

TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, April 4, 2016, 7:00 P.M.
Wells Activity Center
113 Sanford Road

CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 P.M. Members present: Rick Goodrich, Robert Sullivan, Pierce Cole and Charles Anderson. There is a quorum and all members are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner and Meeting Recorder Cinndi Davidson.

MINUTES

March 21, 2016

MOTION

Motion by Mr. Goodrich, seconded by Mr. Anderson, to approve the minutes as written.
PASSED unanimously.

PUBLIC HEARING

- I. **SPRINGER LLC** – David Springer, owner. Civil Consultants, engineer. Site Plan Amendment Application to construct a 40’ x 140’ structure instead of the previously approved 60’ x 60’ structure. Use to remain indoor Agriculture for the cultivation of medical marijuana by Caregivers as regulated by the State of Maine. The property is located off of 14 Willie Hill Road and is located within the Light Industrial District (no Shoreland Overlay or Resource Protection based on survey located wetland from prior site plan approval). Tax Map 40, Lot 3-14.

Applicant David Springer described his plan to change a 3600 SF indoor agricultural use building into a 5600 SF building with 3 rental units and no change in use. This is an expansion of an approved facility. There will be 10 paved parking spaces, private septic and a drilled well. There were no questions or comments from members of the public. Mr. Goodrich asked about security cameras. There will be up to 10 cameras covering the entire facility. They will probably be monitored by Seacoast Security. Each tenant will have interior cameras. Everything will be recorded and the storage facility can save the recordings up to 3 months.

1 **MOTION**

2 Motion by Mr. Sullivan, seconded by Mr. Goodrich, to close the public hearing. **PASSED**
3 unanimously.

4
5 **DEVELOPMENT REVIEW & WORKSHOPS**

- 6
7 **I. SPRINGER LLC** – David Springer, owner. Civil Consultants, engineer. Site Plan
8 Amendment Application to construct a 40' x 140' structure instead of the previously
9 approved 60' x 60' structure. Use to remain indoor Agriculture for the cultivation of
10 medical marijuana by Caregivers as regulated by the State of Maine. The property is
11 located off of 14 Willie Hill Road and is located within the Light Industrial District (no
12 Shoreland Overlay or Resource Protection based on survey located wetland from prior
13 site plan approval). Tax Map 40, Lot 3-14. **Workshop compliance and draft Findings**
14 **of Fact & Decisions for possible approval**

15
16 Mr. Livingston reviewed the recommendations in his memo. The Planning Office has not
17 received any inquiries about this amendment. The Board reviewed the previously approved
18 landscape/buffering plan. No changes are proposed.

19
20 **MOTION**

21 Motion by Mr. Sullivan, seconded by Mr. Goodrich, to find that the landscaping plan meets the
22 buffering requirements. **PASSED** unanimously.

23
24 Lighting specifications were provided and the applicant added the standard “no glare” Note 18 to
25 the plan.

26
27 **MOTION**

28 Motion by Mr. Sullivan, seconded by Mr. Goodrich, to approve the lighting plan. **PASSED**
29 unanimously.

30
31 **MOTION**

32 Motion by Mr. Sullivan, seconded by Mr. Goodrich, to find the application in compliance with
33 145-75 A-N. **PASSED** unanimously.

34
35 The draft Findings of Facts & Decisions were reviewed. Mr. Cole questioned Special Condition
36 #3. Mr. Livingston said three of the special conditions address marijuana growing. The approved
37 use is indoor agriculture. The building will be rented to registered growers and is different from a
38 dispensary.

39
40 **MOTION**

41 Motion by Mr. Sullivan, seconded by Mr. Goodrich, to approve the Findings of Facts &
42 Decisions, to approve the site plan amendment application, and to sign the plans and Findings at
43 the end of the meeting. **PASSED** unanimously.

44
45 The paper copies will be signed tonight, and the applicant will provide a Mylar for signing at the
46 next meeting.

1 Mr. Livingston discussed changing the completion date for the Millbrooke Drive connection to 5
2 years from the recording date of the Heron Landing plan. The new date would be 4/30/2018
3 since the plan was recorded several weeks after it was signed.

4
5 **MOTION**

6 Motion by Mr. Goodrich, seconded by Mr. Sullivan, to approve changing the completion date.
7 **PASSED** unanimously.

8
9
10 **MOTION**

11 Motion by Mr. Goodrich, seconded by Mr. Sullivan, to continue the workshop for 30 days.
12 **PASSED** unanimously. An effort will be made to meet with the two attorneys before the April
13 18 Planning Board meeting.

14
15 **OTHER BUSINESS**

16
17 ~SRC and CEO site plan reviews and approvals: There are 4 applications for the April 12 SRC
18 meeting.

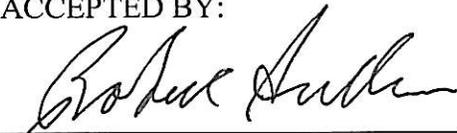
19
20 **ADJOURN**

21
22 **MOTION**

23 Motion by Mr. Sullivan, seconded by Mr. Goodrich, to adjourn and sign plans and Findings.
24 **PASSED** unanimously.

25
26 MINUTES APPROVED April 18, 2016

27
28 ACCEPTED BY:

29
30 
31 _____
32 Robert Sullivan, Secretary

30 
31 _____
32 Cinni Davidson, Recorder