallons/day/bedroom. We anticipate installing an 8-inch water main along the proposed subdivision access road, tapped off of the existing 20-inch main in Post Road (Route 1). Separate 1-inch service lines will be connected to each unit.

Attached for your review are a tax map location figure and a utility plan dated February 10, 2026 showing the proposed development, existing utilities in the area, and the proposed water service.

On behalf of the client, thank you for your review of this project. Please contact us if you have any questions.

Respectfully,



Leyna Tobey, P.E. – Project Manager  
Walsh Engineering Associates, Inc.

Enc. Utility Plan – February 10, 2026  
Tax Map Parcel Location

March 6, 2026

Wells Sanitary District, c/o Nick Rico P.E., Superintendent  
197 Eldridge Road,  
Wells, ME 04090  
[wsd@wellssanitarydistrict.com](mailto:wsd@wellssanitarydistrict.com)

**RE: Revised Request for Ability to Serve – Arundel Lane Subdivision, 526 Post Road, Wells  
Wells Tax Map 27, Lot 10-EXE**

Dear Mr. Rico:

Walsh Engineering Associates, Inc. (WEA) is respectfully requesting a revised “Capacity Letter” from Wells Sanitary District (WSD) for sanitary sewer service for the proposed 11 single-family dwelling subdivision proposed at 526 Post Road in Wells. WSD previously provided WEA with a capacity letter for this property for a 15-unit subdivision, which has since been reduced to 11 units. The property is identified by the Town of Wells Tax Assessor’s office as Map 27, Lot 10-EXE.

The proposed 11-unit subdivision is proposed to discharge its sanitary sewer service to the existing WSD infrastructure in Post Road, as shown on the attached utility plan. The sewer service for the existing building onsite will be re-routed to pass through the proposed subdivision sewer main, prior to its discharge to the WSD infrastructure in Post Road. No change in sanitary sewer flows are expected from the existing building onsite. The table below quantifies the expected additional flows that will discharge to the WSD system from the 11 proposed dwelling units.

Maine Subsurface Wastewater Disposal Rules Design Flows / Wells Sanitary District Standards				
Type of Facility	Design Flow (GPD)		Total Units	Estimated Daily Design Flow (GPD)
Three Bedroom Single Family Unit	270	Per Unit	11	2970

On behalf of the Applicant, thank you for your review of this project. Please contact us if you have any questions.

Respectfully,



Leyna Tobey, P.E. – Project Manager  
Walsh Engineering Associates, Inc.

Enc. Arundel Lane Subdivision Utility Plan



March 10, 2026

Maine Department of Inland Fisheries and Wildlife  
353 Water Street, 41 SHS  
Augusta, ME 04333  
**IFWEnvironmentalReview@maine.gov**

**RE: Environmental Review Request – Arundel Lane Subdivision  
526 Post Road, Wells, ME**

To Whom It May Concern,

On behalf of The Grace Group, LLC (applicant), Walsh Engineering Associates, Inc. (WEA) is respectfully requesting an environmental resource review by the Department of Inland Fisheries & Wildlife for the proposed development of an 11-unit residential subdivision located at 526 Post Road in Wells, proposed to be named the “Arundel Lane” Subdivision. The parcel is identified by the Town of Wells Assessor’s Office as Map 27, Lot 10-EXE and consists of 8.15 acres of land.

The property contains 8.15 acres of land on the west side of Route One in Wells. The Easterly portion of the property is developed with a 6,205 square foot building and parking area. The westerly portion of the lot, rear of the existing school building, is undeveloped woodland. Southwesterly of the property is Stevens Brook, and a small portion of the lot is within the 75-foot Shoreland Overlay district off the brook. The lot contains one small, narrow forested wetland finger extending 200 feet into the property along the westerly boundary. The wetlands on the site were delineated by Albert Frick Associates in May 2025, which has been provided herein.

The proposed 11-unit subdivision is to include the construction of a private road, proposed to be named “Arundel Lane,” which will extend from the existing driveway and entrance at Post Road and will include a cul-de-sac at its terminating end. Stormwater management and treatment systems will be provided where necessary to control the developed conditions, in conformance with MDEP Chapter 500. No development is proposed within the 75-foot Shoreland Overlay district. Filling of 1,688.5 square feet of the existing wetland onsite is proposed as part of the proposed subdivision.

We trust we have provided the necessary information with this request for environmental review.

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. Preliminary Subdivision Application & Supporting Documents



## MDIFW Environmental Review and Resource Map Request

### 5. Contact Information:

Last name: \_\_\_\_\_

First name: \_\_\_\_\_

Relationship to project:

Organization: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Please provide all information requested. Omission of information may delay or prevent the ability to fulfill requests. Please submit this request and any other supplemental information (e.g. site plans, if available) to [IFWEnvironmentalReview@maine.gov](mailto:IFWEnvironmentalReview@maine.gov). Thank you.