APPROVED

TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Minutes
Monday, June 20, 2016, 7:00 P.M.
Wells Town Hall, 2nd Floor
208 Sanford Road

CALL TO ORDER AT 7:00 PM & DETERMINATION OF QUORUM

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

June 6, 2016

MOTION

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

PUBLIC HEARINGS

I. HUBBARD FARM SUBDIVISION (FKA HOLLIS SUBDIVISION) – IPAGuillemette Living Trust & Nelson and Barbara Welch, owners; Sebago Real Estate Investment LLC, applicant; Corner Post Land Surveying Inc, engineer. Minor Subdivision Application for a 4 lot/dwelling unit minor subdivision on 9.22 acres of land (8.39 acres Guillemette + .83 acres Welch) off of Crediford Road/ Sanford Road. The parcel is located in the Rural District and is identified as Tax Map 49, Lot 11.

Applicant Paul Hollis described the plan for a 4 lot minor subdivision on two parcels off of Crediford Road and Route 109. There are no wetlands or vernal pools on the property. The subdivision will have private wells and septic systems. There were no questions from members of the public.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to close the public hearing. **PASSED** unanimously.

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

Lew Chamberlain of Attar Engineering represented the applicant. This is a 40 lot cluster subdivision on 100 acres of land. There will be individual private wells and a central septic system with 4 fields. A hydrogeologic study concluded that the proposed wells and septic system meet the requirements. There will be about 74 acres of open space with a 50' no cut buffer on the north side and a 25' no cut buffer on the south side. The detention pond is along the south side. Along Wire Road there will be a 25' limited cut buffer, allowing for the removal of dead trees.

Public comment was solicited, and there were several questions about the water study. Mr. Chamberlain said the engineer researched the rainfall in this area and estimated how much gets into the bedrock. The estimated daily use by the houses is less than the recharge. There is a history of wells going dry in the area, and abutters were concerned about water quality, quantity and any remediation. Mr. Livingston discussed the Town review of subdivisions, which includes the available water volume and any possible contamination. There are two groundwater sources for wells, water above the ledge and the bedrock aquifer. The professional water study was conservative and based on best engineering practices. Mr. Hardy asked about a bond to protect the abutters. Mr. Livingston said the Board has never done a bond for this; the Board relies on peer reviews when there is a concern. There was a recommendation for a baseline study of the abutters' wells in case there is a problem later.

Buffering for the abutters was discussed. The Board had recommended a stockade fence. An abutter asked for a vinyl fence for easier maintenance. The HOA would be responsible for maintenance as part of the subdivision approval. If the fence isn't maintained it would be a violation of the approval. There was a request to move the fence toward the subdivision lots and away from the property line to provide better screening from headlights.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to close the public hearing. **PASSED** unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

III. 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. **Report results of Site Walk**

Walter Pelkey of BH2M represented the applicant. Mr. Livingston reported on the June 18 site walk which Mr. Hardy, Mr. Sullivan and Mr. Raftopoulos attended. The property had been timbered in the past but there is a good stand of trees. Lots 1, 2 and 3 have been completely cleared; buffering for the non-clustered residential lots is required. There was a wetland and some rock/ledge near the Route 9A entrance. Septic and well separations will be difficult because of the lot sizes and reserve septic areas may be necessary. A hydrogeologic evaluation will be required.

IV. HUBBARD FARM SUBDIVISION (FKA HOLLIS SUBDIVISION) – IPAGuillemette Living Trust & Nelson and Barbara Welch, owners; Sebago Real Estate Investment LLC, applicant; Corner Post Land Surveying Inc, engineer. Minor Subdivision Application for a 4 lot/dwelling unit minor subdivision on 9.22 acres of land (8.39 acres Guillemette + .83 acres Welch) off of Crediford Road/ Sanford Road. The parcel is located in the Rural District and is identified as Tax Map 49, Lot 11. **Workshop compliance and Findings of Fact & Decisions for possible approval**

Mr. Livingston reviewed the recommendations in his memo. The board needs to make a determination about driveways. Since the speed limit on that road is 35 MPH the required sight distance is 350' in each direction. Trimming some branches and other vegetation will meet the requirement for all driveways.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to determine that shared driveways are not required. **PASSED** unanimously.

The existing utility poles are across Crediford Road. If the homes on lots 3 & 4 are more than 150' from the road they would require another utility pole and underground utility connections. Note 22 would allow overhead utilities for homes less than 150' from the road.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to grant the waiver for overhead utilities. **PASSED** unanimously.

The surveyor has marked all the corners; one corner falls at the base of a live tree so he set a rod there.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Goodrich, to grant the waiver for that monument. **PASSED** unanimously.

Performance guaranties for the monumentation and the no parking signs were discussed. These will be covered by conditions and the consensus was to wait for the Findings of Facts. Mr. Hardy was concerned about the long-standing parking at the side of the road and asked Mr. Hollis if more vegetation could be planted. Mr. Hollis has discussed this with MDOT; a combination of signs and bushes is being considered. The Town prohibits parking along that road. If the future homeowners have problems, enforcement is an issue for the Wells Police.

MOTION

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

The Findings of Facts & Decisions were reviewed.

Conformance with Comprehensive Plan

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

Retention of open spaces and natural or historic features

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

Blocks

This standard does not apply.

Lots

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

Utilities

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

Required improvements: Monuments, Water supply, Fire protection, Sewage disposal, Stormwater management

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standards have been met. **PASSED** unanimously.

Streets

This standard does not apply.

Land features

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

§202-13 Performance Guaranties

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

§202-2 Purpose, criteria for approval

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

The subdivider has adequate financial and technical capacity to meet the above-stated standards.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard has been met. **PASSED** unanimously.

MOTION

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

V. **WIRE ROAD SUBDIVISION** - Highpine Properties, LLC, owner/applicant. Attar Engineering, Inc. agent. Final Subdivision Application for a major subdivision consisting of 40 lots/ single family dwelling units on 100 acres of land (Residential Cluster Development) with private roadways and infrastructure. The parcel is located off of Wire Road and is within the Rural District. Tax Map 75, Lot 1. **Workshop public hearing and compliance items**

Dave MacKenzie of Highpine Properties and Lew Chamberlain of Attar Engineering were present. Comments from the public hearing were discussed. The applicant has supplied a hydrogeologic assessment of the capacity of the existing aquifers. There is no history of the Board requesting a bond for the water supply. It would be difficult to determine the number of wells that should be bonded and how long to hold the bond. The project probably won't be built out for a number of years. Mr. Chamberlain has discussed the concerns with the hydrogeologists. The septic system is far from the abutters' wells. Mr. MacKenzie said there will be no blasting on the site. Mr. Hardy asked for a specific proposal from an expert. Mr. Chamberlain will bring his consultant to a Board meeting. Mr. Livingston said the well drillers association has an extensive data base that can be accessed. Mr. Sullivan asked about obtaining a peer review; Mr. MacKenzie and Mr. Chamberlain agreed. Mr. Livingston will get an estimate for a second opinion.

The abutter to the north was concerned about the buffer and type of fence and its location. Putting the fence in the common area would locate it 40' from the property line. The 50' setback is also a no-cut buffer. Mr. Chamberlain walked the property last winter and took pictures; the vegetation was so dense between the entrance and the abutter's property line that he couldn't see the house. Mr. MacKenzie said that the houses on 20,000 sq. ft. lots will block headlights and there will be three houses on the corner. Mr. Livingston said the fence should be in the common land to maximize the separation, with the association responsible for its maintenance. The ordinance for cluster subdivisions reads that there must be a 50' landscaped buffer/building setback. This leaves screening up to the Board's discretion. Mr. MacKenzie wanted the fence in the open area where it can't disturb tree roots. Mr. Millian agreed that the three homes and the 50' no-cut buffer will block most of the lights. The fence will be 6' natural cedar. Mr. Hardy asked if 8' would be preferable, but 2 additional feet wouldn't make much difference. Mr. Millian asked Mr. Livingston to contact the abutter regarding the fence height and location. The applicant has crafted a note to cover the no-cut buffer along Wire Road. The Board usually grants a waiver of not identifying trees greater than 24" in the open space since there will be no cutting.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the requirement to locate all trees greater than 24". **PASSED** unanimously.

Ownership of the open space is still being discussed and can be left as an option in the approval. Mr. MacKenzie said the owner is conveying an adjacent parcel to the Town and the open space may be conveyed, too. Mr. Livingston said the ownership of the common septic areas would stay with the association.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the proposed open space use is suitable. **PASSED** unanimously.

Four of the lots will have frontage on two private roads. The ordinance requires the driveways to be on the least travelled road, but in this case either road is acceptable.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Goodrich, to allow the driveways on either road. **PASSED** unanimously.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Goodrich, to determine that shared driveways are not required. **PASSED** unanimously.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the proposed monumentation is acceptable. **PASSED** unanimously.

The association will maintain the fire pond and the dry hydrant on the property. The applicant is proposing a second dry hydrant in the Wire Road ROW that the Town would maintain.

MOTION

Motion by Mr. Sullivan, seconded by Mr. Anderson, to continue the workshop for 60 days. **PASSED** unanimously.

OTHER BUSINESS

~SRC discussed the Hubbard Farm subdivision and Wire Road subdivision, a change of use for the Coastal House to a furniture store, and site plan amendments for Shaw's and Hannaford. The construction at Hannaford Plaza along Route One is for the car wash.

~Mr. Goodrich is moving out of Town. His resignation was accepted with regret.

~Welcome new member Brian Toomey.

ADJOURN

MOTION

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

MINUTES APPROVED July 11, 2016

ACCEPTED BY:

Robert Sullivan, Secretary

Cinndi Davidson, Recorder