



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Wednesday, November 14, 2018, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. JUNE 26, 2018 DRAFT MEETING MINUTES

Documents:

[SRC MIN 06-26-18.PDF](#)

II. JULY 10, 2018

Documents:

[SRC MIN 07-10-18.PDF](#)

III. OCTOBER 10, 2018 DRAFT MEETING MINUTES

Documents:

[SRC MIN 10-10-18.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. MAINE PET SUPPLY

Roger and Gloria Conley, owners; Maine Pet Supply, applicant; Ken Wood, agent. Site Plan Amendment Application for a change of use to a 2,350 SF Business Retail use and associated parking on a 12,360 SF parcel of land located off of 179 Sanford Road. The parcel is located within the Residential Commercial District. Tax Map 134, Lot 27-A. **Receive Site Plan Amendment Application, Workshop Completeness and Compliance**

II. HIDDEN TREASURES SUBDIVISION

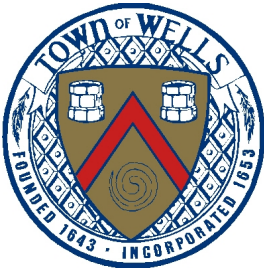
Scott McLeod, owner/applicant. Corner Post Land Surveying, surveyor. Final Subdivision Application for a major subdivision consisting of 6 lots/dwelling units, open space and a private right-of-way on 184,309 SF of land area off of Riding Road. The subdivision is located within the Residential A and 250' Shoreland Overlay District. Tax Map 118, Lots 2 and 3. **Comment on Final Subdivision Application for the Planning Board**

III. WEBBER RIDGE SUBDIVISION

Teresita Webber, owner; Great Lots of Maine, LLC, applicant; Corner Post Land Surveying, Inc. agent. Minor Subdivision Application for a 4 lot/dwelling unit development with Open Space off of Green Road. No roadway is proposed. The subdivision is located within the Rural, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 16, Lot 8. **Comment on Minor Subdivision Application for the Planning Board**

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, June 26, 2018 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Public Works Department Representative Paula Green, Police Chief Jo-Ann Putnam, Fire Chief Wayne Vetre, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

MINUTES

May 15, 2018

MOTION

Motion by Ms. Green, seconded by Chief Vetre, to accept the minutes as written. **PASSED** unanimously.

May 30, 2018

MOTION

Motion by Chief Putnam, seconded by Ms. Adams, to accept the minutes as written. **PASSED** unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

- I. POLISHED CONCRETE OF NEW ENGLAND** – G&C Realty Trust; Dexcon LLC, owner; Polished Concrete, applicant; Civil Consultants, agent. Site Plan Application to construct a 6,848 SF building for Business Contractor and Warehousing use. The property is located off of North Berwick Road and is within the Light Industrial District. Tax Map 40, Lot 3-3. **Comment on Site Plan Application for the Planning Board**

Geoff Aleva of Civil Consultants presented the plan for a Business Contractor building to include office space, storage and a display area for the contractors. The company is outgrowing its current space near the Sanford airport and moving the entire operation to Wells. The building will be steel frame, pre-fab, 2 stories. There will be access on 3 sides of the building. Sight distances in both directions on Route 9 are good. The driveway will be widened and shared with the adjacent property. The cross easements will have to include a maintenance agreement and snow plowing/storage. There will be parking for 6 employees. Truck traffic will be 2 tractor trailers per week and UPS deliveries. Drainage will be toward the back of the property. Another pole for CMP may be necessary.

Comments from the round table:

There will be no outdoor storage. The building will have an alarm and Knox Box. No chemicals will be stored on site. The septic system will have a pump to the leach field near the driveway. The dumpster will be fenced.

II. CLUFF BILLS LANE PIT – Wilbur C. Cluff, Jr. owner/applicant. Tom Harmon, PE of Civil Consultants, agent. Site Plan Application for a 17.85 acre Mineral Extraction (Gravel Pit) operation on a 31.75 acre parcel of land. The parcel is located off of Bills Lane and is within the Rural District. Tax Map 47, Lot 39. **Comment on Site Plan Application for the Planning Board**

Geoff Aleva of Civil Consultants presented the plan for a gravel pit operation. The Planning Board is holding a public hearing on July 2 and the plan revisions are being made. The excavated area is being enlarged. The DEP allows 10 acres to be worked at a time and the reclamation can be done in phases. There are notes on the hours of operation. The new driveway will be paved. There is a requirement to clean up Bills Lane when the trucks spill material. There will be screening and buffering for the residential abutters. There are monitoring wells to watch the water table. The property should be posted to keep out 4-wheelers. Some trimming is needed to improve the sight distances. The entrance will be across from Trailblazers, so headlights will not be a concern. There will be a gate at the entrance with a Knox Box. If there is any crushing it will be on the CMP side of the property. A note will be added to notify abutters 2 weeks prior to crushing.

ADJOURN

MOTION

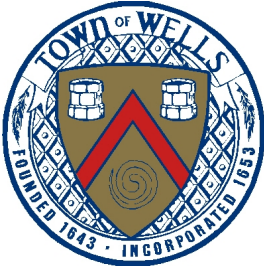
Motion by Ms. Green, seconded by Ms. Adams, to adjourn. PASSED unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, July 10, 2018 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Public Works Department Representative Paula Green, Police Sgt. Allen Wilson, Fire Cpt. Jeff Nawfel, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

MINUTES

June 26, 2018

The minutes were tabled since there was not a quorum of the members present at that meeting.

DEVELOPMENT REVIEW & WORKSHOP

- I. FEILE RESTAURANT & PUB** – Dromhill, LLC c/o Joe Ryan, owner; David Graham, applicant/agent. Site Plan Amendment Application seeking approval of existing site conditions (changes made since prior site plan approvals); relocate a dumpster and construct a 650 SF deck for the existing 111 seat Standard Restaurant use to utilize seasonal outdoor seating. The property is located off of 1619 Post Road and is within the General Business District. Tax Map 135, Lot 16. **Workshop completeness and draft compliance for possible approval**

Applicant Joe Ryan and architect David Graham described the plan to construct an outdoor deck and update the existing site conditions.

The as-built survey was provided. Proposed lot coverage is 90%. The property is grandfathered at 91%.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to approve the existing landscaped buffer along Route One. **PASSED** unanimously.

Parking changes and note and plan labeling changes have been addressed. Capacity letters have been received from KKWWD and WSD.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to find the application compliant. **PASSED** unanimously.

The striping and pavement work will be tied to the other work. Music on the deck will probably be during the afternoons or 6-9 PM, 10 at the latest.

MOTION

Motion by Mr. Genereux, seconded by Ms. Green, to approve and sign the Findings of Fact & Decisions. **PASSED** unanimously.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to approve and sign the amended site plan. **PASSED** unanimously.

MOTION

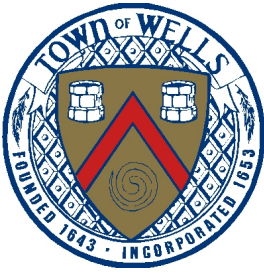
Motion by Mr. Genereux, seconded by Ms. Green, to adjourn and sign plans and Findings. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday October 10, 2018 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Interim Public Works Director Carol Murray, Public Works Department Representative Paula Green, Fire Cpt. Jim Moore, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

June 26, 2018

July 10, 2018

The minutes were tabled since there was not a quorum of the members present at those meetings.

DEVELOPMENT REVIEW & WORKSHOP

- I. **HIDDEN TREASURES** – Scott McLeod, owner/applicant. Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a major subdivision consisting of 6 lots/dwelling units, open space and a private right-of-way on 184,309 SF of land area off of Riding Road. The subdivision is located within the Residential A and 250' Shoreland Overlay District. Tax Map 118, Lots 2 and 3 **Comment on Preliminary Subdivision Application for the Planning Board**

Applicant Scott McLeod and Dana Libby from Corner Post Land Surveying were present. This is a 6 lot subdivision with a new road to give the lots street frontage. Sea Mist Lane is a private road. A fire hydrant is proposed. Sewage will pump up to Route One. Stormwater will flow into the marsh. The Fire Chief and Public Works Department need to approve the hammerhead turnaround. The property includes GB, RA and Shoreland zones. Lots 2 & 3 will have river frontage. All lots have a 30' height limit. A pedestrian path across Lot 3 leads from the road to the river for launching kayaks. Since this is a tidal part of the river, the setback requirement is 75', not 200'. The open space will be a no cut area except for dead or dangerous trees. We are still using the old 25' x 25' grid system. The Water District is planning 2 points of entry. The developer intends not to impact Sea Mist Lane and the driveways. A manhole provides access to the end of the sewer line.

SRC Min 10-10-18

The Planning Board is holding a public hearing and workshop on Monday, October 15. The HOA documents will be sent to the Town Attorney for review as part of the final application.

II. BRANCH FARM ROAD SUBDIVISION - Seal Harbor, LLC, applicant/owner; Attar Engineering Inc. agent. Preliminary Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 50' wide private right-of-way to be constructed off of Branch Road. Parcel is Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3 Comment on Preliminary Subdivision Application for the Planning Board

Lew Chamberlain of Attar Engineering represented the applicant. A 5 lot subdivision was approved in the 1980's. This proposal will divide the property into 2 parcels, one with the existing farmhouse on a separate lot and a second parcel with a private road leading to 4 single family dwellings. The cul-de-sac will be completely paved with no island in the center. The DOT entrance permit has been issued. The units will have sprinklers and individual wells and septic systems. The Assessor asked for the road extending off the cul-de-sac to keep the same name for the 911 system. House numbers should be posted at the ends of the driveways. There should be a stop sign at the end of the subdivision road. The approved name is Four Seasons Farm Road. The building footprints will be 50' x 70'. Approximately 20% of the property is wetland and the two brooks. Note 21 deals with screening for the abutters. A decision will wait until after the Planning Board's public hearing; it may be a fence or vegetation. The basements may need foundation drains; an engineer's letter will be required when the building permits are issued. The Planning Board is holding a public hearing and workshop on Monday, October 15.

OTHER BUSINESS

None.

ADJOURN

MOTION

Motion by Ms. Adams, seconded by Ms. Green, to adjourn. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner