



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, October 17, 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, Brian Toomey, George Raftopoulos and Charles Anderson. All members are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner and Cinndi Davidson, Meeting Recorder.

MINUTES

October 3, 2016

MOTION

Motion by Mr. Toomey, seconded by Mr. Hardy, to accept the minutes as written. **PASSED 3-0-2** with Mr. Raftopoulos and Mr. Anderson abstaining.

DEVELOPMENT REVIEW & WORKSHOPS

- I. DOLLAR GENERAL** – LSM Inc. owner; Zaremba Program Development, LLC, applicant; Nobis Engineering, agent. Site Plan Pre-Application for a 9,100 Business Retail building and associated parking to be located on a 1.02 acre parcel. Property is located off of 2060 Post Road and is within the General Business District. Tax Map 144, Lot 1. **Receive Site Plan Pre-Application and schedule a Site Walk**

MOTION

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

Todd Hamula, developer, and Chris Nadeau, engineer, presented the plan to build a retail store with 30 associated parking spaces. There will be a boundary line adjustment for the two lots. This will be a general merchandise store carrying name-brand merchandise and food items. The developer will attempt to meet architectural standards consistent with the appearance of the Town.

MOTION

1 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to schedule a site walk for Saturday,
2 October 22 at 8:30 AM. **PASSED** unanimously.

3
4 **II. HIDDEN COVE BREWERY** – Fire & Brew Inc. owner; Richard Varano, applicant;
5 Site Plan Pre-Application to construct a 4,000 SF building for Business Wholesale use, to
6 eliminate the Fast-Food Restaurant use and adjust the Standard Restaurant seating. No
7 change to existing building proposed. The property is located off of 73 Mile Road within
8 the General Business and 250’ Shoreland Overlay District. Tax Map 121, Lot 14. **Report**
9 **results of Site Walk**

10
11 Applicant Dick Varano was present. Mr. Livingston reported on the October 15 site walk which
12 Mr. Hardy and Mr. Toomey attended. No existing drainage or erosion problems were visible.
13 There is a possible closed drain manhole at the southwest corner of the Sea Marsh condo
14 property. Abutter concerns included: odor, traffic, noise, drainage and limited parking.
15 The applicant is having a survey done and will submit a final site plan application.

16
17 **III. WELLS PARKS & RECREATION PARKING LOT** – Town of Wells,
18 owner/applicant. Site Plan Pre-Application to construct a municipal use parking lot to
19 consist of approximately 100 parking spaces and some “pickle-ball-courts.” The property
20 is located within the Rural District and Residential A District. The property is off of
21 Branch Road and Burnt Mill Road. Tax Map 56, Lot 23-EXE. **Report results of Site**
22 **Walk**

23
24 Tina LeBlanc, Director of Wells Parks & Recreation, was present. Mr. Livingston reported on
25 the October 15 site walk which Mr. Hardy attended. Sight distances were excellent. Trees will
26 be preserved along Burnt Mill Road unless they are damaged or diseased. The entrance will be
27 moved to avoid two existing oak trees. There is extensive vegetation screening the abutter.
28 Abutter concerns include the project cost and the need for additional parking.

29
30 **IV. BURNT MILL ESTATES-** Burnt Mill Holding Company, LLC; Brad Booth, agent;
31 Corner Post Land Surveying, surveyor. Final Subdivision Amendment Application to
32 relocate cluster lot #62 from Storer Lane to Route 9A, adjacent to cluster lot #103 and
33 add a driveway onto Route 9A. No change to the number of lots or dwellings proposed.
34 The area of the subdivision amendment is located off of Hobbs Farm Road, Route 9A,
35 and Storer Lane, and is within the Rural and 75’ Shoreland Overlay Districts. Tax Map
36 62, Lot 12 and Map 63, Lot 7. **Workshop completeness and draft compliance**

37
38 Applicant Brad Booth was present. This amendment is to relocate Lot #62 from Storer Lane to
39 Route 9A and add a driveway onto 9A. Sight distances are good. A note will be added to the
40 plan about retaining trees in the driveway area.

41
42 **MOTION**

43 Motion by Mr. Raftopoulos, seconded by Mr. Hardy, to find the proposed monumentation
44 suitable. **PASSED** unanimously.

45 There was an ordinance change last June permitting lots smaller than 40,000 sq. ft. to increase lot
46 coverage from 20% to 40%.

47
48 **MOTION**

1 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to allow 40% lot coverage. **PASSED**
2 unanimously.

3
4 **MOTION**

5 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to allow the driveway for Lot 62 off of
6 Route 9A. **PASSED** unanimously.

7
8 **MOTION**

9 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to allow a shared driveway for Lots 102
10 and 103. **PASSED** unanimously.

11
12 **MOTION**

13 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that the 50' wide no cut buffer
14 for Lots 62 and 103 is still adequate, even with the lot line changes. **PASSED** unanimously.

15
16 Some recommended minor plan changes have been made, and notes have been added regarding
17 the well and septic locations for Lot 62. The consensus was that the performance guarantee and
18 project phasing notes are acceptable.

19
20 **MOTION**

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

23
24 **MOTION**

25 Motion by Mr. Raftopoulos, seconded by Mr. Hardy, to waive the public hearing. **PASSED**
26 unanimously.

27
28 **MOTION**

29 Motion by Mr. Raftopoulos, seconded by Mr. Hardy, to find the application compliant with
30 §202-12. **PASSED** unanimously.

- 31
32 **V. PINE HEIGHTS SUBDIVISION** – Stephen & Carmella Locke and Richard & Polly
33 Oteri, owners; Stephen & Carmella Locke, applicants; Corner Post Land Surveying Inc,
34 agent. Final Subdivision Amendment Application for a lot line adjustment between lots
35 23-4 and 23-3 in order to make lot 23-3 conform to setback requirements. No other
36 changes proposed to the 16 lot subdivision. Subdivision is located off of Chick Crossing
37 Road/ Pine Hill Cemetery Road/ Turtle Cove Lane and is within the Rural District. Tax
38 Map 83, Lot 23-63 and 23-4. **Receive Subdivision Amendment Application, consider**
39 **if a site walk is necessary, consider workshopping completeness, compliance and**
40 **draft Findings of Fact & Decisions of possible approval**

41
42 Mike Todd of Corner Post Land Surveying represented the applicants.

43
44 **MOTION**

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

1 The applicants propose a lot line adjustment to make Lot 23-3 conform to the setback
2 requirements. This change is internal to the two lots and the abutters agree to the change.
3
4
5

6 **MOTION**

7 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive the site walk. **PASSED**
8 unanimously.

9
10 **MOTION**

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

13
14 **MOTION**

15 Motion by Mr. Toomey, seconded by Mr. Raftopoulos, to find that a public hearing is not
16 necessary. **PASSED** unanimously.

17
18 **MOTION**

19 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive the requirement for a
20 Stormwater Management Plan. **PASSED** unanimously.

21
22 **MOTION**

23 Motion by Mr. Anderson, seconded by Mr. Toomey, to waive the requirement for a Soil Erosion
24 and Sedimentation Control Plan. **PASSED** unanimously.

25
26 **MOTION**

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

29
30 **MOTION**

31 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that the lot line change meets
32 §202-12D(4). **PASSED** unanimously.

33
34 The Findings of Facts & Decisions with the conditions of approval in §202-12, §202-13 and
35 §202-2 were reviewed.

36
37 **MOTION**

38 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to approve the Findings of Facts &
39 Decisions with 6 standard conditions of approval and 1 special condition of approval, to approve
40 the plan and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

41
42 **VI. WIRE ROAD SUBDIVISION** – Highpine Properties, LLC, owner/applicant. Attar
43 Engineering, agent. Final Subdivision Amendment Application to revised plan
44 requirements to allow construction of 3 model homes and to permit temporary lot staking
45 to obtain building permits. No other changes are proposed to the 40 lot/dwelling unit
46 major residential cluster subdivision. Subdivision is located off of Wire Road within the
47 Rural District. Tax Map 75, Lot 1. **Receive Subdivision Amendment Application,**

1 consider if a site walk is necessary, consider workshopping completeness,
2 compliance and draft Findings of Fact & Decisions of possible approval
3

4 Lew Chamberlain of Attar Engineering represented the applicant.

5 **MOTION**

6 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the subdivision amendment
7 application. **PASSED** unanimously.
8

9 The applicant would like to build 3 model homes and use temporary staking rather than final
10 monumentation to get building permits. Mr. Livingston and the Code Office have reviewed the
11 proposed notes and have no objections. The lots can't be sold until base pavement is installed.
12 Temporary staking is acceptable while utilities and infrastructure are being installed. Permanent
13 monumentation would have to be installed before the lots are sold. The model homes will be at
14 the easterly entrance to Brendan's Way.

15 **MOTION**

16 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive the site walk. **PASSED**
17 unanimously.
18

19 **MOTION**

20 Motion by Mr. Raftopoulos, seconded by Mr. Hardy, to find the application complete. **PASSED**
21 unanimously.
22

23 **MOTION**

24 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive the public hearing. **PASSED**
25 unanimously.
26

27 **MOTION**

28 Motion by Mr. Hardy, seconded by Mr. Anderson, to find the proposed monumentation
29 acceptable. **PASSED** unanimously.
30

31 **MOTION**

32 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the exceptions for the model
33 units are acceptable. **PASSED** unanimously.
34

35 **MOTION**

36 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that the performance standards
37 in §202-13 shall remain met. **PASSED** unanimously.
38

39 The Findings of Facts & Decisions §202-12, §202-13 and §202-2 were reviewed.
40

41 **MOTION**

42 Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to approve the Findings of Facts &
43 Decisions with 6 standard conditions of approval and 1 special condition of approval, to approve
44 the plan and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.
45

46 **OTHER BUSINESS**
47
48

1 ~A change of use for the former Lyons Coffee property was approved at the October 12 Staff
2 Review Committee.

3
4 ~SMPDC is holding a workshop in Sanford this Thursday for Planning Board and ZBA
5 members.

6
7
8

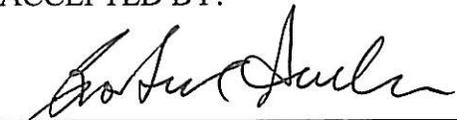
9 **ADJOURN**

10
11 **MOTION**

12 Motion by Mr. Raftopoulos, seconded by Mr. Hardy, to adjourn and sign plans and Findings.
13 PASSED unanimously.

14
15 MINUTES APPROVED November 7, 2016

16
17 ACCEPTED BY:

18
19 
20 _____
21 Robert Sullivan, Secretary

22
23 
24 _____
25 Cinni Davidson, Recorder

26
27
28