



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, April 22, 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, Rick Seiden, and Richard DeBold. Staff present: Mike Livingston, Town Engineer/Planner and Cinni Davidson, Meeting Recorder.

## **MINUTES**

April 8, 2019

## **MOTION**

Motion by Mr. DeBold, seconded by Mr. Sullivan, to approve the minutes as written. **PASSED** unanimously.

## **DEVELOPMENT REVIEW & WORKSHOPS**

- I. **33 HILTONS LANE SUBDIVISION** – Deborah Pohopek, owner; Paul Hollis of RF1 Properties, LLC, applicant; Atlantic Survey Co. surveyor. Subdivision Pre-Application to create a 2 lot/dwelling unit subdivision on 2.47 acres of land located off of 33 Hiltons Lane within the Residential A District. Tax Map 17, Lot 11-C-1. **Report results of Site Walk, Consider waiver of Preliminary Application submission requirements, Consider receipt of Final Application, Consider completeness, Consider if a Public Hearing is to be scheduled, Consider compliance/ Final Findings of Fact & Decisions for possible approval**

Christopher Hollis represented the applicant RF1 Properties LLC. Mr. Livingston reported on the April 13 site walk which Mr. Hardy and Mr. DeBold attended. One concern was headlight impact from Lot 1 to an abutting lot. A 6' tall solid fence and some evergreens will be installed. The well for Lot 1 was discussed and the possibility that it might have to cross the wetland. The State allows a reduction of the setback between a well and a septic system if there is a well casing or lining. This will allow the well for Lot 1 to be located 70 feet versus 100 feet on that lot. Requested waivers were considered.

PB Min 04-22-19

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to grant a waiver from 202-8 and allow it to be reviewed as a final plan application as long as the required application fee and escrow are provided. **PASSED** unanimously.

**MOTION**

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

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. DeBold, to waive the requirement for a stormwater management plan. **PASSED** unanimously.

Abutter input was provided at the site walk and by letters to the Planning Office.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to waive a public hearing. **PASSED** unanimously.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to waive the requirement of identifying trees greater than 24" in diameter. **PASSED** unanimously.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. DeBold, to allow overhead utilities from the existing pole to Lot 11-C-2 and to allow overhead utilities and two new poles for Lot 11-C-1. **PASSED** unanimously.

**MOTION**

Motion by Mr. DeBold, seconded by Mr. Sullivan, to allow two iron rods or pipes versus two bounds because of the ledge. **PASSED** unanimously.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. DeBold, to find the proposed monumentation suitable. **PASSED** unanimously.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. DeBold, to find that the dry hydrant on Route 9B provides suitable fire protection. **PASSED** unanimously.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the 60' wide easement for the abutting land satisfies the requirement for an interconnection in the RA zone with adjacent properties. **PASSED** unanimously.

1 **MOTION**

2 Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the requirement for a  
3 hydrogeologic assessment. **PASSED** unanimously.

4  
5 The draft Findings of Fact are almost identical to the Findings for the duplex that was previously  
6 approved for this property.

7  
8 **MOTION**

9 Motion by Mr. Sullivan, seconded by Mr. DeBold, to approve the Findings of Fact with sections  
10 202-12, 202-13, 202-2 and 6 standard conditions of approval. **PASSED** unanimously.

11  
12 **MOTION**

13 Motion by Mr. Sullivan, seconded by Mr. Anderson, to sign the Mylars and plans after the  
14 meeting. **PASSED** unanimously.

15  
16 **II. SHAW’S DISTRIBUTION CENTER** – Shaw’s Realty Company, owner/applicant.  
17 DM Romba Consulting Engineers, agent. Site Plan Amendment Application to amend the  
18 site plan to expand the parking lot resulting in an increase of 56 new spaces. No changes  
19 are proposed to the existing 537,070 SF structure for Warehousing use on the parcel. The  
20 property is located off of 205 Spencer Drive and is within the Light Industrial District.  
21 Tax Map 50, Lot 27-B. **Consider Approval if MDEP approval granted**

22  
23 This item was withdrawn from tonight’s agenda, pending receipt of the DEP approval. The  
24 approval came in late today and will be reviewed at the next meeting.

25  
26 **OTHER BUSINESS**

27  
28 None

29  
30 **ADJOURN**

31  
32 **MOTION**

33 Motion by Mr. Sullivan, seconded by Mr. DeBold, to adjourn and sign plans. **PASSED**  
34 unanimously.

35  
36 MINUTES APPROVED \_\_\_\_\_, 2019

37  
38 ACCEPTED BY:

39  
40  
41 \_\_\_\_\_  
42 Brian Toomey, Secretary

43 \_\_\_\_\_  
44 Cinni Davidson, Recorder