



# TOWN OF WELLS, MAINE PLANNING BOARD

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Meeting Minutes  
Monday, April 7, 2014, 7:00 P.M.  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

## **CALL TO ORDER AND DETERMINATION OF QUORUM**

Chairman Chuck Millian called the meeting to order at 7:00 P.M. Members present: Dennis Hardy, George Raftopoulos, Shawn Hubbard, Robert Sullivan, Charles Anderson and Pierce Cole. Staff present: Mike Livingston, Town Engineer/Planner, and Cinndi Davidson, Meeting Recorder.

## **MINUTES**

March 17, 2014

### **MOTION**

Motion by Mr. Anderson, seconded by Mr. Sullivan, to accept the minutes as written. **PASSED** 6-0-1 with Mr. Hubbard abstaining since he was not at the meeting.

## **PUBLIC HEARINGS**

### **MOTION**

Motion by Mr. Hubbard, seconded by Mr. Sullivan, to combine the public hearings for these projects. **PASSED** unanimously.

- I. AUTO SPA CAR WASH** – WP Wells Associates, c/o WP Realty Inc, owner; Woods Family Inc, applicant; CLD Consulting Engineers, Inc. agent. Site Plan Application for a 3,000 SF Business Service use for a car wash to be located on a proposed .80 acre parcel of land to be divided off of the Wells Plaza 15.81 acre parcel. The property is located off of Route 1 and shall be located within the General Business District. Part of Tax Map 121, Lot 24.

**AND**

**II. WELLS PLAZA** – WP Wells Associates, c/o WP Realty Inc, owner; Woods Family Inc, applicant; CLD Consulting Engineers, Inc, agent. Site Plan Application to amend the Wells Plaza site plan to divide off a .80 acre parcel from the 15.81 acre parcel. Clarification on permitted uses included. Parking to be reduced by 79 spaces. The parcel is located within the General Business and 250' Shoreland Overlay Districts. Tax Map 121, Lot 24.

Applicant David Woods discussed his plans for a touch and touchless car wash to be located in a corner of the Wells Plaza Shopping Center along Route 1.

There were no comments or questions from members of the public or the Board.

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Sullivan, to close the public hearings. **PASSED** unanimously.

**DEVELOPMENT REVIEW & WORKSHOPS**

**III. SEAMIST ESTATES SUBDIVISION** – Peter & Glenis Moody and Shane & Pamela Maxon, owners; Jim Wright, surveyor. Final Subdivision Amendment Pre-Application to reduce the lot size of lot 58.A.1 from 35,825 SF to 21,528 SF and convey 14,297 SF of land to abutting parcel Map 117, Lot 64. The lot is located off of Sea Mist Lane (also near Six Acres Lane) and is within the Residential A and General Business Districts. Tax Map 118, Lot 58.A.1. **Receive Subdivision Pre-Application, determine if a Site Walk is necessary**

Mr. Raftopoulos recused himself.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Hubbard, to receive the subdivision pre-application. **PASSED** unanimously.

Applicant Peter Moody described the plan to alter the lot line by conveying a portion of the lot to an adjacent parcel. Lot 1 would be smaller but still conforming, while Map 117, Lot 64 becomes less non-conforming. The turning radius for access to the mobile homes will be improved. The property is served by public sewer and water.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Cole, to schedule a site walk for 8:15 A.M. on Saturday April 12. **PASSED** unanimously.

**IV. AUTO SPA CAR WASH** – WP Wells Associates, c/o WP Realty Inc, owner; Woods Family Inc, applicant; CLD Consulting Engineers, Inc. agent. Site Plan Application for a 3,000 SF Business Service use for a car wash to be located on a proposed .80 acre parcel of land to be divided off of the Wells Plaza 15.81 acre parcel. The property is located off of Route 1 and shall be located within the General Business District. Part of Tax Map 121, Lot 24. **Workshop compliance and Findings of Fact & Decisions for possible approval**

**AND**

**V. WELLS PLAZA** – WP Wells Associates, c/o WP Realty Inc, owner; Woods Family Inc, applicant; CLD Consulting Engineers, Inc. agent. Site Plan Application to amend the Wells Plaza site plan to divide off a .80 acre parcel from the 15.81 acre parcel. Clarification on permitted uses included. Parking to be reduced by 79 spaces. The parcel is located within the General Business and 250' Shoreland Overlay Districts. Tax Map 121, Lot 24. **Workshop compliance and Findings of Fact & Decisions for possible approval**

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hubbard, to combine the workshops for these projects. **PASSED** unanimously.

Mr. Livingston reviewed the list of recommendations. The Fire Chief has given a verbal OK to the turning radii; his letter is pending. Mr. Woods received the MDEP permit today. There is a new boundary survey and the easement documents have been reviewed.

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Cole, to find the proposed landscaping buffer along Route 1 for the car wash sufficient. **PASSED** unanimously.

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hubbard, to find the easement agreement regarding drainage adequate. **PASSED** unanimously.

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Cole, to find the proposed landscaping buffer along Route 1 for Wells Plaza sufficient. **PASSED** unanimously.

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hubbard, to waive the requirement for a new stormwater management plan for Wells Plaza. **PASSED** unanimously.

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hubbard, to find that a traffic study for Wells Plaza is not necessary. **PASSED** unanimously.

PB Min 04-07-2014

**MOTION**

Motion by Mr. Cole, seconded by Mr. Hubbard, to add a note to the boundary survey referencing the easement agreement for Fire Department access. **PASSED** unanimously.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Hubbard, to appoint Mr. Livingston the completeness agent for both projects. Mr. Hardy suggested combining the paperwork for the two projects. **PASSED** unanimously.

Mr. Woods estimates that it will take 2 months to complete the purchase. He hopes to break ground by July 1. Mr. Livingston said the Board can find the projects compliant tonight and Mr. Woods can start the building permit process with the Code Office.

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Sullivan, to find the Auto Spa Car Wash site plan compliant. **PASSED** unanimously.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Hubbard, to find the Wells Plaza site plan compliant. **PASSED** unanimously.

**VI. JULIAN HUXLEY SUBDIVISION** – Paul Hollis, JE & MKM, LLC owners; Attar Engineering, Inc. applicant/engineer. Preliminary Subdivision Amendment Application to divide lot 31.C-13 into 5 lots creating a total of 18 residential cluster single family dwelling units/ lots within the Julian Huxley Subdivision. The subdivision is located off of Littlefield Road off of Julian Huxley Lane and is within the Rural District. Tax Map 24, Lot 31.C-13. **Report results of Site Walk, workshop Preliminary Completeness**

Applicant Paul Hollis was present. This amendment involves subdividing Lot 13 into 5 lots with single family dwellings. The April 5 site walk was cancelled because of the snow cover and the weather. There are some recommendations for notes, including access to the open space and the septic locations.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Cole, to reschedule the site walk for Saturday, April 12 at 10 A.M. **PASSED** unanimously.

Results of the site walk and completeness can be reviewed on April 21, with a public hearing on May 5. The waiver requests were reviewed. The waiver for locating 24” trees will be postponed until after the site walk.

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Cole, to waive the requirement for submitting an as-built until the final submission. **PASSED** unanimously.

## MOTION

Motion by Mr. Cole, seconded by Mr. Raftopoulos, to continue the completeness review until April 21. **PASSED** unanimously.

- VII. LITTLEFIELD SUBDIVISION** – Sandra Nichols, owner. Seal Harbor, LLC, applicant. Attar Engineering, Inc. agent. Subdivision Pre-Application for a 5.33 acre parcel to be developed into 11 single family dwelling units as a Multifamily Development Major Subdivision with 1.8 acres of open space, a clubhouse, a pool and a private road. The parcel is located within the General Business and Residential A Districts. Tax Map 117, Lot 14. **Report results of Site Walk**

The April 5 site walk was cancelled because of the snow cover and the weather, and needs to be rescheduled.

## MOTION

Motion by Mr. Hubbard, seconded by Mr. Cole, to reschedule the site walk for Saturday, April 12 at 9 A.M. **PASSED** unanimously.

- VIII. WELLS HIGH SCHOOL RENOVATION AND EXPANSION** – Wells-Ogunquit Community School District, owner/applicant; Fay, Spofford & Thorndike, Engineer; LaVallee/Brensinger, Architect. Site Plan Amendment to demolish a portion of the existing building, expand and renovate the building, expand the parking and provide secondary bus access and emergency vehicle access. Located off Sanford Road, Tax Map 51, Lot 3A. **Workshop completeness and consider scheduling a Public Hearing**

Mr. Cole recused himself because he works at the high school.

Steven Blake of Fay, Spofford & Thorndike and Ron Lamarre of Lavallee Brensinger were present. Mr. Livingston is still reviewing the drainage system for the entire property. Mr. Blake said the DEP had some minor comments about the application, and they expect to receive the stormwater permit. Mr. Hubbard said that an increase of 34 parking spaces isn't adequate. Mr. Burke said an additional area was considered for parking but because of the depth of the rock it would cost an additional \$6,000 per space. Mr. Millian said the auditorium will increase by 150-160 seats and event parking may not be sufficient. Area #7 could provide room for 32 spaces, but is now being planned as a vegetated buffer to treat the stormwater. Mr. Hardy asked for an explanation of Area #5 and how the extra 90 +/- spaces would be provided. That area is about 10' higher than the finished floor of the high school and it has to be blasted to lower it. There will also be a 24" finish pavement plus the underground utilities. The grade of the bus loop/parking area has to stay below 5% for ADA compliance. Mr. Hubbard recommended leaving the parking lot as it is and only grade the walkway. The bus loop could go beside the building instead of around the pond with students entering the front door or the cafeteria. Mr. Lamarre said the school is concerned about safety, and they are trying to provide a second egress for the Fire Department. They are also keeping the parking areas away from the wetlands, and

Area #7 has been changed from parking to a treatment area for the DEP permit. Mr. Raftopoulos asked about the parents' drop-off area; that will be at the front door and separate from the bus loop. Mr. Hardy asked for more schematics showing alternatives of bus loops and parking. Mr. Hubbard noted that many of the new parking spaces are 2' narrower than usual.

A traffic study has been considered. Mr. Livingston said the student population isn't changing so no traffic increase is expected on school days. Special events wouldn't be held during school hours. Sight distances on Route 109 are adequate and there is a left turn lane coming out.

#### **MOTION**

Motion by Mr. Sullivan, seconded by Mr. Hardy, to determine that a traffic study is not required. **PASSED** unanimously.

Mr. Millian asked about the landscaping and screening. The current version of the plan provides more than the Code requires. Mr. Millian suggested finalizing it after the parking is reconfigured. Mr. Hubbard asked about the fuel tanks. Mr. Blake will work with the Fire Chief on the location and protection. Natural gas and buried propane tanks are being considered. The current plan shows three options for heating—natural gas, propane and geothermal. The engineers are working with Efficiency Maine to make the building as green as possible.

Lighting and glare are included in Mr. Livingston's memo for the Board to consider. A detailed plan has been submitted. Final review should wait until the parking is resolved. Noise from the generators and roof mechanicals has been addressed on the plan.

#### **MOTION**

Motion by Mr. Hubbard, seconded by Mr. Sullivan, to continue the workshop to April 21. **PASSED** unanimously.

**IX. SANDY BROOK CONDOMINIUMS** – Sandy Brook Condominium Association, owner; Kasprzak Landholdings Inc./ Robert Georgitis, applicant; Sebago Technics Inc. engineer. Final Subdivision Amendment Application to convey 319 SF of land from Sandy Brook Condominium Association to Gateway Drive so that Gateway Drive can be 50' wide from Bypass Road to Willow Way. The existing 26 dwelling unit subdivision and associated open space are located off of Gateway Drive and is located within the Rural District and 75' Shoreland Overlay District. Tax Map 80, Lot 4. **Consider receiving Final Subdivision Amendment Application; consider if a Site Walk is necessary; Comment on application for the applicant**

#### **MOTION**

Motion by Mr. Hubbard, seconded by Mr. Sullivan, to receive the final subdivision amendment application. **PASSED** unanimously.

Bob Georgitis of Kasprzak Landholding was present. This amendment would convey a 319 sq. ft. sliver of land from the Sandy Brook Condominium Association to Gateway Drive to correct

the issue of property located in the 50' ROW. The parcel would be deeded to the Town as part of Gateway Drive. If the voters do not accept it, the parcel would be conveyed to the Riverbend Woods Association and all the owners would maintain it.

Mr. Livingston discussed lot coverage. The original impervious area is 18.9%, with 20% allowed. The builder has been precise with layouts and construction, and the condominium associations are careful with requirements about additional sheds, storage units, etc.

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Sullivan, to waive the requirement for a site walk. **PASSED** unanimously.

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Sullivan, to waive the requirement for a public hearing. **PASSED** unanimously. Members of the public who want to comment can contact the Planning Office.

**MOTION**

Motion by Mr. Cole, seconded by Mr. Raftopoulos, to continue the workshop to April 21 for completeness, compliance and approval. **PASSED** unanimously.

**OTHER BUSINESS**

~The Staff Review Committee agenda was included in the packets. The Footbridge North Resort applied for after-the-fact approval of a pool and shed. Jo-Ann's Gardens wants to create a seasonal satellite location on Route 1.

**ADJOURN**

**MOTION**

Motion by Mr. Hubbard, seconded by Mr. Raftopoulos, to adjourn. **PASSED** unanimously.

MINUTES APPROVED \_\_\_\_\_, 2014

ACCEPTED BY:

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Robert Sullivan, Secretary

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Cinndi Davidson, Recorder