



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, February 11, 2019, 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 P.M. Members present: Charles Anderson, Brian Toomey, Robert Sullivan and Richard DeBold.

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

## **MINUTES**

December 17, 2018

### **MOTION**

Motion by Mr. Sullivan seconded by Mr. Millian, to clarify Page 8, Line 34 to read “to receive the application and waive the requirement for another site walk.” **PASSED** unanimously.

January 28, 2019

### **MOTION**

Motion by Mr. Sullivan, seconded by Mr. DeBold, to approve the minutes as amended. **PASSED** 4-0-1 with Mr. Sullivan abstaining.

## **PUBLIC HEARING**

- I. **GETCHELL HILL SUBDIVISION (FKS Abbott Subdivision)** – Clayton Abbott, owner; Attar Engineering, agent. Preliminary Subdivision Application to subdivide 50 acres of land into an 18 lot Residential Cluster Major Subdivision with private 50’ wide ROWs and Open Space. The parcel is located off of North Berwick Road and is within the Rural District. Tax Map 32, Lot 5-A.

Lew Chamberlain of Attar Engineering represented the applicant. A gravel pit is being reclaimed with an 18 unit subdivision on a 50 acre parcel. 30 acres will be reserved for open space, with 20 acres for the house lots and roads. Mr. Anderson asked about truck traffic. This is an active gravel pit and the developer will bring in fill to reclaim the pit.

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

2  
3 **MOTION**

4 Motion by Mr. Toomey, seconded by Mr. Sullivan, to close the public hearing. **PASSED**  
5 unanimously.

6  
7 **DEVELOPMENT REVIEW & WORKSHOPS**

- 8  
9 **I. GETCHELL HILL SUBDIVISION (FKS Abbott Subdivision)** – Clayton Abbott,  
10 owner; Attar Engineering, agent. Preliminary Subdivision Application to subdivide 50  
11 acres of land into an 18 lot Residential Cluster Major Subdivision with private 50’ wide  
12 ROWs and Open Space. The parcel is located off of North Berwick Road and is within  
13 the Rural District. Tax Map 32, Lot 5-A. **Workshop public comments and draft**  
14 **Preliminary Findings of Fact & Decisions**

15  
16 Mr. Livingston reviewed the recommendations in his memo.

17  
18 **MOTION**

19 Motion by Mr. DeBold, seconded by Mr. Anderson, to permit a smaller plan scale of 1”=150’.  
20 **PASSED** unanimously.

21  
22 The identification of trees greater than 24” diameter in the open space was considered. Normally  
23 the open space is a No Cut area, but the owner would like to timber based on the grid and point  
24 system. A decision on the waiver will be postponed until the final application.

25  
26 **MOTION**

27 Motion by Mr. Sullivan, seconded by Mr. Anderson, to permit the following residential cluster  
28 standards under 145-49: 1) permit lot size reductions to 20,000 sq. ft. 2) permit street frontage  
29 reductions to a 50’ minimum 3) permit 40% lot coverage for lots less than 40,000 sq. ft. 4)  
30 permit setback reductions to 15’ from abutting lots and 20’ from lot lines abutting a ROW within  
31 the cluster development. **PASSED** unanimously.

32  
33 Lot 3 will have 50’ of street frontage on the cul-de-sac. Mr. Livingston recommended saving the  
34 hardwoods and harvesting the pine trees in the developed areas to protect the houses. The DEP  
35 had questions about cottontail habitat and the plans have been forwarded to IF&W. The DEP  
36 buffer requirements for the vernal pools will be maintained.

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38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. Sullivan, to approve the Preliminary Findings of Fact  
40 & Decisions. **PASSED** unanimously.

- 41  
42 **II. FAIRWAY VILLAGE SUBDIVISION (FKA Fieldside Lane Subdivision)** –  
43 York Building and Design Center, Inc. owner; Attar Engineering, agent.  
44 Preliminary Subdivision to subdivide 132 acres into a 53 dwelling unit  
45 Multifamily Development Major Subdivision. The dwellings are proposed to be  
46 age-restricted (55 years or older). The parcel is located off of Fieldside Lane off  
47 of North Berwick Road. The parcel is located within the Rural, 250’ Shoreland



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2 **MOTION**

3 Motion by Mr. Toomey, seconded by Mr. Sullivan, to grant an additional 60 day extension.  
4 **PASSED** unanimously.

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6 **III. SHAW'S DISTRIBUTION CENTER** – Shaws Realty Company,  
7 owner/applicant. DM Romba Consulting Engineers, agent. Site Plan  
8 Amendment Application to amend the site plan to expand the parking lot  
9 resulting in an increase of 56 new spaces. No changes are proposed to the  
10 existing 537,070 SF structure for Warehousing use on the parcel. The property  
11 is located off of 205 Spencer Drive and is within the Light Industrial District.  
12 Tax Map 50, Lot 27-B. **Consider extension**

13  
14 Mr. Toomey represented the applicant. The DEP approval is still pending.

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16 **MOTION**

17 Motion by Mr. Sullivan, seconded by Mr. DeBold, to grant a 60 day extension. **PASSED** 4-0-1  
18 with Mr. Toomey abstaining.

19  
20 **OTHER BUSINESS**

21  
22 **I. Workshop proposed Ordinance changes and possibly schedule for public hearings**

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24 The 10 miscellaneous zoning changes and clarifications of definitions were reviewed. A bunk  
25 house is an accessory to a dwelling unit, not an additional unit. "Kitchen" was clarified to allow  
26 a small food preparation area as part of an entertainment area. A home business can be  
27 conducted by either the property owner or the occupant of the dwelling. The noise ordinance is  
28 difficult to enforce; daytime vs. nighttime hours were clarified.

29  
30 **MOTION**

31 Motion by Mr. Sullivan, seconded by Mr. Toomey, to schedule a public hearing and workshop  
32 for February 25 and a recommendation to the Selectmen. **PASSED** unanimously.

33  
34 The proposed wetland ordinance changes are more complex and there are a number of issues.  
35 The Town is hiring a consultant to help with shoreland zoning questions, and postpone the vote  
36 until the November ballot. The deadline for the June ballot is April 12<sup>th</sup>.

37  
38 **II. Staff Review Committee and CEO site plan approvals**

39  
40 The SRC reviewed Getchell Hill Subdivision and Fairway Hill Subdivision at the February 5  
41 meeting.

42  
43 Mr. Raftopoulos has resigned from the Planning Board due to his business responsibilities.  
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45  
46  
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48

1 **ADJOURN**

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**MOTION**

4 Motion by Mr. Sullivan, seconded by Mr. DeBold, to adjourn and sign Findings. Passed  
5 unanimously.

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7 MINUTES APPROVED \_\_\_\_\_, 2019

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9 ACCEPTED BY:

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14 Brian Toomey, Secretary

15 \_\_\_\_\_  
16 Cindi Davidson, Recorder

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