



TOWN OF WELLS, MAINE PLANNING BOARD

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Meeting Minutes
Monday, July 10, 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: Brenda Durand, Steve Koeninger, Joshua Lagasse, Paul Baratta, Brian Toomey.

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

MINUTES

June 26, 2023

MOTION

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

PUBLIC HEARING

- I. YCCC ZONING DISTRICT BOUNDARY CHANGE AMENDMENT & LAND USE TEXT CHANGE AMENDMENT** – Maine Community College System, applicant. Seeking to amend chapter 145 to allow student housing in hotels and to amend the Zoning Map to create a College zone for Map 43, Lot 3-A-EXE which would allow for dormitory housing for YCCC students as well as for seasonal workforce housing. The property is currently zoned Rural and Residential A

Michael Fischer, President, and Chris Burbank, Director of Strategic Initiatives and Partnerships, presented the request to rezone the College property to allow on-campus housing. The College has withdrawn their request for a text change regarding the 28 day rule. If a dormitory is constructed, it would provide student housing during the school year and could be used to house seasonal workers during the summer.

Several speakers supported the zoning change for a dormitory and the construction of a “back door” road connecting the campus to Mile Road.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Koeninger, to close the public hearing. Passed
3 unaniously.

4
5 **DEVELOPMENT REVIEW & WORKSHOPS**

- 6
7 **I. YCCC ZONING DISTRICT BOUNDARY CHANGE AMENDMENT & LAND**
8 **USE TEXT CHANGE AMENDMENT –** Maine Community College System,
9 applicant. Seeking to amend chapter 145 to allow student housing in hotels and to amend
10 the Zoning Map to create a College zone for Map 43, Lot 3-A-EXE which would allow
11 for dormitory housing for YCCC students as well as for seasonal workforce housing.
12 The property is currently zoned Rural and Residential A. **Workshop public hearing**
13 **comments and consider recommendations for the Select Board**

14
15 Mr. Livingston said this is a combination of a map change and text change. An overlay district
16 would be specific to creating a dormitory. The campus already covers three zones. The Planning
17 Office recommends a stand-alone zone and calling it a “college district”. The definitions in
18 §145-10 of a college student, dormitory housing and workforce housing have been revised and
19 clarified. From May 15 through September 15 the dormitory could be occupied by seasonal
20 workers employed by local businesses.

21
22 Mr. Koeninger asked if workforce housing would be limited to the summer workers or if they
23 could bring their families with them. Mr. Livingston said that sometimes adult family members
24 come here together. “Student housing” is not intended to include students’ children. A married
25 couple could be either students or seasonal employees. Anyone living there should meet the
26 criteria. Students would pay a residence fee. Housing for summer workers is usually paid for by
27 the employer. The consensus was to impose the following conditions: #1 the College would be
28 responsible for collecting housing fees from the students and seasonal workers, and #2 no
29 children would occupy the dormitory. The preference would be for summer workers in Wells
30 businesses, with any other rooms offered to workers in other York County communities.

31
32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. Koeninger, to appoint the Planning Office as
34 completeness agent and forward the application to the Select Board with a recommendation that
35 a College Zone be created. Passed unaniously.

- 36
37 **II. BRIDGE33 CAPITAL –** Wells Plaza II, LLC, owner; Bridge33 Capital, applicant;
38 Acorn Engineering, agent. Site Plan Pre-application for the addition of a 2,275 SF Fast-
39 Food Restaurant with drive-thru and associated parking to be constructed in existing
40 parking area. No change to the existing Wells Plaza uses. The property is located within
41 the General Business District and 250’ Shoreland Overlay District. The property is
42 located off Route One and is identified as Tax Map 121, Lot 24. **Receive Site Plan**
43 **Pre-Application and schedule a site walk**

44
45 Craig Burgess of Acorn Engineering presented the plan for a fast-food restaurant with drive-thru
46 and parking at Wells Plaza. A tenant hasn’t been identified yet. Access will be from the internal
47 drive in the shopping center. Stormwater runoff will be connected to the existing system.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Thursday, July
3 20 at 6 PM. Passed unanimously.

4
5 **III. SPRINGER SUBDIVISION – Helen Springer Revocable Real Estate Trust, owner;**
6 **Preston Gowen/ Timothy Gowen, applicant; Frank Emery, surveyor. Minor Subdivision**
7 **Application seeking approval of 1 lot/dwelling unit. The property is located within the**
8 **Rural District and is located off Perry Oliver Road. Tax Map 37, Lot 1G. Workshop**
9 **compliance and Findings of Fact & Decisions for possible approval**

10
11 Applicants Preston Gowen and Timothy Gowen were present. Two dry hydrants have recently
12 been tested and approved by the Fire Chief.

13
14 **MOTION**

15 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant a waiver for on-site fire protection.
16 Passed unanimously.

17
18 **MOTION**

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

21 The Findings of Facts & Decisions were reviewed.

22
23
24 Conformance with Comprehensive Plan.

25 **MOTION**

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

28 Retention of open spaces and natural or historic features.

29
30 **MOTION**

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

33
34 Blocks

35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall not apply.
37 Passed unanimously.

38
39 Lots

40 **MOTION**

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

43
44 Utilities

45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
47 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 None are required.

19
20 **MOTION**

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

23
24 §202-2 Purpose, criteria for approval

25 **MOTION**

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

28
29 **MOTION**

30 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve and sign the Findings of Fact &
31 Decisions and the subdivision plan. Passed unanimously.

32
33 **IV. THE BEACHES** – Australis, LLC, owner; Alex Fabish, applicant. Site Plan
34 Application for an existing, grandfathered Motel (Lodging Facility) with 17 motel units
35 and 1 dwelling unit seeking after the fact approval for changes that occurred on the
36 property without site plan approval including lot coverage additions, changes to
37 landscaping and buffer/setbacks. The property is located off 773 Post Road. The
38 property is located within the General Business District and is identified as Tax map
39 117, Lot 53. **Workshop completeness and consider scheduling a public hearing**

40
41 Applicant Alex Fabish was present. Recommended note and plan changes have been made.

42
43 **MOTION**

44 Motion by Mr. Toomey, seconded by Mr. Koeninger, to waive a boundary survey. Passed
45 unanimously.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Koeninger, to waive capacity letters from WSD and
3 KKWWD. Passed unanimously.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. Koeninger, to appoint the Planning Office as
7 completeness agent. Passed unanimously.

8
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a public hearing once the
11 application is found complete. Passed unanimously.

- 12
13 **V. CHICK CROSSING VILLAGE** – Seacoast Acquisitions, LLC, owner/applicant;
14 Corner Post Land Surveying, Inc. agent. Final Subdivision Application for a 20
15 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space
16 proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The
17 property is located within the Rural, Aquifer Protection and 250' Shoreland Overlay
18 Districts. No development is proposed within the Aquifer Protection or Shoreland
19 Overlay Districts. Tax Map 83, Lot 8. **Workshop compliance with preliminary**
20 **conditions of approval, workshop draft final completeness and determine a final**
21 **public hearing**

22
23 Jason Labonte, applicant, Dave Cahill of Seacoast Land Acquisitions and Dana Libby of Corner
24 Post Land Surveying were present. The subdivision proposes 20 single family dwellings
25 Compliance items for the preliminary application were reviewed. A sample drainage easement
26 in favor of the Town is pending. The density calculations have been corrected. Test pit data and
27 proposed septic boxes have been changed. New logs will be submitted. The stormwater analysis
28 will be revised.

29
30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for 30 days.
32 Passed unanimously.

- 33
34 **VI. VILLAGES AT HIGHPINE SUBDIVISION** – Highpine Properties, LLC
35 owner/applicant; Attar Engineering Inc agent. Final Subdivision Amendment
36 Application seeking to revise plan note 33 to allow 100 SF sheds/patios/firepits for each
37 dwelling. No change to the 120 dwelling units approved. The property is located within
38 the Rural, Residential A and Residential Commercial Districts. The property is located
39 off Sanford Road. Tax Map 60, Lot 18-A and 18-EXE. **Receive Subdivision**
40 **Amendment, workshop completeness and compliance, workshop draft Findings of**
41 **Fact & Decisions for possible approval**

42
43 Lew Chamberlain of Attar Engineering and Nick Hall were present. Revised Note 33 would
44 allow larger sheds, patios, fire pits and generator areas. Sheds need to be approved by the Condo
45 Association. The recommended dimensions were discussed, and generator pads will be changed
46 to 4 ft. x 6 ft. in addition to a 100 sq. ft. patio.

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to amend Note 33 as discussed. Passed unanimously.

The consensus was that a site walk is not required.

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the amendment tonight and sign the plans when they are revised. Passed unanimously.

OTHER BUSINESS

Mr. DeBold has resigned from the Board.

MOTION

Motion by Mr. Toomey, seconded by Mr. Millian, to elect Mr. Koeninger as Secretary. Passed unanimously.

The Selectmen need to elevate one of the alternate members to regular member. The Volunteer Coordinator has several applicants for another member.

ADJOURN

MOTION

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

MINUTES APPROVED July 24, 2023

ACCEPTED BY:


Steve Koeninger, Secretary


Cinni Davidson, Recorder