

APPROVED



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 20, 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 Cindi Davidson

MINUTES

March 6, 2023

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to accept the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **ALRIG USA DEVELOPMENT** – J&D Dube Properties, LLC, owner; Wells Retail Management, LLC, applicant; Stonefield Engineering & Design, LLC, agent. Site Plan Amendment Application to construct a 5,195 SF building for a 2,335 SF Fast-food Restaurant use with drive-thru and 285 SF patio, a 1,430 SF Business Retail use and a 1,430 SF Fast-food Restaurant use. The property is located off Meadow Mall Road near 900 Post Road. The property is located in the General Business District and identified as Tax Map 120, Lot 2-1. **Schedule a Site Walk**

Samantha Burgner of Alrig USA Development was present.

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Saturday, April 1 at 8 AM. Passed unanimously.

- II. **HAZY HILL FARM** – 1616 Post Road, LLC, owner; RS470, LLC, applicant. Site Plan Amendment Application seeking approval for a Registered Marijuana Dispensary use within unit #2, approximately 3,344 SF in gross floor area. No other change in use proposed; property has approval to operate Business Office, Retail, Personal Service Business, Service Business, Contractor Business and Wholesale Business uses. Total

PB Min 03-20-2023

1 floor area of all structures is 8,857 SF. Two dwelling units also exist on the property.
2 The lot is located off 1614/1616 Post Road and is within the General Business District.
3 Tax Map 135, Lot 4-1. **Workshop compliance and draft Findings of Fact &**
4 **Decisions for possible approval**
5

6 Applicant Jesse Lohrey was present. The security plan as approved by the Police Chief was
7 discussed, including security cameras in several locations and ID checking at the entrance.
8 Walsh Engineering has prepared a plan with the water line coming off of Stephen Eaton Lane.
9 The pavement will be cut to preserve existing vegetation, and the DEP has a 25 ft. setback from
10 the brook. Mr. Koeninger asked about the procedure when customers arrive to pick up the
11 product. The procedure will be submitted in writing to the Town and implemented prior to
12 occupancy and adhered to. The applicant proposes 12 parking spaces for employees and
13 customers.

14
15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that 12 parking spaces are sufficient.
17 Passed unanimously.

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19 **MOTION**

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

22
23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the site plan and Findings of
25 Fact & Decisions and sign them at the end of the meeting. Passed unanimously.

26
27 **III. BURNT MILL ESTATES –** Burnt Mill Holding Company, LLC, owner; Sebago
28 Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to
29 eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial
30 Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid
31 Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings
32 (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The
33 property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage
34 Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map
35 62A, Lot 1. **Workshop final completeness and compliance review comments**
36

37 Craig Burgess of Sebago Technics represented the applicant. Comments and recommendations
38 were reviewed.

39
40 Lot 6/7 Drainage. The pond design has changed and will be one pond split in two. The easement
41 needs the approval from the Lot 6 owner. Final HydroCAD is needed.

42
43 Pedestrian trail/sidewalk. There will be a 5 ft. wide paved sidewalk. An abutter had asked if a
44 portion could be reduced to 3 ft. but the Board already voted to meet Town standards. The trail
45 will extend as far as Branch Road and stay along one side of the road. Where the trail goes
46 through field grass, it needs to be mowed and there should be trail markers, preferably treated
47 wooden with caps. A trail maintenance plan is needed. The cost estimate for trail construction

1 must be updated. The postmaster hasn't responded on the mailbox relocation. The density bonus
2 should be reconsidered with the elimination of the golf course.

3
4 c & d) Lots 54 and 57. Signage changes on one sheet are pending. The stormwater plans
5 prepared by Attar for Little Meadow Court and the survey plans need to be reconciled.

6
7 **MOTION**

8 Motion by Mr. Toomey, seconded by Mr. DeBold, to allow the Lot 57 driveway off of Hobbs
9 Farm Road rather than Storer Lane. Passed unanimously.

10
11 e) Little Meadow Court. MDEP permit for drainage changes is still pending. The revised
12 drainage easements need the permission of the landowners and should be recorded prior to
13 construction.

14
15 f) Performance guarantees. The Planning Office has prepared the Note 29 revisions. The
16 guarantee funds are due before approval. The dam and its water holding capacity are vital for the
17 functioning of the fire suppression system. Mr. Livingston will draft a note regarding
18 maintenance of the fire pond and hydrant. Cost estimates for the finish course of the roads and
19 the stormwater ponds are pending.

20
21 g) Utilities. Some pole locations are missing.

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23 **MOTION**

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

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27 **OTHER BUSINESS**

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29 Mr. Millian asked about accessory units. The state law LD2003 was passed last year but hasn't
30 gone into effect yet and the rule making isn't complete. We are hoping to avoid a conflict
31 between state law and our ordinances. Most of our zones allow additional dwelling units if there
32 is enough density. ADU's don't have to meet density. Our parking requirement is based on the
33 number of bedrooms in the home and ADU, which may conflict with the state parking standards.

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35 **ADJOURN**

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37 **MOTION**

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

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41 **MINUTES APPROVED** April 3, 2023

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43 **ACCEPTED BY:**

44 Richard DeBold Cinndi Davidson
45 Richard DeBold, Secretary Cinndi Davidson, Recorder
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