



December 29, 2014

(VIA DELIVERY)

JN 13.057

Mike Livingston, Town Engineer  
Shannon Belanger, Planning Assistant  
Town of Wells  
P.O. Box 398  
Wells, Maine 04090



**Proposed River Walk Subdivision, Branch Road (Route 9A), Wells  
Final Plan Follow up Submittal  
(Assessors Map 70 Lot 5 and Map 63 Lot 4)**

Dear Mike and Shannon:

In response to additional Final Plan staff comments from our submission dated 12-18-14 (reference Mike Livingston email dated 12-22-14), we are providing for staff review two (2) set of the following for Final Plan completeness as requested:

- Subdivision Plat Sheets S1 and S2 dated 12-29-14
- Subdivision Plans Sheets (Partial Set) as listed on page 3, revised 12-29-14.

The following address comments of the 12-22-14 email and our prior submission of December 18<sup>th</sup>:

- 1. Septic Test Pits:** Additional reserve area test pits were conducted by Joseph Noel on 12-14-14 and were previously added to plans (Sheets C 2.6 and C 3.0). Additional Test Pit Logs number 127-130 & 132-136 are attached. Additionally, minor adjustments in several septic systems have been made to better accommodate site conditions and grading (Lots 1, 5/6, 7, 11/12, 13, 20 and 30).
- 2. Under Drained Soil Filter (USF) Setbacks:** We have decided to remove altogether the USF #T4 from Lot 16 to remove any question of the 40-foot setback to wetlands, and create a new USF on Lot 14 to collect and treat stormwater. That USF is now shown on the revised plans (See Sheets C 3.0 and C3.3). The USF will be over 100 feet from the Merriland River and topographically separated from that resource by a rise in the land. Furthermore no trees are required to be cut for the creation of this USF. The outfall will discharge to and across Waters Edge Drive to the unnamed stream and wetlands which will provide additional treatment before reaching the Merriland River. This change is also being submitted to the DEP for their final review.

In our review of stream locations the USF #T2 located at Station 3+50 Farm View Way was shifted approximately 10 feet away from the unnamed stream to increase buffer width. The shift will increase wetland impacts by 200 s.f. The DEP-NRPA application is being revised to reflect the minor impact.

**3. Net Residential Density:**

We have reviewed the Net Residential Density Calculations and provide the following for consideration by Staff.

- a. The Land Use Ordinance Chapt. 145-30.F(2)a. Rural District provides for a density of *"One dwelling unit for each 100,000 square feet of net area."* Net Area as defined by Chapter 145-10 is the total land area of a parcel less any water bodies, wetlands or existing street rights of ways of which there are none by definition on the subject property. The Net Area is therefore the Gross acreage as per the Subdivision Plat of 94.47 acres.
- b. Chapter 145-49 B.(2) Residential Cluster Development provides that the *"...maximum number of dwelling units permitted on a tract of land shall be determined by calculating net area and subtracting 15% of the area of the lot to account for roads and parking."* That figure is computed as 94.47 acres-(0.15 x 94.47 acres) = 80.30 acres.

The maximum density would be computed from Chapt. 145-30.F(2) as 80.30/(100,000 sf /43,560 sf/acre) or 34.98 dwelling units. The ordinance does not provide guidance as to rounding up or down in the computation of density and only does so in the computation of density bonuses under § 145.-49 D. and therefore one would believe that the density would logically be rounded up to 35 units.

- c. Notwithstanding the above, the project would qualify for Open Space Bonuses pursuant to § 145-49 D. under the following categories rounding down to the next whole number as applicable to this section of the ordinance only.
  - (1) Provide for a 10% density bonus for an open space cluster plan which provides greater than 50% of the total parcel acreage as open space. The total open space provided is 55.65 acres or approximately 59% of the total acreage. Add  $0.10 \times 34^1$  units = 3.4 or **3 units**.
  - (4)(b) Provide for a 5% density bonus for linking open space to large parcels of adjoining open space consistent with specified chapters of the Comprehensive Plan. The Project Open Space Parcel 3 will connect and abut the preservation areas within the Burnt Mill Golf Course project providing valuable connectivity and habitat protection. Add  $0.05 \times 34$  units = 1.7 or **1 unit**.
  - (7) Provide for a 5% bonus for an open space cluster plan that effectively links large areas of dedicated open space to adjoining open space. (See above for description). Add  $0.05 \times 34$  units = 1.7 or **1 unit**.

**The applicant respectfully requests that the above density bonuses be considered by the Planning Board in conformance with the provisions of Chapt. 145-49 D.**

4. **HOA documents:** Updated Draft HOA documents are attached incorporating the Stormwater Management system and other provisions related to the Open Space management. An updated draft sample deed has also been included.
5. **FEMA-LOMA:** The proposed LOMA Base Flood Elevation (BFE) and method for computing based on TR-55 and HEC-RAS computing methodology has been added to the Subdivision Plans and Plat with a note on the Plat referencing the LOMA as being proposed until a final determination has been made by FEMA.

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<sup>1</sup> Conservatively, 34 lots are used as the base density.



As always please do not hesitate to contact me should you have any questions. We believe all comments have been addressed. The revised plans will also be submitted directly as PDF copies to Jake Riley at Stantec for further review of the stream buffers.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Licht". The signature is fluid and cursive.

Frederic (Rick) Licht, PE, LSE  
Principal

Encl: Partial Plan Set revised 12-29-14:  
S1.1 - Final Subdivision Plan  
S1.2 - Final Subdivision Plan  
C2.6 - Septic and Well Location Plan  
C3.0 - Overall Grading and Drainage Plan  
C3.1 - Grading and Drainage Plan (Sheet 1 of 5)  
C3.2 - Grading and Drainage Plan (Sheet 2 of 5)  
C3.3 - Grading and Drainage Plan (Sheet 3 of 5)  
C3.4 - Grading and Drainage Plan (Sheet 4 of 5)  
C3.5 - Grading and Drainage Plan (Sheet 5 of 5)  
C4.1 - Farm View Way Profile (Sta 0+00 to 10+00)  
C4.2 - Farm View Way Profile (Sta 10+00 to End)  
C4.3 - Waters Edge Drive Profile (Sta 0+00 to 9+00)  
C4.4 - Waters Edge Drive Profile (Sta 9+00 to 20+00)  
C4.5 - Waters Edge Drive Profile (Sta 20+00 to End)  
C5.0 - Details  
C5.1 - Details  
C5.2 - Details  
C5.3 - Details  
C5.4 - Details  
C5.5 - Stream Crossing Sections (Farm View Way)  
C5.6 - Stream Crossing Sections (Waters Edge Drive)

Cc: (Via Email)  
Jake Riley, Stantec  
Josh Moody, Bournefield Properties, LLC  
Mike Prisco, Bournefield Properties, LLC  
Brian Rayback, Pierce-Atwood  
Bud Brown, Eco-Analysts  
Bill Walsh, WEA  
J.W. Noel, Soils & Wetland Scientist  
Leon Blood, Lower Village Survey Company