



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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Register in advance for this meeting:

[HTTPS://US02WEB.ZOOM.US/MEETING/REGISTER/TZURD-YSRTOVGNFJSSZMER0QNHH6J4FCI\\_1](https://us02web.zoom.us/meeting/register/tzurd-ysrtovgnfjsszmer0qnhh6j4fci_1)

## MINUTES

### **I. NOVEMBER 10, 2020 DRAFT MEETING MINUTES**

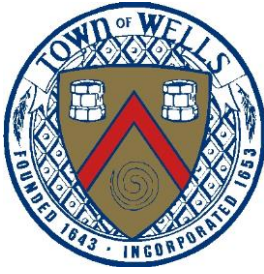
Documents:

[SRC MIN 11-10-20 DRAFT.PDF](#)

## DEVELOPMENT REVIEW & WORKSHOPS

## OTHER BUSINESS

## ADJOURN



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

## Meeting Agenda

Tuesday, November 10, 2020, 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: Fire Chief Mark Dupuis, CEO Jodine Adams, Public Works Department representative Paula Green, Police Chief Jo-Ann Putnam, Meeting Recorder Cinndi Davidson.

### MINUTES

October 27, 2020

#### MOTION

Motion by Ms. Adams, seconded by Ms. Green, to accept the minutes as written. Passed unanimously.

### DEVELOPMENT REVIEW & WORKSHOP

- I. **VM FORBES** – V. Matthew Forbes, owner/applicant; Frank Emery, III, Surveyor. Site Plan Application for 540 SF of Business Retail, Office, Personal Service Business and/or Fast-Food Restaurant use within the existing. The existing single family dwelling unit to remain. The parcel is located within the Beach Business and 250' Shoreland Overlay Districts. The parcel is located off of 545 Mile Road. Tax Map 122, Lot 39. **Workshop completeness and compliance for possible approval.**

Matt Forbes presented his plan for a change of use. The comments in Mr. Livingston's memo were reviewed.

#### MOTION

Motion by Ms. Adams, seconded by Chief Putnam, to waive the requirement for showing parcel contours on the plan. Passed unanimously.

#### MOTION

Motion by Ms. Adams, seconded by Ms. Green, to find the application complete. Passed unanimously.

#### MOTION

Motion by Ms. Adams, seconded by Chief Putnam, to find the application compliant. Passed unanimously.

1 The Findings of Fact & Decisions were reviewed. The parking area and seasonal outdoor seating  
2 area have been discussed. Note 17 was added to the plan to allow the seating area.  
3

4 **MOTION**

5 Motion by Ms. Adams, seconded by Chief Putnam, to approve the draft Findings of Fact. Passed  
6 unanimously.  
7

8 Ms. Adams asked for something to cordon off the seating area from traffic, such as boulders or  
9 shrubs.  
10

11 **MOTION**

12 Motion by Ms. Adams, seconded by Chief Putnam, to add Special Condition #2 to the Findings,  
13 to add protective barriers between the road and the seating area. Passed unanimously.  
14

15 **MOTION**

16 Motion by Chief Dupuis, seconded by Chief Putnam, to sign the Findings and site plan. Passed  
17 unanimously.  
18

19 **II. RAMSELL ESTATES SUBDIVISION (FKA 1086 NORTH BERWICK RD) –**

20 Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer.  
21 Preliminary Subdivision Application for a 12 lot/dwelling unit Residential Cluster major  
22 subdivision located on 25.26 acres with a private roadway and Open Space. The property  
23 is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24,  
24 Lot 4. **Comment on application for the Planning Board**  
25

26 Kendra Ramsell of Sebago Technics and Jason Labonte, developer/owner presented the plan for  
27 a 12 lot subdivision. MDOT has granted the driveway entrance permit. The ordinance requires  
28 using the less travelled road for access when there is a choice. However, that would mean more  
29 traffic on Merriland Ridge Road through a small residential neighborhood where the speed limit  
30 is 25 MPH. The abutters are strongly opposed to connecting the new road to Merriland Ridge  
31 Road. The sight distances on Route 9 are good and MDOT granted a waiver for a Route 9  
32 entrance. At the previous Planning Board meeting the Board granted a waiver for the access road  
33 off of Route 9.  
34

35 A wet pond will be used as the fire pond and there will be a pipe from the existing well to the  
36 pond. There will be a Knox box beside the meter and a note will be added to the plan that the  
37 Fire Department can turn the pump on whenever needed. The fire pond is in the open space and  
38 an easement or maintenance agreement is needed.  
39

40 The open space was discussed, and options include deeding it to the Town or having the HOA  
41 manage it. The garden will be for the exclusive use of the residents. The stormwater management  
42 system must be inspected twice a year and recertified every 5 years.  
43

44 **III. COASTAL PROJECTS SUBDIVISION – New Year Projects, Inc. owner/applicant.**  
45 Attar Engineering Inc. agent. Minor Subdivision Application for a three lot commercial  
46 subdivision located on 32 acres of land. The parcel is located off of Willie Hill Road and is  
47 within the Light Industrial District. Tax Map 41, Lot 13 **Comment on application for the**  
48 **Planning Board**

1  
2 Applicant Dean Hudon presented a plan for a 3 lot commercial subdivision on Willie Hill Road.  
3 There is a fire pond nearby on the Garthwaite property. The subdivision is adjacent to the  
4 railroad. When the nearest lot is sold and a site plan is filed, protection from the railroad will be  
5 determined depending upon the use. The Planning Board will conduct a public hearing on  
6 Monday, November 16.

7  
8 **IV. CURTIS FARM SUBDIVISION - Landings Development, LLC owner; South Ash**  
9 **Development, LLC, applicant. Attar Engineering, Inc. agent. Final Subdivision**  
10 **Application for a 9 lot/dwelling unit Residential Cluster Major Subdivision located off of**  
11 **Loop Road. The property is located within the Rural District, Resource Protection District**  
12 **and 250' Shoreland Overlay District. Tax Map 25, Lot 11 Comment on application for**  
13 **the Planning Board**

14  
15 Mike Sudak of Attar Engineering represented the applicant and presented a plan for a 9 lot  
16 residential subdivision near Loop Road and Sunshine Lane. The entrance has been moved to  
17 keep headlights out of abutters' homes. The DEP permit has been issued. The Planning Board is  
18 holding a final public hearing on November 16.

19  
20 **V. OCEAN VIEW CEMETERY – Ocean View Cemetery, Inc. owner/applicant; Attar**  
21 **Engineering Inc, agent. Site Plan Application to expand the existing cemetery and**  
22 **associated driveways onto the undeveloped land and construct a new entrance/exit onto**  
23 **Route One. The property is located within the General Business and 250' Shoreland**  
24 **Overlay District. Tax Map 129, Lot 27-EXE. Comment on application for the Planning**  
25 **Board**

26  
27 Mike Sudak of Attar Engineering represented the applicant and presented a plan to expand the  
28 cemetery, extend the roadway and construct a new entrance/exit onto Route One. The Planning  
29 Board will conduct a public hearing in December.

30  
31 **ADJOURN**

32  
33 **MOTION**

34 Motion by Chief Putnam, seconded by Ms. Green, to adjourn and sign plans and Findings.  
35 Passed unanimously.

36  
37  
38 **RESPECTFULLY SUBMITTED:**

39  
40  
41 \_\_\_\_\_  
42 Cinndi Davidson, Meeting Recorder

43  
44 **ACCEPTED BY:**

45  
46  
47 \_\_\_\_\_  
48 Mike Livingston, Town Engineer/Planner

SRC Min 11-10-2020