

TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, June 26, 2018 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Public Works Department Representative Paula Green, Police Chief Jo-Ann Putnam, Fire Chief Wayne Vetre, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

MINUTES

May 15, 2018

MOTION

Motion by Ms. Green, seconded by Chief Vetre, to accept the minutes as written. **PASSED** unanimously.

May 30, 2018

MOTION

Motion by Chief Putnam, seconded by Ms. Adams, to accept the minutes as written. **PASSED** unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

- I. POLISHED CONCRETE OF NEW ENGLAND** – G&C Realty Trust; Dexcon LLC, owner; Polished Concrete, applicant; Civil Consultants, agent. Site Plan Application to construct a 6,848 SF building for Business Contractor and Warehousing use. The property is located off of North Berwick Road and is within the Light Industrial District. Tax Map 40, Lot 3-3. **Comment on Site Plan Application for the Planning Board**

Geoff Aleva of Civil Consultants presented the plan for a Business Contractor building to include office space, storage and a display area for the contractors. The company is outgrowing its current space near the Sanford airport and moving the entire operation to Wells. The building will be steel frame, pre-fab, 2 stories. There will be access on 3 sides of the building. Sight distances in both directions on Route 9 are good. The driveway will be widened and shared with the adjacent property. The cross easements will have to include a maintenance agreement and snow plowing/storage. There will be parking for 6 employees. Truck traffic will be 2 tractor trailers per week and UPS deliveries. Drainage will be toward the back of the property. Another pole for CMP may be necessary.

Comments from the round table:

1 There will be no outdoor storage. The building will have an alarm and Knox Box. No chemicals will be
2 stored on site. The septic system will have a pump to the leach field near the driveway. The dumpster will
3 be fenced.
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6 **II. CLUFF BILLS LANE PIT** – Wilbur C. Cluff, Jr. owner/applicant. Tom Harmon, PE of
7 Civil Consultants, agent. Site Plan Application for a 17.85 acre Mineral Extraction (Gravel
8 Pit) operation on a 31.75 acre parcel of land. The parcel is located off of Bills Lane and is
9 within the Rural District. Tax Map 47, Lot 39. **Comment on Site Plan Application for the**
10 **Planning Board**
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12 Geoff Aleva of Civil Consultants presented the plan for a gravel pit operation. The Planning Board is
13 holding a public hearing on July 2 and the plan revisions are being made. The excavated area is being
14 enlarged. The DEP allows 10 acres to be worked at a time and the reclamation can be done in phases.
15 There are notes on the hours of operation. The new driveway will be paved. There is a requirement to
16 clean up Bills Lane when the trucks spill material. There will be screening and buffering for the
17 residential abutters. There are monitoring wells to watch the water table. The property should be posted
18 to keep out 4-wheelers. Some trimming is needed to improve the sight distances. The entrance will be
19 across from Trailblazers, so headlights will not be a concern. There will be a gate at the entrance with a
20 Knox Box. If there is any crushing it will be on the CMP side of the property. A note will be added to
21 notify abutters 2 weeks prior to crushing.
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23 **ADJOURN**
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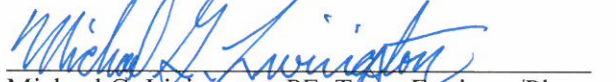
25 **MOTION**

26 Motion by Ms. Green, seconded by Ms. Adams, to adjourn. PASSED unanimously.
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28 RESPECTFULLY SUBMITTED:

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31 Cindi Davidson, Meeting Recorder
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33 ACCEPTED BY:

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36 Michael G. Livingston, PE, Town Engineer/Planner
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