



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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## Meeting Agenda

Tuesday, June 28, 2022, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

#### I. JUNE 1, 2022 DRAFT MEETING MINUTES

Documents:

[SRC MIN 06-01-22 DRAFT.PDF](#)

#### II. JUNE 14, 2022 DRAFT MEETING MINUTES

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. PERKINS PASTURE SUBDIVISION (FORMERLY GOLDMARK)

Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent.

Subdivision Pre-Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of land. Property is located off Quarry Road and Minuteman Drive within the Rural District. Tax Map 37, Lot 2D. **Comment on preliminary subdivision for Planning Board**

#### II. BURNT MILL ESTATES SUBDIVISION

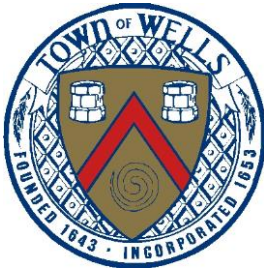
Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc., applicant/engineer.

Preliminary Subdivision Application to redesign the major subdivision. A total of 36 residential cluster lots to remain as approved/developed: Lots 1-22, 55-57, 95-103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court and Faxon Drive; and Lot 32 to remain as approved off Parsonage Way. Lots 23 -25 to be enlarged off of James Street. Lot 54 to remain a Multifamily Development but to consist of 10 single family dwelling units, not 20 units. 16 residential cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units are proposed as a Multifamily Development on the south side of Hobbs Farm Road. The development to remain with a total of 174 dwelling units on 374.94 acres of land. The north side of the Hobbs Farm Road/ Storer Lane will

become Open Space. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Tax Map 63, Lots 7-62 and 7-95 to 7-103 **Comment on preliminary subdivision for Planning Board**

**OTHER BUSINESS**

**ADJOURN**



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes  
Wednesday, June 1, 2022, 9:00 AM  
Town Hall Meeting Room, Second Floor  
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston.

Members present: CEO Jodine Adams, Public Works Director Carol Murray, Fire Dept. Cpt. Jeff Nawfel, Police Chief Jo-Ann Putnam, Meeting Recorder Cinndi Davidson.

## MINUTES

May 17, 2022

### **MOTION**

Motion by Jodine, seconded by Jo-Ann, to approve the minutes as written. Passed unanimously.

## DEVELOPMENT REVIEW & WORKSHOP

- I. **FISHERMAN'S CATCH** – Cardinali's Real Estate, LLC, owner/applicant. Dana Libby, Surveyor. Site Plan Application for the existing 2,038 SF Standard Restaurant use with 52 indoor seats and 33 outdoor seats to erect a tent for the outdoor dining area, to locate an 8' x 24' food truck (Fast-Food Restaurant use) and 18 additional outdoor seats. The site plan depicts the existing parking areas on the property and within Harbor Road. The property is located off 134 Harbor Road and is within the General Business and 250' Shoreland Overlay District. Tax Map 135, Lot 23-A. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

Ed Cardinali, owner, and Dana Libby of Corner Post Surveying were present.

### **MOTION**

Motion by Carol, seconded by Jo-Ann, to find the application compliant. Passed unanimously. Findings of Facts and Decisions were reviewed.

Traffic

### **MOTION**

Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed unanimously.

1 Dust, fumes, vapors and gases  
2 **MOTION**  
3 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
4 unanimously.  
5  
6 Odor  
7 **MOTION**  
8 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
9 unanimously.  
10  
11 Glare  
12 **MOTION**  
13 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
14 unanimously.  
15  
16 Stormwater runoff  
17 **MOTION**  
18 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
19 unanimously.  
20  
21 Erosion control  
22 **MOTION**  
23 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
24 unanimously.  
25  
26 Setbacks and screening  
27 **MOTION**  
28 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
29 unanimously.  
30  
31 Explosive materials  
32 **MOTION**  
33 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
34 unanimously.  
35  
36 Water quality  
37 **MOTION**  
38 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
39 unanimously.  
40  
41 Preservation of landscape  
42 **MOTION**  
43 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
44 unanimously.  
45  
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48

1 Refuse disposal

2 **MOTION**

3 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
4 unanimously.

5  
6 Water supply

7 **MOTION**

8 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
9 unanimously.

10  
11 Sewage disposal

12 **MOTION**

13 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
14 unanimously.

15  
16 Fire safety

17 **MOTION**

18 Motion by Jeff, seconded by Jo-Ann, to find that the standard has been met. Passed unanimously.  
19

20 **MOTION**

21 Motion by Carol, seconded by Jo-Ann, to approve the Findings and plan and sign them at the end  
22 of the meeting. Passed unanimously.

23  
24 **ADJOURN**

25  
26 **MOTION**

27 Motion by Jo-Ann, seconded by Carol, to adjourn and sign plans. Passed unanimously.  
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30 RESPECTFULLY SUBMITTED:

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34 \_\_\_\_\_  
35 Cinndi Davidson, Meeting Recorder

36 ACCEPTED BY:

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39 \_\_\_\_\_  
40 Mike Livingston, Town Engineer/Planner

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