

**APPROVED**



**TOWN OF WELLS, MAINE  
STAFF REVIEW COMMITTEE**

Meeting Minutes

Tuesday, July 25, 2023, 9:00 AM  
Town Hall Meeting Room, Second Floor  
208 Sanford Road, Wells

The meeting was called to order by Town Engineer/Planner Mike Livingston.  
Members present: Assistant CEO Jim Genereux, Assistant Planner Shannon Belanger representing the Public Works Dept., Police Sgt. Chris Baez, Fire Chief Mark Dupuis, Meeting Recorder Cinndi Davidson.

**MINUTES**

**May 31, 2023**

Tabled to the next meeting. There was not a quorum of the members who were present.

**June 13, 2023**

**MOTION**

Motion by Mark, seconded by Jim, to accept the minutes as written. Passed unanimously.

**DEVELOPMENT REVIEW & WORKSHOP**

- I. **OGUNQUIT RIVER INN** – 17 Post Road, LLC c/o Ryan Amin, owner; Polly Amin, applicant. Site Plan Amendment Application seeking after the fact approval to add two 9' x 9' patios, one 8' x 8' deck, and one 16' x 25' deck. No change in use to the existing Hotel/Motel use which consists of 80 one-bedroom hotel units and 1 manager's dwelling unit. The property is located within the General Business District, Residential A District and 75' Shoreland Overlay District. The property is located at 17 Post Road and is identified as Tax Map 102, Lot 5. **Workshop completeness and compliance**

Polly Amin, owner, and Andy French of World Within Kayaking were present.

**MOTION**

Motion by Jim, seconded by Mark, to find the application complete. Passed unanimously.  
At the last meeting there was a discussion about replacing the wooden decks with an at-grade stone patio. Mrs. Amin said they are looking for a contractor to remove the back deck and asked for an extension to October 15 when they close for the season. She asked if the Town would inspect the larger deck and see if it meets code. Mike said that a structure it isn't allowed in the

1 setback, and Mrs. Amin said they will remove it. Jim said the Code Office can't issue any  
2 permits while there are violations. No permits are being requested.

3  
4 **MOTION**

5 Motion by Mark, seconded by Jim, to allow the deadline of October 15 for removal of the  
6 structures. Passed unanimously.

7  
8 The proposed patio is close to the 25 ft. setback. Jim said it should be shown on the plan. Staking  
9 by a surveyor is not required.

10  
11 There are 85 parking spaces and 90 are required. Since the kayak business is open to the public,  
12 3 spaces are recommended. A parking reduction was considered since the business hours of the  
13 two uses barely overlap. The kayaking lasts for 2 hours because it is on a tidal river. Hotel  
14 guests check in after 3 PM when the kayak business is closed and check out by 11 AM. In 25  
15 years, there has been no parking conflict.

16  
17 **MOTION**

18 Motion by Mark, seconded by Jim, to reduce the parking requirement based on the shared  
19 business uses and their hours. Passed unanimously.

20  
21 The dumpster is close to Route One and does not meet the setback/buffer requirements. Mrs.  
22 Amin said they will move it back to the original location north of the hotel buildings.

23  
24 **MOTION**

25 Motion by Jim, seconded by Mark, to set a deadline of October 15 for moving the dumpster.  
26 Passed unanimously.

27  
28 **MOTION**

29 Motion by Jim, seconded by Mark, to continue the workshop for up to 30 days. Passed  
30 unanimously.

31  
32 **II. CHICK CROSSING VILLAGE – Seacoast Acquisitions, LLC, owner/applicant;**  
33 **Corner Post Land Surveying, Inc. agent. Final Subdivision Application for a 20**  
34 **lot/dwelling unit Residential Cluster Subdivision with private roadway and open space**  
35 **proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The**  
36 **property is located within the Rural, Aquifer Protection and 250' Shoreland Overlay**  
37 **Districts. No development is proposed within the Aquifer Protection or Shoreland**  
38 **Overlay Districts. Tax Map 83, Lot 8. Comment on Final Subdivision Application**  
39 **for Planning Board**

40  
41 Jason Labonte, owner, and Dana Libby of Corner Post Land Surveying were present. The  
42 Committee is reviewing the application for the Planning Board. This is a cluster subdivision  
43 under the old cluster ordinance. The HOA is responsible for maintaining the private road.  
44 Drainage easements and a conservation easement on the open space are required. Lot 5 needs  
45 signage at the wetland borders. The Fire Department will review the details of the cistern. The  
46 tank needs to be anchored due to the high water table. A maintenance note is required regarding  
47 flushing the cistern. Mike is reviewing the drainage designs.

1 **III. ROLLING WOODS PRESERVE** – Jackson Drysdale & Associates, LLC,  
2 owner/applicant; Sebago Technics, engineer. Final Subdivision Application for a 17  
3 lot/dwelling unit Residential Cluster major subdivision with private roadway and Open  
4 Space to be developed on 23.38 acres of land. The property is located within the  
5 Residential A and Rural Districts. The property is located off Sanford Road and is  
6 identified as Tax Map 67, Lot 3. **Comment on Final Subdivision Application for**  
7 **Planning Board**

8  
9 Rob McSorley of Sebago Technics and Intern Monica Gow were present. The Committee is  
10 reviewing the application for the Planning Board. The subdivision is on the north side of Route  
11 109. MDOT has approved acceleration and deceleration lanes for 109 with a 50 MPH speed  
12 limit. Sight distances are 850 ft. Fire protection will be provided by a 30,000 gallon cistern. All  
13 lots will be surrounded by vegetated buffers. “No cut” signage is required. There will be no  
14 construction near the wetlands. One outsale lot is being conveyed separately and is not part of  
15 the subdivision. The driveway will be shared. The Planning Board will hold the final public  
16 hearing on August 7.

17  
18 **IV. BRAGDON MEADOWS SUBDIVISION** – Home Innovations, Inc. owner; Big  
19 Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent. Preliminary  
20 Subdivision Application for an 11 lot/dwelling unit Residential Cluster Development  
21 on 33.51 acres with Open Space and a private right-of-way proposed. Subdivision is  
22 located off Bragdon Road and is within the Rural and 75’ Shoreland Overlay District.  
23 Tax Map 30, Lot 16. **Comment on Preliminary Subdivision Application for**  
24 **Planning Board**

25  
26 Jason Labonte, owner, and Kendra Ramsell of Sebago Technics were present. The Committee is  
27 reviewing the preliminary subdivision application for the Planning Board. The property is at the  
28 intersection of Bragdon Road, Perry Oliver Road and West Brook, abutting the mobile home  
29 park which is not part of the subdivision. There will be 6 lots on one side of the park and 5 lots  
30 on the other. Mike said that drainage will be an issue; riprap and a swale at each lot are  
31 necessary. Kendra said all the lots will drain toward the downstream side. Grading of all lots  
32 will be shown on the plan. The level spreader is in a flood zone; the permit fee is \$35. Buffering  
33 and screening will be considered after the public hearing. The hydrogeologic study will be  
34 submitted to Mike for review.

35  
36 **ADJOURN**

37 **MOTION**

38 Motion by Jim, seconded by Mark, to adjourn. Passed unanimously.

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40 RESPECTFULLY SUBMITTED:

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43 Cindi Davidson, Meeting Recorder

44  
45 ACCEPTED BY:

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48 Mike Livingston, Town Engineer/Planner

SRC Min 07-25-23