



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, October 3, 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: Dennis Hardy, Pierce Cole and Brian Toomey. All members are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner.

## DEVELOPMENT REVIEW & WORKSHOPS

- I. **HIDDEN COVE BREWERY** – Fire & Brew Inc. owner; Richard Varano, applicant; Site Plan Pre-Application to construct a 4,000 SF building for Business Wholesale use, to eliminate the Fast-Food Restaurant use and adjust the Standard Restaurant seating. No change to existing building proposed. The property is located off of 73 Mile Road within the General Business and 250’ Shoreland Overlay District. Tax Map 121, Lot 14.  
**Receive Site Plan Pre-Application and schedule a Site Walk**

### **MOTION**

Motion by Mr. Toomey, seconded by Mr. Cole, to receive the site plan pre-application.  
**PASSED** unanimously.

Applicant Dick Varano presented the plan to expand the brewing facility and eliminate the fast food restaurant (food truck).

### **MOTION**

Motion by Mr. Hardy, seconded by Mr. Cole, to schedule a site walk for Saturday, October 15 at 8:30 AM. **PASSED** unanimously. Members of the public are welcome to attend site walks and communicate with the Planning Department about applications.

- II. **WELLS PARKS & RECREATION PARKING LOT** – Town of Wells, owner/applicant. Site Plan Pre-Application to construct a municipal use parking lot to consist of approximately 100 parking spaces and some “pickle-ball-courts.” The property is located within the Rural District and Residential A District. The property is off of Branch Road and Burnt Mill Road. Tax Map 56, Lot 23-EXE. **Receive Site Plan Pre-Application and schedule a Site Walk**

1 MOTION

2 Motion by Mr. Cole, seconded by Mr. Hardy, to receive the site plan pre-application. PASSED  
3 unaniously.

4  
5 Tina LeBlanc, Director of Parks & Recreation, presented a plan to expand the parking area and  
6 add pickle-ball courts.

7  
8 MOTION

9 Motion by Mr. Hardy, seconded by Mr. Cole, to schedule a site walk for Saturday, October 15 at  
10 9:15 AM. PASSED unaniously.

11  
12 **III. BURNT MILL ESTATES-** Burnt Mill Holding Company, LLC; Brad Booth, agent;  
13 Corner Post Land Surveying, surveyor. Final Subdivision Amendment Application to  
14 relocate cluster lot #62 from Storer Lane to Route 9A, adjacent to cluster lot #103 and  
15 add a driveway onto Route 9A .No change to the number of lots or dwellings proposed.  
16 The area of the subdivision amendment is located off of Hobbs Farm Road, Route 9A,  
17 and Storer Lane, and is within the Rural and 75' Shoreland Overlay Districts. Tax Map  
18 62, Lot 12 and Map 63, Lot 7. **Report Results of Site Walk, Workshop draft**  
19 **completeness and Determine if Public Hearing is needed**

20  
21 Brad Booth, applicant, was present. Mr. Livingston reported on the results of Saturday's site  
22 walk. Sight distances are very good along Route 9A. There is no development across 9A, so  
23 there is no issue with headlight glare into homes. The application will be ready for completeness  
24 review at the next meeting, and the Board will determine if a public hearing is necessary. Mr.  
25 Livingston recommended some notes about driveway and septic locations which will be added to  
26 the plan.

27  
28 **IV. BIRCH FARM SUBDIVISION (FKA MEETINGHOUSE ROAD SUB.) -** Richard  
29 Moody & Sons Construction Co, LLC, owner/applicant. Rick Licht, agent. Final  
30 Subdivision Application for a 13 lot/dwelling unit major residential cluster subdivision  
31 with private road ROW and Open Space. The subdivision to be located off of 1321  
32 Meetinghouse Road and is within the Rural District. The parcel is identified as Tax Map  
33 77, Lot 22. **Workshop Final Findings of Fact & Decisions for possible approval**

34  
35 John Moody of Richard Moody & Sons Construction and Rick Licht of Licht Environmental  
36 Design were present. Mr. Livingston reviewed the comments in his memo.

37  
38 MOTION

39 Motion by Mr. Cole, seconded by Mr. Hardy, to find the application compliant. PASSED  
40 unaniously.

41  
42 The Findings of Facts & Decisions were reviewed.

43  
44 Conformance with Comprehensive Plan

45 MOTION

46 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standard has been met. PASSED  
47 unaniously.

1 Retention of open spaces and natural or historic features  
2 **MOTION**  
3 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standard has been met. **PASSED**  
4 unanimously.  
5  
6 Blocks  
7 **MOTION**  
8 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standard does not apply. **PASSED**  
9 unanimously.  
10  
11 Lots  
12 **MOTION**  
13 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standard has been met. **PASSED**  
14 unanimously.  
15  
16 Utilities  
17 **MOTION**  
18 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standard has been met. **PASSED**  
19 unanimously.  
20  
21 Required improvements: Monuments, water supply, sewage disposal, stormwater management  
22 **MOTION**  
23 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standards have been met. **PASSED**  
24 unanimously.  
25  
26 Streets  
27 **MOTION**  
28 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standard has been met. **PASSED**  
29 unanimously.  
30  
31 Land features  
32 **MOTION**  
33 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standard has been met. **PASSED**  
34 unanimously.  
35  
36 §202-13 Performance Guaranties  
37 **MOTION**  
38 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standards have been met. **PASSED**  
39 unanimously.  
40  
41 §202-2 Purpose, criteria for approval  
42  
43 The Subdivision  
44 **MOTION**  
45 Motion by Mr. Cole, seconded by Mr. Hardy, to find that the standards have been met. **PASSED**  
46 unanimously.  
47  
48 Financial and technical capacity

**MOTION**

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

202-2.C & D. do not apply

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hardy, to approve the Findings of Facts & Decisions with 6 standard conditions of approval and 4 special conditions of approval. **PASSED** unanimously.

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hardy, to sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

**ADJOURN**

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hardy, to adjourn and sign plans and Findings. **PASSED** unanimously.

MINUTES APPROVED October 17, 2016

ACCEPTED BY:

Robert Sullivan  
Robert Sullivan, Secretary

Cinndi Davidson  
Cinndi Davidson, Recorder