



TOWN OF WELLS, MAINE

STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday February 5, 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 Nawfel, Police Lt. Gerry Congdon, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

January 23, 2019

MOTION

Motion by Ms. Murray, seconded by Ms. Belanger, to approve the minutes as written. **PASSED** unanimously.

DEVELOPMENT REVIEW & WORKSHOP

- 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. **Comment on Preliminary Application for the Planning Board**

Josh Abbott, owner, and Lew Chamberlain of Attar Engineering were present. The Committee is commenting for the Planning Board's public hearing next Monday. This is an old gravel pit which will be developed with 18 lots on the front 50 acres. The back is quite wet with a branch of West Brook. The reserved land may be used for timbering. There will be a private road maintained by the HOA and a 50' ROW to the back parcel. The HOA documents will note that the owner reserves the timbering right and there will be heavy trucks on the road. Somerset Valley was another reclaimed gravel pit with a private street and fire pond. The two subdivisions will not be connected. Sight distances are good in both directions. The wet pond is estimated at ½ million gallons. The Fire Department will send Mr. Chamberlain the details for the dry hydrant. Side setbacks are close to some of the septic locations. The driveway culverts must be specified on the building permit applications.

SRC Min 02-05-19

1 There will be a pre-construction meeting for the road and wet pond. The subdivision approval is
2 good for 5 years to “substantially start the project” i.e. clearing the trees and putting in the road
3 base. The gravel pit operation can continue. A performance guarantee is due at the pre-
4 construction meeting, the construction estimate plus 10%.

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6 **II. FAIRWAY VILLAGE SUBDIVISION (FKA Fieldside Lane Subdivision) –**
7 York Building and Design Center, Inc. owner; Attar Engineering, agent.
8 Preliminary Subdivision to subdivide 132 acres into a56 dwelling unit
9 Multifamily Development Major Subdivision. The dwellings are proposed to be
10 age-restricted (55 years or older). The parcel is located off of Fieldside Lane off
11 of North Berwick Road. The parcel is located within the Rural, 250’ Shoreland
12 Overlay and Resource Protection Districts. Tax Map 32, Lot 13. **Comment on**
13 **Preliminary Application for the Planning Board**
14

15 Michael Sudak and Lew Chamberlain of Attar Engineering represented the applicant. This is a
16 preliminary application before the Planning Board. The project consists of 53 condos (24
17 duplexes and 5 single dwellings) on a parcel abutting the golf course, south of the railroad tracks.
18 The existing Fieldside Lane serves 3 houses and Grants Pasture is adjacent. There will be
19 common wells and septic systems and a cistern. This is an age-restricted community and 193
20 daily trips are estimated. A second access would be triggered at 200 daily trips. The developer
21 will work with the 911 coordinator on names for the side streets. There will be an on-site cistern
22 instead of sprinklers and the homes will have alarms. A Knox Box was proposed for the
23 maintenance building. The storage units will be either wood or steel and used for dry storage.
24 Road width was discussed and the trade-off between narrowing the road over the wetlands and
25 having it wide enough for emergency vehicles. The Planning Board decides the road width for
26 multi-family developments. The DEP will review the project for the site location permit. IF&W
27 may need to review the wetland for fairy shrimp.

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29 **ADJOURN**
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31 Motion by Ms. Adams, seconded by Ms. Murray, to adjourn. Passed unanimously.
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34 RESPECTFULLY SUBMITTED:
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37 _____
38 Cinndi Davidson, Meeting Recorder
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40 ACCEPTED BY:
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43 _____
44 Michael G. Livingston, PE, Town Engineer/Planner
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