

APPROVED



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 6, 2023, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Richard DeBold, Brenda Durand, Brian Toomey, Steve Koeninger, Joshua Lagasse, Paul Baratta
Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson

MINUTES

February 27, 2023

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to accept the minutes as written. Passed 4-0-1 with Mr. Koeninger abstaining.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS SUBDIVISION)** – RT Property Holdings, LLC, owner; Patrick Johnson, applicant/agent. Final Subdivision Application for a 2 lot/ 10 dwelling unit subdivision on 10.6 acres of land. Lot 1 to consist of one single family dwelling. Lot 2 to consist of four duplex (two-family dwellings) and one single family dwelling, open space and private roadway (Multifamily Development). The property is located within the Residential A District and is located off Sanford Road near the Bragdon Road intersection. Tax Map 55, portion of Lot 13-EXE and Lot 14-EXE. **Workshop Final Findings of Fact & Decisions for possible approval**

Patrick Johnson of JPS Professional Services represented the applicant. Note 36 has been added to the plan about maintaining the sight distance.

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed unanimously.

1 Findings of Fact & Decisions were reviewed.

2

3 Conformance with Comprehensive Plan

4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
6 unanimously.

7

8 Retention of open spaces and natural or historic features

9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
11 Passed unanimously.

12

13 Blocks

14 **MOTION**

15 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard does not apply.
16 Passed unanimously.

17

18 Lots

19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
21 unanimously.

22

23 Utilities

24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
26 unanimously.

27

28 Required improvements: Monuments, water supply, fire protection, sewage disposal, stormwater
29 management.

30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
32 Passed unanimously.

33

34 Streets

35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
37 unanimously.

38

39 Land features

40 **MOTION**

41 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
42 Passed unanimously.

43

44 Performance Guaranties §202-13 A-K

45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standards shall be met. Passed
47 unanimously.

48

1 Purpose, criteria for approval §202-2

2 **MOTION**

3 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that standards A & B shall be met
4 and C & D do not apply. Passed unanimously.

6 **MOTION**

7 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the subdivision plan and Findings
8 of Fact & Decisions and sign them at the end of the meeting. Passed unanimously.

- 9
10 **II. ALRIG USA DEVELOPMENT – J&D Dube Properties, LLC, owner; Wells Retail**
11 **Management, LLC, applicant; Stonefield Engineering & Design, LLC, agent. Site Plan**
12 **Amendment Application to construct a 5,195 SF building for a 2,335 SF Fast-food**
13 **Restaurant use with drive-thru and 285 SF patio, a 1,430 SF Business Retail use and a**
14 **1,430 SF Fast-food Restaurant use. The property is located off Meadow Mall Road**
15 **near 900 Post Road. The property is located in the General Business District and**
16 **identified as Tax Map 120, Lot 2-1. Receive Site Plan Amendment Application,**
17 **determine if a site walk is to be scheduled, and workshop draft completeness**

19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the site plan amendment
21 application. Passed unanimously.

22
23 Samantha Burgner of Alrig USA Development and Jake Modestow of Stonefield Engineering &
24 Design presented the plan for a fast-food restaurant with drive-thru, patio and business retail use.
25 Traffic is expected to be heavier in the morning at the coffee drive-thru and later in the day for
26 the sub shop, which will vary the parking needs. The property is under contract to Alrig. The
27 applicant is working with DOT on the design of the entrances and traffic movement permit.
28 Public water and sewer will be connected at Route One.

29
30 Mr. Koeninger pointed out two areas where the traffic flows and turning lanes would be
31 congested. Mr. Livingston said that stacking would be an issue at the ordering station unless the
32 escape lane was lengthened. Mr. Toomey said the parking requirement would depend on the
33 other businesses and their needs for employees and customers. The two other businesses haven't
34 been confirmed. The abutters have been contacted to discuss access to the site.

35
36 A site walk was discussed. Board members want to see the site fully staked out. A March 25 site
37 walk will be considered at the March 20 meeting, weather permitting.

39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 60 days. Passed
41 unanimously.

42
43 **ADJOURN**

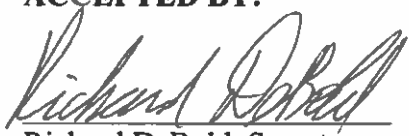
45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn and sign plans and Findings of
47 Fact. Passed unanimously.

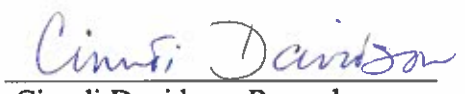
1 **MINUTES APPROVED** March 20, 2023

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ACCEPTED BY:



Richard DeBold, Secretary



Cinni Davidson, Recorder