



# TOWN OF WELLS, MAINE PLANNING BOARD

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

## CALL TO ORDER AND 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 Cinddi Davidson

## MINUTES

July 24, 2023

### **MOTION**

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

## PUBLIC HEARINGS

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

Rob McSorley of Sebago Technics and Steve Bourque of Patco represented the applicant. This is a 17 unit residential subdivision with frontage on a private street. An outsale lot will be conveyed separately. There will be on-site septic systems and wells.

There were no public comments.

### **MOTION**

Motion by Mr. Toomey, seconded by Ms. Durand, to close the public hearing. Passed unanimously.

1 **DEVELOPMENT REVIEW & WORKSHOPS**

- 2
- 3 **I. CARRIAGE HOUSE MOTEL** – Carriage House Mote, Cottages, & Suites, LLC,  
4 owner; Chris Cannon, architect; Doug Gaines, applicant; Frank Emery, surveyor.  
5 Site Plan Pre-Application seeking approval to add 6 motel units; add 4 units  
6 (dwelling or motel to be clarified) within the Main House structure; relocate the  
7 pool, shuffleboard court, dumpster, motel units 8 and 9 and motel units 1 and 2;  
8 additional parking and parking reconfiguration is also proposed. The property has  
9 approval for 23 non-conforming motel units and 1 dwelling unit. The property is a  
10 Lodging Facility. The property is located off 1404 Post Road and is within the  
11 General Business and 75' Shoreland Overlay District. Tax Map 129, Lot 14. **Receive**  
12 **Site Plan Pre-Application, review initial comments, determine if a site walk is to**  
13 **be scheduled**

14

15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the site plan pre-application.  
17 Passed unanimously.

18

19 Michael Powers, applicant, and Chris Cannon, architect, presented the plans for building  
20 additions and after the fact approval of changes. The plan would add 6 units at the rear of the  
21 property and relocate 2 units in front of them to provide better access for fire and other  
22 emergency vehicles. Some parking spaces need to be relocated out of the setback. The pool will  
23 be relocated between the buildings. Units 1 & 2 and 8 & 9 will be relocated.

24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Wednesday,  
26 August 16 at 6:30 PM. Passed unanimously.

- 27
- 28 **II. ROLLING WOODS PRESERVE** – Jackson Drysdale & Associates, LLC,  
29 owner/applicant; Sebago Technics, engineer. Final Subdivision Application for  
30 a 17 lot/dwelling unit Residential Cluster major subdivision with private  
31 roadway and Open Space to be developed on 23.38 acres of land. The property  
32 is located within the Residential A and Rural Districts. The property is located  
33 off Sanford Road and is identified as Tax Map 67, Lot 3. **Workshop public**  
34 **comments and draft compliance**

35

36 Rob McSorley of Sebago Technics and Mark Patterson of Jackson, Drysdale Associates were  
37 present. Completeness and compliance items were reviewed.

38

39 **MOTION**

40 Motion by Mr. Toomey, seconded by Ms. Durand, to reduce the street frontage to a minimum of  
41 50 ft. Passed unanimously.

42

43 **MOTION**

44 Motion by Mr. Toomey, seconded by Mr. Koeninger, that no additional plantings or screening  
45 are required in the 30 ft.no-cut buffer. Passed unanimously.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Ms. Durand, to find the proposed open space suitable.  
3 Passed unanimously.

4  
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the proposed monumentation  
7 suitable. Passed unanimously.

8  
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Ms. Durand, that shared driveways are not required.  
11 Passed unanimously.

12  
13 Overhead utilities are proposed from Route 109 to Rolling Woods Lane, and then going  
14 underground to each dwelling. A waiver for an additional pole is requested.

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16 **MOTION**

17 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the waiver. Passed  
18 unanimously.

19  
20 Interconnections with other subdivisions or adjacent properties are not feasible.

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22 **MOTION**

23 Motion by Mr. Toomey, seconded by Ms. Durand, that interconnections are not required. Passed  
24 unanimously.

25  
26 A 30,000 gallon fire cistern is proposed and was reviewed at the Staff Review Committee. A  
27 reply in writing from the Fire Chief is required.

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29 **MOTION**

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

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33 **III. BILLS LANE PIT – Swan Brooks, LLC, owner/ applicant; Geoff Aleva, Civil**  
34 **Consultants, agent. Site Plan Amendment Application seeking approval to**  
35 **expand mineral extraction from 17.85 acres to 22.55 acres on an existing**  
36 **31.909 acre parcel and to allow screening and crushing activities for the**  
37 **existing Mineral Extraction use. The property is located off Bills Lane and is**  
38 **within the Rural District. Tax Map 47, Lot 39. Report site walk results,**  
39 **workshop completeness and determine public hearing**

40  
41 Geoff Aleva of Civil Consultants represented the applicant. Brush cutting has been completed  
42 and sight distances are good. Mr. Toomey advised members of the public that the cutting was  
43 done in appropriate areas. The buffers comply with the ordinance. Mr. Livingston reported on  
44 the August 3 site walk which Mr. Toomey, Ms. Durand, Mr. Lagasse and Mr. Baratta attended.  
45 Monitoring wells are on site and can be used for dust control. The proposed crusher location will  
46 be the least impactful for the neighbors. The gate will have a Knox box. The paved entrance will  
47 need additional paving to meet the 100 ft. requirement. A performance bond has been provided.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Ms. Durand, to waive the plan scale. Passed unanimously.  
3 The updated boundary survey is in progress.

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5 **MOTION**

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

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9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. Koeninger, that a public hearing is not necessary.  
11 Passed unanimously.

12  
13 Buffering and screening were discussed.

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15 **MOTION**

16 Motion by Mr. Toomey, seconded by Ms. Durand, that the 100 ft. no-cut buffer and 60 ft. buffer  
17 meet the screening requirements for residential abutters. Passed unanimously.

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19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. Koeninger, that the 100 ft. vegetated buffer in the area  
21 of expansion is adequate for screening the residential abutters. Passed unanimously.

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23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. Koeninger, that the 100 ft. no-cut buffer along Bills  
25 Lane continues to satisfy the requirements. Passed unanimously.

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27 **MOTION**

28 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for 60 days.  
29 Passed unanimously.

- 30  
31 **IV. CHICK CROSSING VILLAGE – Seacoast Acquisitions, LLC,**  
32 **owner/applicant; Corner Post Land Surveying, Inc. agent. Final Subdivision**  
33 **Application for a 20 lot/dwelling unit Residential Cluster Subdivision with**  
34 **private roadway and open space proposed on 44.11 acres of land. The property**  
35 **is located off Chick Crossing Road. The property is located within the Rural,**  
36 **Aquifer Protection and 250' Shoreland Overlay Districts. No development is**  
37 **proposed within the Aquifer Protection or Shoreland Overlay Districts. Tax**  
38 **Map 83, Lot 8. Workshop final completeness and determine final public**  
39 **hearing**

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41 Dave Cahill, developer, Dana Libby of Corner Post Land Surveying and applicant Jason Labonte  
42 were present. Mr. Livingston reported that all the preliminary conditions have been completed. A  
43 new drainage plan has been provided that corrects the analysis.

44  
45 **MOTION**

46 Motion by Mr. Toomey, seconded by Ms. Durand, to find the application complete. Passed  
47 unanimously.

1 **MOTION**

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

- 4  
5 **V. ANCHOR INN – Four Twenty Four Post Road, LLC, owner/ applicant. Geoff**  
6 **Aleva, Civil Consultants, engineer/agent. Site Plan Amendment Application to**  
7 **eliminate the 16 “cottage” motel units and construct a new 3-story, 51 unit,**  
8 **Hotel/Motel building and to expand parking. The existing motel units (54 total)**  
9 **in buildings A, B, D, and E to remain. The office/ dwelling unit to remain as**  
10 **well as the pool and pool building. The property is a Lodging Facility to**  
11 **consist of a total of 105 motel units and is located off 424 Post Road. The**  
12 **property is within the General Business District and is identified as Map 27,**  
13 **Lot 4 which is a condominium unit on the 58 acre parcel of land that Map 27,**  
14 **Lot 4-1 also is a condominium unit of. Workshop completeness and**  
15 **determine public hearing if appropriate**  
16

17 Geoff Aleva of Civil Consultants represented the applicant. A site walk was previously held.  
18 The single cottages will be removed and replaced with a 3 story building. Parking will be  
19 upgraded. Stormwater drainage will be modified. There is a gated connector to the northern  
20 driveway for emergency access. Since there are commercial properties on all 3 sides, there is no  
21 buffer requirement. A sidewalk does not exist but is part of the original site plan approval. The  
22 applicant may seek approval to eliminate it.

23  
24 Completeness items were reviewed. A partial boundary survey was provided.

25 **MOTION**

26 Motion by Mr. Toomey, seconded by Mr. Koeninger, to waive a full boundary plan. Passed  
27 unaniously.

28  
29 Letters have been provided by the water and sewer districts. The post-development stormwater  
30 plan raises concerns about flooding onto an abutter at the 18” culvert. There is one large tree  
31 along Route One; a second one is needed. Traffic was discussed; 30 additional peak hour trips  
32 are expected.  
33

34 **MOTION**

35 Motion by Mr. Toomey, seconded by Ms. Durand, that additional traffic data is not necessary.  
36 Passed unaniously.

37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. Koeninger, to appoint the Planning Office as  
39 completeness agent and schedule a public hearing when appropriate. Passed unaniously.  
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42 **OTHER BUSINESS**

43  
44 At the July 25 meeting, the Staff Review Committee reviewed Ogunquit River Inn and  
45 commented on Chick Crossing Village, Rolling Woods Preserve and Bragdon Meadows  
46 Subdivision for the Planning Board.  
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**ADJOURN**

**MOTION**

Motion by Mr. Toomey, seconded by Mr. Koeninger, to adjourn. Passed unanimously.

**MINUTES APPROVED** August 21, 2023

**ACCEPTED BY:**

  
Steve Koeninger, Secretary

  
Cinndi Davidson, Recorder