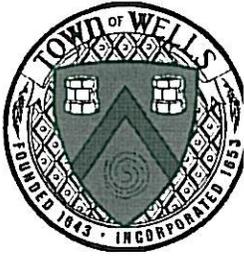


APPROVED



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, July 11, 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: George Raftopoulos, Brian Toomey and Charles Anderson. There is a quorum and all members are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner and Meeting Recorder Cinni Davidson.

MINUTES

June 20, 2016

MOTION

Motion by Mr. Anderson, seconded by Mr. Toomey, to approve the minutes as written. **PASSED** 3-0-1 with Mr. Raftopoulos abstaining.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **BRANCH HEIGHTS** –Dan & Greer Higgins, owners; Frank Emery, surveyor. Final Subdivision Amendment to revise the wetland and septic location for lot 1 within the existing subdivision. Parcel is located within the Rural District and is located off of 100 Higgins Drive. Tax Map 874, Lot 6-1. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness if appropriate, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions if appropriate**

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the final subdivision amendment application. **PASSED** unanimously.

Jim Logan of Longview Partners represented the applicant. The property is in a previously approved subdivision, and the purpose of this amendment is to correct the wetland location for Lot 1 and re-locate the septic system. The 25' buffer will be maintained, and the plume from the revised septic location goes in the same direction as before. Wells will not be affected. Abutters have signed a statement that there is no objection to the proposed changes.

PB Min 07-11-16

1 **MOTION**

2 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a site walk. **PASSED**
3 unanimously.

4
5 **MOTION**

6 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive the need for property contours.
7 **PASSED** unanimously.

8
9 **MOTION**

10 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a soil erosion and
11 sedimentation control plan. **PASSED** unanimously.

12
13 **MOTION**

14 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a stormwater management
15 plan. **PASSED** unanimously.

16
17 **MOTION**

18 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application complete.
19 **PASSED** unanimously.

20
21 **MOTION**

22 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a public hearing. **PASSED**
23 unanimously.

24
25 **MOTION**

26 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that the recommended
27 monumentation is suitable. **PASSED** unanimously.

28
29 **MOTION**

30 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that an updated nitrate
31 assessment is not necessary. **PASSED** unanimously.

32
33 **MOTION**

34 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application compliant and
35 approve the Findings of Facts & Decisions §202-12, §202-13 and §202-2 with 6 standard
36 conditions of approval and 1 special condition of approval. **PASSED** unanimously.

37
38 **MOTION**

39 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to approve the application and sign the
40 plans and Findings at the end of the meeting. **PASSED** unanimously.

- 41
42 **II. LAUDHOLM OCEANSIDE** – Charles Katis, owner; Arundel Homes, applicant; John
43 Bruckler, surveyor. Final Subdivision Amendment to adjust the lot line shared by lots 2-9
44 and 2-10 within the existing subdivision. The properties are located off of Skinner Mill
45 Road and are within the Rural District. Tax Map 148, Lots 2-9 and 2-10. **Receive Final**
46 **Subdivision Amendment Application, determine if a site walk is necessary,**
47 **workshop completeness if appropriate, determine if a public hearing is necessary,**
48 **workshop compliance/ Findings of Fact & Decisions if appropriate**

1 **MOTION**

2 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the final subdivision
3 amendment application. **PASSED** unanimously.

4
5 Lee Melvin of Arundel Homes represented the applicant. The reason for this amendment is to
6 alter a lot line between Lots 2-9 and 2-10 due to a mislocated well and transfer 89 sq. ft. of each
7 lot to the other lot.

8
9 **MOTION**

10 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a soil erosion and
11 sedimentation control plan. **PASSED** unanimously.

12
13 **MOTION**

14 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a stormwater management
15 plan. **PASSED** unanimously.

16
17 The driveway location and culvert location and Note 13 have been added to the plan. No DEP
18 permit is required. The wetland impact is less than 4,300 SF and the wet area is actually a
19 drainage ditch. The ditch is not considered a water body by the Town definition.

20
21 **MOTION**

22 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a site walk. **PASSED**
23 unanimously.

24
25 **MOTION**

26 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application complete.
27 **PASSED** unanimously.

28
29 **MOTION**

30 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a public hearing. **PASSED**
31 unanimously.

32
33 **MOTION**

34 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that the proposed lot line is
35 acceptable although it is no longer perpendicular to the street. **PASSED** unanimously.

36
37 **MOTION**

38 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find the recommended
39 monumentation (iron pipes at the new corners) acceptable. **PASSED** unanimously.

40
41 **MOTION**

42 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the recommended notes
43 acceptable: Note 13 re: driveway culvert(s) and Note 14 re: installing the monumentation within
44 90 days of approval. **PASSED** unanimously.

45
46 **MOTION**

47 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application compliant, to
48 approve the Findings of Facts & Decisions §202-12 A-H, §202-13 and §202-2 with 6 standard

1 conditions of approval, to approve the application and sign the plans and Findings at the end of
2 the meeting. **PASSED** unanimously.

3
4 **III. SHERWOOD FOREST** – Richard B. Seiden, owner; Verrill Dana, LLP, agent, John
5 Swan of Owen Haskell, engineer. Final Subdivision Amendment to adjust the lot line
6 shared by lots 23-A-6 and 23-A-8 within the existing subdivision. The properties are
7 located off of Locksley Lane and are within the Residential A District. Tax Map 25, Lots
8 23-A-6 and 23-A-8. **Receive Final Subdivision Amendment Application, determine if**
9 **a site walk is necessary, workshop completeness if appropriate, determine if a public**
10 **hearing is necessary, workshop compliance/ Findings of Fact & Decisions if**
11 **appropriate**

12
13 **MOTION**

14 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the final subdivision
15 amendment application. **PASSED** unanimously.

16
17 Spencer Thibodeau of Verrill Dana represented the applicant. This amendment is intended to
18 adjust a lot line within an existing subdivision and create an easement over Lot 23-A-6 for the
19 benefit of Lot 23-A-8. One item missing from the plan is a well next to the Berrigans' driveway
20 on Lot 6. This is not in the area being conveyed. The Board considered the completeness items.

21
22 **MOTION**

23 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a soil erosion and
24 sedimentation control plan. **PASSED** unanimously.

25
26 **MOTION**

27 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a stormwater management
28 plan. **PASSED** unanimously.

29
30 **MOTION**

31 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find the application complete.
32 **PASSED** unanimously.

33
34 **MOTION**

35 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a site walk. **PASSED**
36 unanimously.

37
38 **MOTION**

39 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a public hearing. **PASSED**
40 unanimously.

41
42 **MOTION**

43 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find that the proposed lot line is
44 acceptable although it is no longer perpendicular to the street. **PASSED** unanimously.

1 **MOTION**

2 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find the recommended
3 monumentation (iron pipes at the new corners to be set within 90 days of approval) acceptable.
4 **PASSED** unanimously.

5
6 **MOTION**

7 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the recommended Note 6
8 acceptable. The applicant will supply evidence to the Town that the monumentation has been set
9 within 90 days of approval, and this will be a special condition of approval. **PASSED**
10 unanimously.

11
12 Attorney Jens-Peter Bergen was present, representing the Berrigans. The problem with the
13 boundary line appears to have originated with a survey done 20-30 years ago. Although the
14 Berrigans are not happy about the outcome, this settlement appears to be the best possible
15 solution.

16
17 **MOTION**

18 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application compliant with
19 §202-12 and continue the workshop to the next meeting. **PASSED** unanimously.

20
21 **IV. RIVERWALK SUBDIVISION** – Bourne Field Properties, LLC, owner; Rick Licht,
22 applicant; Lower Village Survey Company, surveyor. Final Subdivision Amendment to
23 amend the location of the septic for lot 3 within the existing subdivision. The parcel is
24 located off of Farm View Way which is off of Branch Road and is located within the
25 Rural District. Tax Map 70, Lot 5-3. **Receive Final Subdivision Amendment**
26 **Application, determine if a site walk is necessary, workshop completeness if**
27 **appropriate, determine if a public hearing is necessary, workshop compliance/**
28 **Findings of Fact & Decisions if appropriate**

29
30 **MOTION**

31 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to receive the final subdivision
32 amendment application. **PASSED** unanimously.

33
34 Josh Moody of Bourne Field Properties and Silas Canavan of Walsh Engineering were present.
35 The applicant wishes to alter the septic system location for Lot 3 in a previously approved
36 subdivision. There is a Certificate of Amendment in tonight’s packets. The plan does not have to
37 be recorded at YCRD unless the applicant wishes to.

38
39 **MOTION**

40 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the proposed septic area
41 relocation acceptable, and find the application complete and compliant. **PASSED** unanimously.

42
43 **MOTION**

44 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to approve the proposed revisions,
45 authorize the Chairman to sign the Certificate of Amendment, and sign the plans at the end of the
46 meeting. **PASSED** unanimously.

1 V. **OGUNQUIT RIVER INN** – Ryan Amin, owner/applicant. Site Plan Amendment
2 seeking approval for additional lighting in the hotel parking lot. No changes are proposed
3 to the existing Lodging Facility which consists of 80 hotel/motel units. The property is
4 located off of 17 Post Road and is within the General Business and Shoreland Overlay
5 Districts. Tax Map 102, Lot 5. **Review proposed lighting details and lighting locations,**
6 **make recommendations to applicant**
7

8 Applicant Ryan Amin was present. The Code Office has issued a Notice of Violation based on
9 lighting that was not identified on the March 2015 site plan approval. The applicant is proposing
10 a new lighting plan with directional fixtures focused on the parking lot and not shining onto
11 Route One and abutting property. The LED sign was discussed and there was a question about
12 decreasing the interior light. Mr. Livingston will check with the Code Office on the
13 specifications in the original submittal for the sign permit. The question to resolve is whether the
14 sign approval was in conflict with the site plan approval.
15

16 A photometric plan has not been submitted. Mr. Millian said this should be provided before the
17 public hearing.
18

19 MOTION

20 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to appoint Mr. Livingston completeness
21 agent and authorize him to review the proposed lighting plan and schedule a public hearing.

22 **PASSED** unanimously.
23

24 VI. **GRANITE RIDGE GRAVEL** – Pepin Wells, LLC/ Stonewood Enterprises, LLC;
25 owner/applicant. Corner Post Land Surveying, surveyor. Site Plan Amendment
26 Application to revise the mineral extraction buffer limits and expand the mineral
27 extraction area from 3.67 acres to approximately 4.2 +/- acres of the 22.72 acre parcel.
28 The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map
29 37, Lot 41. **Workshop completeness, determine a Public Hearing**
30

31 Mr. Raftopoulos recused himself because of a business relationship with the applicant.
32 Applicant Matthew Pepin was present. This is an amendment to expand the mineral extraction
33 area and revise the mineral extraction buffer limits. The Board considered buffer requirements.
34 Some of the abutters have agreed to a 25' buffer along the tree line. There are buffer
35 disturbances/violations along the southerly side and dense revegetation is required there. A
36 decision about the buffer along Perry Oliver Road will be postponed until after the public
37 hearing. The sight distance of 350' must be maintained.
38

39 The original approval has a fence along the lot line to block noise and dust from the abutter's
40 property. Note 17 was added about crushing activity and the noise level. Operations in the pit
41 are almost complete. They would like to use a jaw-type crusher to process gravel for driveways.
42 Hours of operation would have to be set and the work would have to be done in the center of the
43 pit.
44

45 Seeding vs. hydroseeding were considered for the reclaimed area. Mr. Livingston said either is
46 acceptable. Bonding the reclamation will be approximately \$3500 per acre of gravel pit area and
47 \$4500 per acre including trees for buffer restoration areas.
48

1 **MOTION**

2 Motion by Mr. Anderson, seconded by Mr. Toomey, to grant a waiver for plan scale and allow
3 1"=60'. **PASSED** unanimously by those voting.
4

5 **MOTION**

6 Motion by Mr. Anderson, seconded by Mr. Toomey, to appoint Mr. Livingston completeness
7 agent and authorize him to schedule a public hearing. **PASSED** unanimously by those voting.
8 Mr. Raftopoulos returned to the Board.
9

10 **VII. MEETINGHOUSE ROAD SUBDIVISION – Richard Moody & Sons Construction**
11 **Co, LLC, owner/applicant. Rick Licht, agent. Preliminary Subdivision Application for a**
12 **13 lot/dwelling unit major residential cluster subdivision with private road ROW and**
13 **Open Space. The subdivision to be located off of 1321 Meetinghouse Road and is within**
14 **the Rural District. The parcel is identified as Tax Map 77, Lot 22. Receive Preliminary**
15 **Subdivision Application and workshop completeness**
16

17 **MOTION**

18 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the preliminary subdivision
19 application. **PASSED** unanimously.
20

21 John Moody of Richard Moody & Sons Construction and Silas Canavan of Walsh Engineering
22 presented an application for a 13 lot residential cluster subdivision.
23

24 **MOTION**

25 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to approve setback and street frontage
26 reductions per 145-49 as part of the cluster provisions. **PASSED** unanimously.
27

28 A 50' no-cut buffer is proposed along the abutting residential lots, and septic systems for three of
29 the lots are proposed within the buffer. A determination can be made after the public hearing.
30 The IF&W letter hasn't been provided yet, but on the recent Riverwalk subdivision application
31 there were no significant habitats identified.
32

33 **MOTION**

34 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to grant a waiver of identifying trees
35 greater than 24" in diameter. There is one large tree in the middle of the property that is noted on
36 the plan to be preserved. **PASSED** unanimously.
37

38 **MOTION**

39 Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to appoint Mr. Livingston completeness
40 agent and authorize him to schedule a public hearing. **PASSED** unanimously.
41

42 **MOTION**

43 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to grant a waiver for the Lot 13
44 driveway location and access that lot from Meetinghouse Road. The sight distance is adequate on
45 that section of the road. **PASSED** unanimously.
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OTHER BUSINESS

~The June 28 SRC meeting agenda was reviewed: additional truck parking at the Shaw's warehouse, relocation of the Clynk unit and bus stop at Hannaford, and adding a shower to the restroom facility at the Drakes Island parking lot.

ADJOURN

MOTION

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

MINUTES APPROVED July 25, 2016

ACCEPTED BY:

Robert Sullivan
Robert Sullivan, Secretary

Cinndi Davidson
Cinndi Davidson, Recorder