

APPROVED

TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday October 10, 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: Interim Public Works Director Carol Murray, Public Works Department Representative Paula Green, Fire Cpt. Jim Moore, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

June 26, 2018

July 10, 2018

The minutes were tabled since there was not a quorum of the members present at those meetings.

DEVELOPMENT REVIEW & WORKSHOP

- I. **HIDDEN TREASURES** – Scott McLeod, owner/applicant. Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a major subdivision consisting of 6 lots/dwelling units, open space and a private right-of-way on 184,309 SF of land area off of Riding Road. The subdivision is located within the Residential A and 250' Shoreland Overlay District. Tax Map 118, Lots 2 and 3 **Comment on Preliminary Subdivision Application for the Planning Board**

Applicant Scott McLeod and Dana Libby from Corner Post Land Surveying were present. This is a 6 lot subdivision with a new road to give the lots street frontage. Sea Mist Lane is a private road. A fire hydrant is proposed. Sewage will pump up to Route One. Stormwater will flow into the marsh. The Fire Chief and Public Works Department need to approve the hammerhead turnaround. The property includes GB, RA and Shoreland zones. Lots 2 & 3 will have river frontage. All lots have a 30' height limit. A pedestrian path across Lot 3 leads from the road to the river for launching kayaks. Since this is a tidal part of the river, the setback requirement is 75', not 200'. The open space will be a no cut area except for dead or dangerous trees. We are still using the old 25' x 25' grid system. The Water District is planning 2 points of entry. The developer intends not to impact Sea Mist Lane and the driveways. A manhole provides access to the end of the sewer line.

SRC Min 10-10-18

The Planning Board is holding a public hearing and workshop on Monday, October 15. The HOA documents will be sent to the Town Attorney for review as part of the final application.

II. BRANCH FARM ROAD SUBDIVISION - Seal Harbor, LLC, applicant/owner; Attar Engineering Inc. agent. Preliminary Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 50' wide private right-of-way to be constructed off of Branch Road. Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3 **Comment on Preliminary Subdivision Application for the Planning Board**

Lew Chamberlain of Attar Engineering represented the applicant. A 5 lot subdivision was approved in the 1980's. This proposal will divide the property into 2 parcels, one with the existing farmhouse on a separate lot and a second parcel with a private road leading to 4 single family dwellings. The cul-de-sac will be completely paved with no island in the center. The DOT entrance permit has been issued. The units will have sprinklers and individual wells and septic systems. The Assessor asked for the road extending off the cul-de-sac to keep the same name for the 911 system. House numbers should be posted at the ends of the driveways. There should be a stop sign at the end of the subdivision road. The approved name is Four Seasons Farm Road. The building footprints will be 50' x 70'. Approximately 20% of the property is wetland and the two brooks. Note 21 deals with screening for the abutters. A decision will wait until after the Planning Board's public hearing; it may be a fence or vegetation. The basements may need foundation drains; an engineer's letter will be required when the building permits are issued. The Planning Board is holding a public hearing and workshop on Monday, October 15.

OTHER BUSINESS

None.

ADJOURN

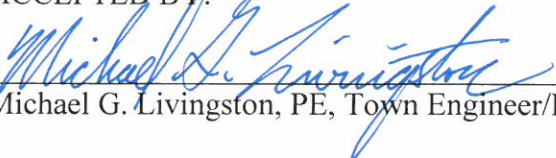
MOTION

Motion by Ms. Adams, seconded by Ms. Green, to adjourn. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:


Cindi Davidson, Meeting Recorder

ACCEPTED BY:


Michael G. Livingston, PE, Town Engineer/Planner