



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday, January 23, 2019, 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner Mike Livingston. Members present: Interim Public Works Director Carol Murray, Public Works Department Representative Paula Green, Fire Dept. Cpt. Jeff Cullen, Police Chief Jo-Ann Putnam, Planning Assistant Shannon Belanger representing the Code Enforcement Office, Meeting Recorder Cinndi Davidson.

MINUTES

December 11, 2018

MOTION

Motion by Ms. Green, seconded by Chief Putnam, to approve the minutes as written. **PASSED** unanimously.

DEVELOPMENT REVIEW & WORKSHOP

- I. **FIRE SUBSTATION** – Town of Wells, owner/applicant. Site Plan Amendment Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with association parking and utilities adjacent to the existing Public Works Garage. The property is located off of 585 North Berwick Road and is within the Rural and 250' Shoreland Overlay Districts. Tax Map 40, Lot 9-EXE **Comment on Application for the Planning Board**

Town Manager Jon Carter and Darrin Stairs of Stantec were present. The parking layout will be the same as proposed for the Route 109 site. Sight distances are good in both directions. A new apron at Log Cabin Lane will be less steep and safer. Solar powered flashers were proposed for Route 109; they are not needed here. The well and septic systems will be separate from the Public Works facilities. The septic system is designed to work well in sandy soil. There will be a generator for the building and tower. A stone dust path is proposed around the building. There is a pole along Route 9 with underground utilities. Drainage will flow around both sides of the building into twin culverts with a 24" culvert under the highway. A stop sign is recommended at the end of Log Cabin Lane, with "Fire Station 500' Ahead" signs at Swamp John Road and Willie Hill Road.

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2 The Planning Board is holding a public hearing on January 28. The MDOT permit is needed for
3 Planning Board approval.
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5 **II. FOUR SEASONS FARM (FKA BRANCH FARM ROAD) SUBDIVISION - Seal**
6 Harbor, LLC, owner/applicant; Attar Engineering Inc. agent. Final Subdivision
7 Application to amend the 1988 Taylor Property Development Subdivision plan by
8 dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and
9 one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily
10 Development. A 50' wide private right-of-way to be constructed off of Branch Road.
11 Parcel is located off of 1285 Branch Road and is within the Rural District. Tax
12 Map 77, Lot 17-3 **Comment on Application for the Planning Board**
13

14 Lew Chamberlain of Attar Engineering represented the applicant. The developer proposes a 2.3
15 acre parcel with the existing farmhouse and a 9.21 acre parcel with 4 single family dwellings.
16 The Committee and Planning Board need to consider whether the private road should be
17 pavement or gravel. The applicant has agreed to pave the first 100' coming off Route 9A where
18 the slope is 10%. The proposed cul-de-sac has a 53' radius with no center island (50' plus a 3'
19 shoulder). A common driveway off the cul-de-sac serving 3 of the dwellings will be 24' wide
20 with a guardrail. The cul-de-sac should be paved to accommodate ambulances and fire trucks.
21 The proposed building envelopes are 50' x 70' with 2,000 sq. ft. footprints including the decks.
22 The houses will be 2 stories and sprinkled. The 4 units in back will be condominiums and the
23 association will be responsible for the roads and drainage system. There will be some small
24 detention ponds but no new road culverts. There will be individual wells and septic systems. The
25 cul-de-sac and ends of the driveways should be numbered for 911.
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27 The Police Chief recommended paving the entire roadway. The Town Planner/Engineer also
28 recommended paving the entire roadway.
29

30 Cpt. Cullen was concerned that the cul-de-sac isn't large enough for fire trucks. He will discuss
31 paving vs. gravel with Chief Vetre. Driveways that are 250' long will require turn-arounds.
32

33 **III. WESLEY BY THE SEA – PHASE 3 – Preacher's Aid Society of New England,**
34 owner/applicant. BH2M Engineers agent. Preliminary Subdivision Application for a 10
35 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and
36 HARRISECKETT ROAD. The property is approximately 25 acres in size and is located with the
37 Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3. **Comment on**
38 **Application for the Planning Board**
39

40 Wesley Palmer of Preacher's Aid Society and Steve Blake of BH2M were present. The historic
41 Dorfield House is being restored as a pastoral retreat house. A new road entrance is being
42 constructed off HARRISECKETT ROAD and there is an easement for a sidewalk along Willow Way.
43 There will be signage to alert drivers of the pedestrian crossing. The Fire Chief and Public
44 Works Department need to approve the road design under §201-10, although the road will be
45 private.
46

1 The Planning Board is doing a preliminary plan review on Monday. The new homes will be
2 single family, no duplexes. The farmhouse has 2 bedrooms for retreat visitors, with a caretaker's
3 apartment in the barn. There is no function space in the retreat house. Sprinklers are not required
4 since there is a hydrant along Dorfield Lane. The stormwater pond is being sized for future
5 expansion. The water and sewer districts are reviewing the plans. The water district has
6 concerns about pesticides and other chemicals because of their abutting wells. The DEP review
7 will probably concentrate on the stormwater management. There are no habitat issues.
8

9 **ADJOURN**

10
11 **MOTION**

12 Motion by Ms. Green, seconded by Chief Putnam, to adjourn. **PASSED** unanimously.
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14 RESPECTFULLY SUBMITTED:
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16 _____
17 Cindi Davidson, Meeting Recorder
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20 ACCEPTED BY:
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22 _____
23 Michael G. Livingston, PE, Town Engineer/Planner
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