



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, July 28, 2020, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. JUNE 23, 2020 DRAFT MEETING MINUTES

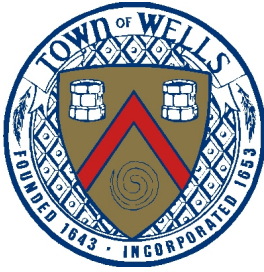
Documents:

[SRC MIN 06-23-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes

Tuesday, June 23, 2020, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Town Planner Mike Livingston. Members present: Public Works Director Carol Murray, Public Works Representative Paula Green, Police Chief Jo-Ann Putnam, Fire Chief Mark Dupuis, Code Enforcement Officer Jodine Adams, Meeting Recorder Cinni Davidson.

MINUTES

February 4, 2020

MOTION

Motion by Ms. Adams, seconded by Ms. Green, to accept the minutes as written. Passed 4-0 (Mr. Livingston and Chief Putnam were also present.)

DEVELOPMENT REVIEW & WORKSHOP

- I. **COASTAL PREFINISHED FLOORS & TILES, LLC** – Coastal Prefinished Floor & Tiles, LLC. Site Plan Amendment Application to revised note 10 to eliminate vegetated buffer requirements along the north and east boundaries. No change to the existing uses of the property proposed. The property is located off of 833 Sanford Road and is within the Residential Commercial District. Tax Map 49, Lot 29-1.
Receive Site Plan Amendment Application and workshop completeness and compliance for possible approval

Applicant Peter Jacob was present. Some pine trees in bad condition need to be removed, but there are buffering notes on the site plan. The property is commercial to commercial on one side which doesn't require a buffer, and the other side has a tall stockade fence.

MOTION

Motion by Ms. Adams, seconded by Chief Putnam, to receive the site plan amendment application. Passed unanimously.

MOTION

Motion by Ms. Adams, seconded by Ms. Murray, to change Note 10, no longer requiring a vegetated buffer along the northerly and easterly boundary lines, and to find that the landscape requirements are met. Passed unanimously.

1 **MOTION**

2 Motion by Ms. Murray, seconded by Ms. Adams, to find the application complete. Passed
3 unanimously.

4
5 **MOTION**

6 Motion by Ms. Murray, seconded by Ms. Adams, to find the application compliant. Passed
7 unanimously.

8
9 **MOTION**

10 Motion by Ms. Murray, seconded by Ms. Adams, to approve the Findings of Fact & Decisions
11 and the site plan and sign both at the end of the meeting. Passed unanimously.

- 12
13 **II. WELLS RESERVE** – Wells Reserve, owner; Paul Dest, applicant; Revision Energy,
14 agent. Site Plan Amendment Application to install a solar array system on the property
15 adjacent to the Coastal Ecology Center Building. The property is located off of 342
16 Laudholm Farm Road and is within the Rural, Resource Protection and 250'
17 Shoreland Overlay Districts. Tax Map 148, Lot 1- EXE. **Receive Site Plan**
18 **Amendment Application, workshop completeness and compliance**

19
20 Applicant Paul Dest represented Wells Reserve.

21
22 **MOTION**

23 Motion by Ms. Murray, seconded by Ms. Adams, to receive the site plan amendment application.
24 Passed unanimously.

25
26 The Reserve proposes to install a fixed solar array adjacent to the existing Maine Coastal
27 Ecology Center building. There will be an underground conduit to the Ecology Center where AC
28 will be converted to DC.

29
30 **MOTION**

31 Motion by Ms. Murray, seconded by Ms. Adams, to waive an updated boundary survey since the
32 array is not near any property line. Passed unanimously.

33
34 **MOTION**

35 Motion by Ms. Murray, seconded by Ms. Adams, to find the landscaping/buffering satisfactory.
36 Passed unanimously.

37
38 **MOTION**

39 Motion by Ms. Murray, seconded by Ms. Adams, to find the application complete. Passed
40 unanimously.

41
42 **MOTION**

43 Motion by Ms. Murray, seconded by Ms. Adams, to find the application compliant. Passed
44 unanimously.

45
46 **MOTION**

47 Motion by Ms. Murray, seconded by Ms. Adams, to approve the Findings of Fact & Decisions
48 and the site plan and sign both at the end of the meeting. Passed unanimously.

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1 **III. ROOTS AND WINGS PRESCHOOL** – Roland and Deborah Dufort, owners;
2 Ashlee and Deborah Dufort, applicants. Site Plan Pre-Application for a Daycare
3 Center/ Nursery School use to be established within the first floor of the existing
4 dwelling for up to 12 children. The property is located off of 323 Sanford Road and is
5 within the Residential Commercial District. Tax Map 133, Lot 7-A. **Receive Site Plan**
6 **Pre-Application and provide applicant initial review comments**
7

8 **MOTION**

9 Motion by Ms. Murray, seconded by Ms. Adams, to receive the site plan pre- application. Passed
10 unanimously.
11

12 Applicant Roland Dufort presented the plan to modify his parents’ home to accommodate his
13 sister’s preschool. The single family dwelling use would continue. The property is served by
14 public water and sewer. State licensing for a preschool requires outdoor play space. The property
15 is in the RC Zone where a day care/nursery school is a permitted use but the Town Ordinance
16 requires the business use to be contained within the structure. Businesses in the RC Zone
17 struggle with the outdoor storage part of the ordinance and this issue has come up in the past
18 with other applications. The consensus was to ask the Selectmen to revisit the question. Mr.
19 Livingston and Ms. Adams will discuss this with the Selectmen as a possible item for the
20 November ballot.
21

22 **IV. BONNIEVILLE FARMERS MARKET** – Bonnieville, LLC, owner; applicant.
23 Attar Engineering, Inc. agent. Site Plan Amendment Application seeking approval to
24 add up to 6,021 SF of Business Retail use within the existing parking lot for the
25 seasonal Farmers Market and outdoor sales for Bo-Mar Hall Antiques and
26 Collectibles. No changes proposed to the existing buildings or existing uses (14,158
27 SF Retail and 500 SF Office). The property is located off of 1622 Post Road and is
28 within the General Business District. Tax Map 135, Lot 4. **Comment on Site Plan**
29 **Amendment Application for the Planning Board**
30

31 Applicant Bonnie Heptig presented her plan to add a seasonal farmers market and outdoor
32 antique sales. The market is relocating from the Wonder Mountain site behind the Senior Center.
33 The market has been operating afternoons under the emergency approval and she would like to
34 make it permanent. The Planning Board is conducting a site walk on June 29 with attention to
35 abutter comments about noise and traffic. The auction area is approved on the site plan as “retail
36 use-seasonal outdoor flea market” and apparently it has been held in the back corner section
37 labelled “retail/office.” The location is not allowed or approved and must stop and be relocated
38 to the approved location. The locations of the vendor sites and parking spaces and the traffic
39 flow were discussed. If the vendor stalls were moved to the left side, cars could enter and park on
40 the right. Vehicles leaving the property can turn either left or right onto Route One. The Police
41 Chief did not know of any Route One traffic issues due to the current outdoor retail activity.
42

43 **V. VILLAGES AT HIGHPINE** - Highpine Properties, LLC and Howard J. Hall;
44 owners; Highpine Properties, LLC, applicant; Attar Engineering Inc., agent. Final
45 Subdivision Application for 119 dwelling units on approx. 555 acres of land. The
46 subdivision to be a Multifamily Development with internal roadways and 458 acres of
47 Open Space. The development is located off of 2335 Sanford Road. The development
48 is located within the Rural, Residential A and Residential Commercial Districts. Tax

1 Map 60, Lot 18; Map 60, Lot 17-A **Comment on Final Subdivision Application for**
2 **the Planning Board**
3

4 Howard Hall, applicant, and Lew Chamberlain of Attar Engineering were present. The final
5 subdivision application is before the Planning Board for a public hearing on July 6. MDOT
6 finalized the permit for the turning lane, and the previous northbound right turn lane has been
7 changed to a southbound left turn lane. The turning lane is required once the project reaches 56
8 units. The project will have 119 condominium units with common wells and septic systems.
9 There will be 3 model units depicting the 3 house designs; they will remain as the sales and real
10 estate offices.

11
12 There is a large fire pond with dry hydrant. The small roads will have fire lanes with turn-
13 arounds positioned 150 ft. from the end of the road. The concern was whether the fire trucks
14 would have to back out. All units will be single story homes, so the ladder truck will not be
15 required.

16
17 Residents will have access to the 460 acres of dedicated open space and walking trails. The units
18 will be positioned so their porches will front on common areas for the pods. The open space will
19 connect to Wire Road and the Woodlands. There will be parking spaces for members of the
20 public who want to walk or ski on the trails.

21
22 **VI. GRAND TRAIL PLACE PHASE 3** – The Daniel Chase Family Real Estate Trust,
23 owner/applicant; BH2M, engineer. Preliminary Subdivision Application to develop an
24 additional 12 residential cluster lots/dwelling units off of Baker Road, alter Open
25 Space and alter the standard (non-Clustered) lot area. The major subdivision is located
26 off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision
27 is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A.
28 **Comment on Preliminary Subdivision Application for the Planning Board**
29

30 Austin Fagan of BH2M represented the applicant. The preliminary subdivision application for
31 Phase 3 is before the Planning Board. Phase 2 has 36 lots, and Phase 3 will add 12 lots. There
32 may be room for one additional lot if filter beds are used instead of a wet pond. The road ends
33 will be cul-de-sacs instead of hammer heads. Some of the lots require additional test pits and
34 reserve areas. Locating the septic systems in front would allow the owners to have pools, sheds,
35 etc. in back. There is a significant brook crossing and the culvert will have to be sized based on
36 a 100 year storm analysis. It may be a circular culvert embedded halfway for better flow.
37 The original phase of the subdivision has a large fire pond. There have been issues when the dry
38 hydrant was tested. If the pipe has to be flooded it delays fighting a fire. The pull is about 250-
39 300 ft. with an air pocket above the pond height. Mr. Fagan will send Chief Dupuis information
40 about the lift and length. An on-site test with the engineer and fire truck may be the best
41 approach to evaluate.

42
43 **OTHER BUSINESS**
44

45 **ADJOURN**

46 **MOTION**

47 Motion by Chief Putnam, seconded by Ms. Murray, to adjourn and sign plans and Findings.
48 Passed unanimously.

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RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner