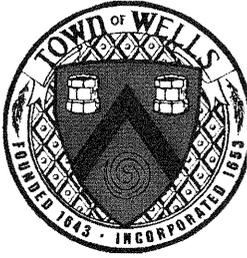


APPROVED



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes

Monday, June 6, 2016, 7:00 P.M.

Wells Town Hall

208 Sanford Road

CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 P.M. Members present: Robert Sullivan, Dennis Hardy 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

May 16, 2016

MOTION

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

DEVELOPMENT REVIEW & WORKSHOPS

- I. **GRAND TRAIL PLACE II** – The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, agent. Subdivision Pre-Application to create a major residential cluster development subdivision consisting of 35 lots/dwelling units, Open Space, and private roadways. The parcel to be divided is located off of Lindsey Road, Grand Trail Drive, Sanford Road and Branch Road. The parcel located within the Residential A and Rural Districts. Tax Map 56, Lot 6. **Receive the Subdivision Pre-Application and Schedule a Site Walk**

Steve Blake of BH2M represented the applicant.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Hardy, to receive the subdivision pre-application. **PASSED** unanimously.

Mr. Blake described the plan for a 35 lot cluster subdivision off of Lindsey Road, Branch Road and Sanford Road. About 45 acres will remain undeveloped. A central road will link Lindsey Road and Branch Road.

1
2 **MOTION**

3 Motion by Mr. Anderson, seconded by Mr. Sullivan, to schedule a site walk for Saturday, June
4 18 at 8 AM. **PASSED** unanimously.

5
6 **II. PETTINGA SUBDIVISION** – Judith & Peter Pettinga, owners/applicants; Middle
7 Branch, LLC, surveyor. Minor Subdivision Amendment application proposes to divide
8 lot “C” in the Phyllis Foster Realty Trust Subdivision into two 2.3+ acre parcels. The
9 subdivision is located off of Burnt Mill Road and Branch Road and is within the Rural
10 District. Tax Map 63, Lot 29-A. **Workshop compliance and Findings of Fact &**
11 **Decisions for possible approval**

12
13 Applicants Peter and Judy Pettinga were present. The comments in Mr. Livingston’s memo were
14 reviewed.

15
16 **MOTION**

17 Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the requirement for showing
18 parcel contours. **PASSED** unanimously.

19
20 **MOTION**

21 Motion by Mr. Sullivan, seconded by Mr. Anderson, to find the application compliant. **PASSED**
22 unanimously.

23
24 **MOTION**

25 Motion by Mr. Sullivan, seconded by Mr. Anderson, to approve the Findings of Facts &
26 Decisions with 6 standard conditions of approval, to approve the application and sign the plans
27 and Findings at the end of the meeting. **PASSED** unanimously.

28
29 **III. HUBBARD FARM SUBDIVISION (FKA HOLLIS SUBDIVISION)** –
30 IPAGuillemette Living Trust & Nelson and Barbara Welch, owners; Sebago Real Estate
31 Investment LLC, applicant; Corner Post Land Surveying Inc, engineer. Minor
32 Subdivision Application for a 4 lot/dwelling unit minor subdivision on 9.22 acres of land
33 (8.39 acres Guillemette + .83 acres Welch) off of Crediford Road/ Sanford Road. The
34 parcel is located in the Rural District and is identified as Tax Map 49, Lot 11. **Report**
35 **results of the Site Walk, Receive the Minor Subdivision Application, workshop**
36 **completeness, determine a Public Hearing**

37
38 Applicant Paul Hollis was present.

39
40 **MOTION**

41 Motion by Mr. Sullivan, seconded by Mr. Anderson, to receive the minor subdivision
42 application. **PASSED** unanimously.

43
44 Mr. Livingston reported on the site walk which Mr. Hardy, Mr. Goodrich, Mr. Anderson and Mr.
45 Raftopoulos attended. Mr. Millian walked the property later. No wetlands were observed on the
46 property. The former gravel pit area behind lots 3 & 4 has very steep slopes. There was a
47 recommendation to adjust the driveway locations for lots 1, 2 and 4 and the applicant has met
48 with MDOT.

1 Completeness items were reviewed. The applicant proposes to increase the well to septic
2 separation distance to 150 ft. The property is located in a significant gravel aquifer and Mr.
3 Livingston felt that a hydrogeologic study isn't necessary because of the soil conditions and
4 additional separation proposed.

5
6 **MOTION**

7 Motion by Mr. Anderson, seconded by Mr. Sullivan, to find that a hydrogeologic study is not
8 necessary. **PASSED** unanimously.

9
10 There are no significant habitats on the property.

11
12 **MOTION**

13 Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the requirement for a letter from
14 IF&W. **PASSED** unanimously.

15
16 Compliance items were reviewed. There were only two 24" trees noted, a dead one at a boundary
17 point and one in the no-cut buffer.

18
19 **MOTION**

20 Motion by Mr. Hardy, seconded by Mr. Anderson, to waive the requirement for showing 24"
21 trees on the plan. **PASSED** unanimously.

22
23 Lots 3 & 4 do not meet the 3:1 ratio requirement but they are greater than 500' deep.

24
25 **MOTION**

26 Motion by Mr. Anderson, seconded by Mr. Sullivan, to waive the 3:1 ratio requirement.
27 **PASSED** unanimously.

28
29 Shared driveways were considered; this could affect marketability of the lots. The driveways for
30 lots 1 & 2 should be as far from the intersection as possible. Signage should be added
31 "Driveway 100' ahead." The surveyor will add sight distances for each driveway to the plan. Mr.
32 Millian said the Wells Police will have to enforce a no parking ban on that side of the road. A
33 decision on the driveways can wait until after the public hearing.

34
35 Monumentation was discussed.

36
37 **MOTION**

38 Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that bounds are suitable at the
39 intersection of Routes 109 and 9A and at the northerly corner of lot 1. **PASSED** unanimously.

40
41 **MOTION**

42 Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that bounds are not required at the
43 southeasterly and southwesterly corners. **PASSED** unanimously.

44
45 There is a large dead tree at the westerly line angle point. Mr. Hollis said he will remove the tree
46 and set an iron pipe.

1 **MOTION**

2 Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that iron rods are suitable at the
3 other corners. **PASSED** unanimously.

4
5 **MOTION**

6 Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the requirement for a stormwater
7 management, and to require a note that low impact development measures will be included when
8 the building permits are issued. **PASSED** unanimously.

9
10 **MOTION**

11 Motion by Mr. Sullivan, seconded by Mr. Anderson, to appoint Mr. Livingston completeness
12 agent and authorize him to schedule a public hearing. **PASSED** unanimously.

13
14 **IV. ELMWOOD RESORT** - Elmwood Condominium Association, owner; Scott DeFelice,
15 applicant. Site Plan Amendment Application to construct a new entry for the pool
16 building and for after-the-fact approval of various changes made since the 1990 site plan
17 approval. The property is located off of 1351 Post Road and is within the General
18 Business and 75' Shoreland Overlay Districts. Tax Map 129, Lot 35. **Workshop**
19 **completeness and determine a Public Hearing**

20
21 Scott DeFelice, General Manager, was present. The site plan amendment application is for a new
22 entry to the pool building and for after the fact approval of changes made since the 1990 plan.
23 The Code Office is researching building permits and it appears that the pool house was built
24 before 1995. The application is on hold pending the results of this research. The as-built plan has
25 to be converted to a site plan.

26
27 **MOTION**

28 Motion by Mr. Anderson, seconded by Mr. Sullivan, to continue the workshop for 30 days.
29 **PASSED** unanimously.

30
31 **V. GRANITE RIDGE GRAVEL** – Pepin Wells, LLC/ Stonewood Enterprises, LLC;
32 owner/applicant. Corner Post Land Surveying, surveyor. Site Plan Amendment
33 Application to revise the mineral extraction buffer limits and expand the mineral
34 extraction area from 3.67 acres to approximately 4.2 +/- acres of the 22.72 acre parcel.
35 The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map
36 37, Lot 41. **Workshop completeness, determine a Public Hearing**

37
38 Applicant Matt Pepin was present. Mr. Pepin questioned whether the additional property he
39 purchased needs a 100' buffer, or if the original reclamation plan is still in effect. Mr. Livingston
40 said the 5 acres he purchased from an abutter has a reclamation plan in place; any new area of
41 excavation would need the 100' buffer or an agreement with the abutters for new excavation. An
42 old wooden fence on the plan may actually be 20-30' away from the property line, based on the
43 aerial. It will be labeled "approximate location." Mr. Anderson asked about the quality of the
44 gravel. Mr. Pepin said it is uniform and good quality for road construction.
45 Mr. Livingston's recommendations were reviewed.

1 **MOTION**

2 Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the requirement for a stormwater
3 management plan since the site will be internally drained. **PASSED** unanimously.

4
5 The Board considered noise from the expanded extraction. There is no grinding or crushing on
6 the current site plan. Mr. Pepin said they plan to use a small jaw crusher unit that is fairly quiet.
7 The ordinance doesn't include a decibel level but the Planning Board can set limits based on the
8 operation and the surrounding area. Mr. Livingston will recommend a note for the plan based on
9 Mr. Pepin's proposal. Mr. Anderson asked if there is any ledge. Mr. Pepin said they haven't
10 found any yet, and there won't be any blasting. Mr. Livingston said the limitation is 5' above the
11 water table in the area, and a note should be added to the plan stating no blasting.

12
13 Cost estimates were discussed. The DEP uses \$3500 per acre for reclamation of a gravel pit, plus
14 the cost of trees and plants. Mr. Livingston recommended having the surveyor stake and
15 confirming the buffers of the disturbed area, if the boundary survey is to be postponed until the
16 subdivision plan is submitted after the area is reclaimed.

17
18 **MOTION**

19 Motion by Mr. Hardy, seconded by Mr. Sullivan, to waive the requirement for a boundary survey
20 with the understanding that the surveyor will stake out the buffers. **PASSED** 3-1 with Mr.
21 Anderson opposed.

22 The last approval set a limit on truck traffic. Gravel pit operations are restricted to Monday-
23 Friday and on Saturday mornings.

24
25 **MOTION**

26 Motion by Mr. Sullivan, seconded by Mr. Anderson, to continue the workshop to the next
27 meeting for the completeness review. **PASSED** unanimously.

28
29 **VI. WIRE ROAD SUBDIVISION - Highpine Properties, LLC, owner/applicant. Attar**
30 **Engineering, Inc. agent. Final Subdivision Application for a major subdivision consisting**
31 **of 40 lots/ single family dwelling units on 100 acres of land (Residential Cluster**
32 **Development) with private roadways and infrastructure. The parcel is located off of Wire**
33 **Road and is within the Rural District. Tax Map 75, Lot 1. Receive Final Subdivision**
34 **Application, Workshop Completeness and determine a Final Public Hearing**

35
36 Dave MacKenzie of Highpine Properties and Lew Chamberlain of Attar Engineering were
37 present.

38 **MOTION**

39 Motion by Mr. Sullivan, seconded by Mr. Anderson, to receive the final subdivision application.
40 **PASSED** unanimously.

41
42 **MOTION**

43 Motion by Mr. Sullivan, seconded by Mr. Anderson, to allow the DEP site location permit to be
44 provided prior to final approval. **PASSED** unanimously.

45
46 **MOTION**

47 Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the stamping of sheets 1.3, 1.4 and
48 1.5 by a professional land surveyor until prior to final approval. **PASSED** unanimously.

1 Completeness items were reviewed. The large trees in the open space will remain. Trees along
2 Wire Road will remain unless they are diseased. Mr. Chamberlain said the applicant wants to
3 leave a wooded buffer. Headlight glare has been discussed with an abutter and he prefers a 6' tall
4 fence. Decisions about buffers are usually made after the public hearing. Mr. Chamberlain said
5 the fence will be installed away from the property line to avoid disturbing existing vegetation,
6 and they are proposing a 6' timber fence. Mr. Mackenzie said there will be two houses on the
7 corner that will block headlights from shining into abutters' houses.

8
9 The groundwater analysis has been completed. An abutter was concerned about the impact of
10 new wells and septic systems on the existing homes. He will allow a baseline test of his well for data on
11 water quality and quantity. Mr. Livingston said the Board can require water quality testing as a
12 condition of approval, in addition to making it part of the building permit or occupancy permit.
13 Mr. Millian recommended postponing a decision until after the public hearing.

14
15 **MOTION**

16 Motion by Mr. Sullivan, seconded by Mr. Anderson, to find the application complete and
17 schedule a public hearing for June 20. **PASSED** unanimously.

18
19 **OTHER BUSINESS**

20
21 ~The SRC meeting on May 24 was cancelled because the applicant wasn't present. The only
22 item on the agenda was the change of use for the Coastal House to Choice Furniture of Maine.

23
24 ~The SMP&DC annual meeting will be held Wednesday, June 22 in Sanford.

25
26 **ADJOURN**

27
28 **MOTION**

29 Motion by Mr. Sullivan, seconded by Mr. Anderson, to adjourn and sign plans and Findings.
30 **PASSED** unanimously.

31
32 MINUTES APPROVED June 20, 2016

33
34 ACCEPTED BY:

35
36 Robert Sullivan
37
38 Robert Sullivan, Secretary

39
40 Cinndi Davidson
41
Cinndi Davidson, Recorder