



**TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE**

Meeting Minutes
Tuesday, February 2, 2016, 9:00 AM
Littlefield Meeting Room, Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Engineer/Planner Mike Livingston. Members present: Highway Department Commissioner Terry Oliver, Police Lt. Gerry Congdon, Fire Chief Dan Moore, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

January 12, 2016

MOTION

Motion by Mr. Genereux, seconded by Lt. Congdon, to accept the minutes as submitted.
PASSED 5-0.

DEVELOPMENT REVIEW AND WORKSHOP

- I. BURNT MILL ESTATES SITE PLAN** - Burnt Mill Holding Company, LLC, owner, William Bradley Booth, applicant; Hart Howerton & Corner Post Land Surveying, Inc, engineer/surveyor. Site Plan Application for permitted uses within portions of the Burnt Mill Estates Subdivision open space including an 18-hole Golf Course and Driving Range(Low-intensity commercial recreation use); a Kids Club, a Fitness Club with pool, a Golf Clubhouse with Event Barn, and Maintenance Buildings, sheds, restrooms and associated parking (Club use); and a Standard Restaurant use with the Golf Clubhouse are proposed. Parcels are located within the Rural & 75' Shoreland Overlay Districts and are off or in the vicinity of Hobbs Farm Road. Tax Map 62, Lots 12, and 13 and Map 63, Lot 7. **Comment on Site Plan for the Planning Board**

Brad Booth, applicant, and Jim Greer of Pinkham & Greer presented the plan for the second part of the Burnt Mills Subdivision which includes the golf course, club house, kids' club, fitness club and event barn.

Lt. Congdon was concerned about foot traffic on Hobbs Farm Road to get to the driving range. Mr. Booth said there is a crossing for cart and foot traffic. There will also be a crossing at Route 9A and Storer Lane. Mr. Oliver suggested crosswalk lights like the ones in front of the post office. The lights are triggered by either a light beam or a push button. Mr. Booth expects traffic

1 to slow down once the area becomes developed. Mr. Genereux has given Code Office
2 recommendations on parking to the Planning Board.

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4 Chief Moore questioned some of the snow storage areas and recommended extending the
5 hammerheads to pile up the snow at the ends of the roads. Open space areas are also available.
6 The pond is directly behind the clubhouse and event hall. Chief Moore said it should be certified
7 for ISO requirements by an engineer; this should reduce the insurance premiums for the
8 homeowners. The Chief has contacted the Fire Marshall's Office about the capacity of the
9 15,000 gallon tank. Mr. Booth said it is secondary storage for the public water supply. The
10 clubhouse and event hall will be sprinklered off the system for the whole village. The public
11 buildings will have Knox boxes. Chief Moore recommended putting them on the maintenance
12 buildings and other buildings that will be locked. The Kids' Club will be a building, and
13 managed by the Association. Some of the propane tanks will be buried; surface tanks should be
14 protected with bollards or boulders. Restrooms on the golf course will be located at the 9th and
15 15th holes; the Chief asked about access for emergency vehicles. Ambulances and police cars can
16 drive across the fairways.

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18 The Committee's comments and recommendations will be submitted to the Planning Board.

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20 **II. WIRE ROAD SUBDIVISION** – Highpine Properties, LLC, owner/applicant. Attar
21 Engineering, Inc. agent. Preliminary Subdivision Application for a major subdivision
22 consisting of 40 lots/ single family dwelling units on 100 acres of land (Residential
23 Cluster Development) with private roadways and infrastructure. The parcel is located off
24 of Wire Road and is within the Rural District. Tax Map 75, Lot 1. **Comment of**
25 **Preliminary Subdivision Application for the Planning Board**

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27 Dave MacKenzie of Highpine Properties and Lew Chamberlain of Attar Engineering presented a
28 preliminary subdivision application for a 40 lot cluster subdivision. Approximately 74% of the
29 acreage will be preserved as open space. There will be a common septic system and individual
30 wells. The DEP permitting process has been started. Two new curb cuts will require entrance
31 permits. Traffic will be below the threshold for a traffic movement permit. The applicant owns
32 the 500 acre parcel to the rear and a ROW will connect the two parcels. Drainage will go into a
33 detention/treatment/fire pond. One abutter's driveway appears to be encroaching on the lot line;
34 the surveyor will check this. The significant vernal pools have been mapped and there are no
35 wetlands.

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37 Chief Moore asked if the pond will be certified. It will be lined with either clay or a pond liner
38 since DEP wants the ground water and runoff water separated. The Chief also asked if a second
39 dry hydrant can be installed along Wire Road. Access for fire trucks is limited there and an
40 emergency might require shutting down one lane of the road. The road between Lots 26 and 27 is
41 only a paper road leading to the rear parcel. Mr. MacKenzie said it will be gated and locked to
42 keep 4-wheelers out. Chief Moore recommended a Knox box in case they need emergency
43 access. Snow storage will be in the open space. There will be signage at the pond "Skate at
44 your own risk" and the Homeowners Association should monitor the thickness of the ice.

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46 The Committee's comments and recommendations will be submitted to the Planning Board.

1 ADJOURN

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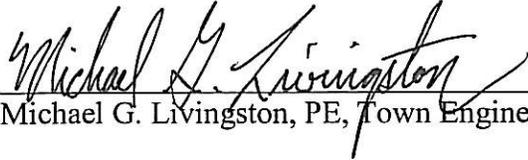
MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to adjourn. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:


Cinni Davidson, Meeting Recorder

ACCEPTED BY:


Michael G. Livingston, PE, Town Engineer/Planner