



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, November 7, 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: Brian Toomey, George Raftopoulos, Robert Sullivan and Charles Anderson. All members are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner and Cinni Davidson, Meeting Recorder.

MINUTES

September 26, 2016

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to accept the minutes as written.
PASSED 4-0-1 with Mr. Sullivan abstaining.

October 17, 2016

MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to accept the minutes as written.
PASSED 4-0-1 with Mr. Sullivan abstaining.

PUBLIC HEARING

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

Applicant Ryan Amin presented a plan for additional lighting in the parking lot. The lights are requested for additional security and will be directed down toward the pavement. The site plan was initially approved in 2015. The Planning Board held an evening site walk last spring to evaluate the lighting.

There were no questions or comments from members of the public.

1 MOTION

2 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to close the public hearing. PASSED
3 unaniously.

4
5 DEVELOPMENT REVIEW & WORKSHOPS

- 6
7 I. **DOLLAR GENERAL** – LSM Inc. owner; Zaremba Program Development, LLC,
8 applicant; Nobis Engineering, agent. Site Plan Pre-Application for a 9,100 Business
9 Retail building and associated parking to be located on a 1.02 acre parcel. Property is
10 located off of 2060 Post Road and is within the General Business District. Tax Map 144,
11 Lot 1. Report the results of the Site Walk

12
13 Chris Nadeau of Nobis Engineering was present. Mr. Livingston reported on the October 22 site
14 walk which Mr. Anderson, Mr. Toomey, Mr. Raftopoulos and about 12 abutters attended. Sight
15 distances are excellent at the proposed entrance. Some significant trees along Route One and the
16 lot lines should be preserved. There are 2' contours on the plan; Mr. Livingston recommended 1'
17 contours because the property is so flat. An existing culvert crosses the property and will have to
18 be rerouted. There will be a detention pond behind the building. An 8' fence is considered for the
19 north property line. The abutters were concerned about deliveries. There will be one large truck
20 and several smaller trucks per week. Major concerns were the impact on Route One traffic and
21 the Drakes Island intersection, and having the architectural design consistent with the appearance
22 of the Town. A traffic study including summer volumes will be required for the completeness
23 review. Traffic engineers have a methodology for looking at traffic during peak seasons.
24 The applicant will submit a full site plan application for the Board's review. The
25 recommendation was to start the traffic study. The applicant will look at recent commercial
26 projects in Town for design standards.

- 27
28 II. **OGUNQUIT RIVER INN** – Ryan Amin, owner/applicant. Site Plan Amendment
29 seeking approval for additional lighting in the hotel parking lot. No changes are proposed
30 to the existing Lodging Facility which consists of 80 hotel/motel units. The property is
31 located off of 17 Post Road and is within the General Business and Shoreland Overlay
32 Districts. Tax Map 102, Lot 5. Workshop comments from public, draft compliance
33 and sign lighting

34
35 The Board reviewed the new lighting information. The new fixtures will be low intensity and
36 downward shielded, and Mr. Livingston recommended approving the proposed lighting.

37
38 MOTION

39 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to find that the proposed lighting is in
40 conformance with §145-75D. PASSED unaniously.

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42 The existing sign is internally lit. The applicant has learned that dimmer switches can be
43 installed. There are 6 modules and each has its own switch. The sign must meet the requirements
44 of §145-41 and §145-75, which are subjective. Mr. Amin suggested another site walk now that
45 the globe lights have been removed to see if there is any improvement. Mr. Sullivan
46 recommended a site walk before the sign is modified. Mr. Raftopoulos discussed having the sign
47 harmonize with other businesses along Route One.

1 **MOTION**

2 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to schedule another site walk when the
3 applicant is ready. **PASSED** unanimously.
4

5 **MOTION**

6 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to continue the workshop for 120 days to
7 allow time for the site walk. **PASSED** unanimously.
8

9 **III. WESLEY BY THE SEA** – Preacher’s Aid Society of New England, owner; Stephen
10 Bushey, agent. Subdivision Amendment Application to reflect As-Built conditions of the
11 subdivision and changes made to the drainage including drainage easements and wooded
12 buffers. The subdivision is located off of Charles Wesley Court off of Harriseckett Road
13 and Willow Way. The subdivision is located within the Rural and 75’ Shoreland Overlay
14 Districts. Tax Map 79, Lots 1-1 to 1-14. **Receive Subdivision Amendment Application,**
15 **review memo, and schedule a Site Walk if determined to be necessary**
16

17 The applicant requested a postponement to the next meeting.
18

19 **IV. SEA ORCHARD** – Thomas & Ruth Bergen, owner. Robert Libby, BH2M,
20 applicant/agent. Subdivision Amendment Application for a 15’ wide access easement on
21 lot 5 for the use of lot 6. The parcels are located off of Autumn Lane off of Route One.
22 The parcels are located within the Residential A District and are identified as Tax Map
23 135, Lots 9-5 and 9-6. **Receive Subdivision Amendment Application, review memo,**
24 **and schedule a Site Walk if determined to be necessary**
25

26 Robert Libby of BH2M represented the applicant.

27 **MOTION**

28 Motion by Mr. Raftopoulos, seconded by Mr. Sullivan, to receive the subdivision amendment
29 application. **PASSED** unanimously.
30

31 The applicant wishes to add a ROW across Lot 5 for the use of Lot 6. This is a residential
32 subdivision. Apparently there are some areas of wetland fill that were not on the original plan, a
33 shed seems to be in the setback or common area, and the original landscape plan was shifted over
34 into the buffer area.
35

36 **MOTION**

37 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to schedule a site walk for 8 AM on
38 Saturday, November 12. **PASSED** unanimously.
39

40 **V. BURNT MILL ESTATES-** Burnt Mill Holding Company, LLC; Brad Booth, agent;
41 Corner Post Land Surveying, surveyor. Final Subdivision Amendment Application to
42 relocate cluster lot #62 from Storer Lane to Route 9A, adjacent to cluster lot #103 and
43 add a driveway onto Route 9A .No change to the number of lots or dwellings proposed.
44 The area of the subdivision amendment is located off of Hobbs Farm Road, Route 9A,
45 and Storer Lane, and is within the Rural and 75’ Shoreland Overlay Districts. Tax Map
46 62, Lot 12 and Map 63, Lot 7. **Workshop compliance and Findings of Fact &**
47 **Decisions for possible approval**
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2 Applicant Brad Booth was present. The final revisions have been made and Findings of Facts &
3 Decisions were reviewed.

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5 **MOTION**

6 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to approve the Findings of Facts &
7 Decisions, to approve the amended plan and sign the plans and Findings at the end of the
8 meeting. **PASSED** unanimously.

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10 **VI. BRACKETT ESTATES** – Jefferson Homes, Inc. owner; Thomas Harman, Civil
11 Consultants, applicant/agent. Subdivision Amendment Application to adjust the lot line
12 between lots 5-24 and 5-25. No other changes proposed to the existing subdivision.
13 Parcels located off of Brackett Lane and are located within the Residential A District.
14 Tax Map 25, Lot 5-24 and 5-25. **Receive Subdivision Amendment Application,**
15 **determine a site walk if necessary, workshop completeness, determine a public**
16 **hearing if necessary, workshop compliance and Findings of Fact & Decisions for**
17 **possible approval**

18
19 **MOTION**

20 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to receive the subdivision amendment
21 application. **PASSED** unanimously.

22
23 Jay Stevens of Civil Consultants represented the applicant and presented the plan for a lot line
24 adjustment and land swap

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26 **MOTION**

27 Motion by Mr. Sullivan, seconded by Mr. Toomey, to find that a site walk is not necessary.
28 **PASSED** unanimously.

29
30 **MOTION**

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

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34 **MOTION**

35 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to waive the requirement for a
36 stormwater management plan. **PASSED** unanimously.

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38 **MOTION**

39 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to find the proposed monumentation
40 suitable. **PASSED** unanimously.

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42 **MOTION**

43 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to find that a public hearing is not
44 necessary. **PASSED** unanimously.

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46 **MOTION**

47 Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to find the application compliant.
48 **PASSED** unanimously.

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MOTION

Motion by Mr. Sullivan, seconded by Mr. Raftopoulos, to approve the Findings of Facts & Decisions, to approve the amended plan and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

OTHER BUSINESS

~Site walks: Mr. Sullivan was unable to attend the site walk at Hidden Cove Brewery and did one on his own. Mr. Millian was unable to attend the site walk at the Dollar General property and did one on his own.

~There will be a training session in December for ZBA and Planning Board members.

ADJOURN

MOTION

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

MINUTES APPROVED November 21, 2016

ACCEPTED BY:



Robert Sullivan, Secretary



Cinni Davidson, Recorder