



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, May 15, 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, Steve Koeninger, Brian Toomey, Joshua Lagasse, Paul Baratta

Excused: Brenda Durand

Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinni Davidson

MINUTES

May 1, 2023

MOTION

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

DEVELOPMENT REVIEW & WORKSHOPS

- I. **88 BURNT MILL ROAD SUBDIVISION** – Gilcrest Development, Inc./ Kevin Hill, owner/applicant; Attar Engineering, Inc. engineer. Subdivision Pre-Application for 6 single family dwelling units proposed on 3.51 acres of land (Multifamily Development). The property is located off 88 Burnt Mill Road and is within the Residential A and General Business Districts. Tax Map 139, Lot 6. **Receive Subdivision Pre-Application and schedule a site walk**

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the subdivision pre-application. Passed unanimously.

Mike Sudak of Attar Engineering represented the applicant and described the proposal for 6 single family dwelling units. Either a public water line can be brought in, or there will be private wells. Public sewer is planned. The applicant proposes a hammerhead. Mr. Koeninger said they are hard to plow and he prefers a cul-de-sac. A visual screen is needed for residential abutters.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Wednesday, May 24 at 6 PM. Passed unanimously.

II. PERKINS PASTURE SUBDIVISION (FKA GOLDMARK) – Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Final Subdivision 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. Workshop final compliance/ Final Findings of Fact & Decisions for possible approval

Mark O'Brien, owner, and Jacques Gagnon of Oak Point Associates were present. The cost estimate, stormwater management plan and erosion control plan have been updated. Some minor items in the HOA documents will be addressed at the pre-construction meeting. The drainage easement on Lot 17 will be conveyed to the town.

MOTION

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

The Findings of Facts & Decisions were reviewed.

Conformance with Comprehensive Plan

MOTION

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

Retention of open spaces and natural or historic features

MOTION

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

Blocks

MOTION

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

Lots

MOTION

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

Utilities

MOTION

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

1 Required improvements: monuments, water supply, fire protection, sewage disposal, stormwater
2 management

3 **MOTION**

4 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standards shall be met.
5 Passed unanimously.

6
7 Streets

8 **MOTION**

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

11
12 Land features

13 **MOTION**

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

16
17 §202-13 Performance Guaranties

18 **MOTION**

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

21
22 §202-2 Purpose, criteria for approval
23 §A 1-11 Standards

24 **MOTION**

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

27
28 §B Financial & technical capacity

29 **MOTION**

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

32
33 §C & D

34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standards do not apply.
36 Passed unanimously.

37
38 Special condition #6 states that the Revised HOA documents will be reviewed before the pre-
39 construction meeting.

40
41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the plans and Findings of Fact &
43 Decisions, as amended, and sign them at the end of the meeting. Passed unanimously.

44
45
46
47

1 **III. THE WOODLANDS** – Matthew Vulner, owner. Geoff Aleva of Civil Consultants,
2 agent. Final Subdivision Amendment Application to create a driveway easement on lot
3 11-D-1 for access to abutting parcel, Map 17, Lot 11-C, to maintain their existing
4 driveway location. The Woodlands subdivision consists of 5 lots/single family
5 dwellings off Hiltons Lane, Loop Road and Sunshine Lane. The property is located off
6 55 Hiltons Lane and is within the Rural and 250' Shoreland Overlay zone. Tax Map 25,
7 Lot 11-D-1. **Receive Subdivision Amendment Application, determine site walk,**
8 **consider completeness, determine public hearing, consider compliance, and**
9 **consider Findings of Fact & Decisions for possible approval**

10
11 **MOTION**

12 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the subdivision amendment
13 application. Passed unanimously.

14
15 Matthew Vulner, owner, and Geoff Aleva of Civil Consultants were present. This amendment
16 would create an easement on Lot 11-D-1 for the driveway of Lot 11-C. No other plan changes or
17 driveway relocations are proposed.

18
19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that a site walk is not necessary.
21 Passed unanimously.

22
23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the application complete. Passed
25 unanimously.

26
27 **MOTION**

28 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the public hearing. Passed
29 unanimously.

30
31 **MOTION**

32 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the application compliant. Passed
33 unanimously.

34
35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the plans and Findings of Fact &
37 Decisions and sign them at the end of the meeting. Passed unanimously.

38
39 **IV. MARTINEZ ZONING DISTRICT BOUNDARY CHANGE AMENDMENT** –
40 Greg Martinez/ Manuel Martinez Real Estate Trust, applicant. Request to change the
41 zoning district boundaries of Lots 2-A, 3-A and 3-B on Map 120 from Residential A
42 (RA) to General Business (GB), which is the current abutting district per 145-6 of the
43 Land Use Code. **Zone Map Change Workshop and schedule a public hearing for**
44 **6/5**

45
46 Greg Martinez, applicant, and Ron Tirreli of Sebago Technics described the request to rezone
47 14.8 acres of RA Zone into the abutting GB Zone. The non-conforming part of the RV Park

1 could be brought into conformance. The Board of Selectmen have reviewed the application and
2 referred it to the Planning Board for comments.

3
4 The Verizon building is within the current GB Zone. The easement to the Verizon building is
5 part of an existing lease. There is also a sewer easement and rights to drainage. There is a 200 ft.
6 setback from the Webhannet River. After the Planning Board holds a public hearing, a
7 recommendation will be sent to the Selectmen. The proposed amendment must comply with the
8 Comprehensive Plan.

9
10 **MOTION**

11 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a public hearing for the June 5
12 meeting. Passed unanimously.

13
14 **OTHER BUSINESS**

15
16 ~The Town has approved Juneteenth as an official holiday. Town Hall will be closed.

17
18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. DeBold, to reschedule the June 19th meeting to June
20 26th. Passed unanimously.

21
22 ~Mr. Toomey asked if short term rentals are considered lodging facilities and have to pay the
23 lodging tax. Some organizations are buying up properties along the coast for investment
24 purposes. ADU's are covered by the ordinance but can have an impact on subdivision approvals.

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to bring the issue of short term rentals to the
28 Selectmen's attention. Passed unanimously.

29
30 **ADJOURN**

31
32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. Koeninger, to adjourn and sign plans and Findings.
34 Passed unanimously.

35
36 **MINUTES APPROVED** June 5, 2023

37
38 **ACCEPTED BY:**

39
40 
41 Richard DeBold, Secretary

42 
Cinni Davidson, Recorder