



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, May 6, 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: Dennis Hardy, Brian Toomey, Robert Sullivan, Rick Seiden, and Richard DeBold.

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

## **MINUTES**

April 22, 2019

### **MOTION**

Motion by Mr. DeBold, seconded by Mr. Sullivan, to approve the minutes as written. **PASSED** 5-0-1 with Mr. Hardy abstaining.

## **DEVELOPMENT REVIEW & WORKSHOPS**

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

Mr. Toomey recused himself. Jayson Haskell of DM Roma represented the applicant. The recommendations in Mr. Livingston's memo were reviewed.

### **MOTION**

Motion by Mr. Sullivan, seconded by Mr. DeBold, to find the 15' vegetated/wooded buffer along Spencer Drive, Tivoli Drive and Burnt Mill Road sufficient and compliant. **PASSED** unanimously by those voting.

1 **MOTION**

2 Motion by Mr. Sullivan, seconded by Mr. DeBold, to find the existing wooded area a sufficient  
3 screen/buffer for the residential abutters across Burnt Mill Road. **PASSED** unanimously by  
4 those voting.

5  
6 **MOTION**

7 Motion by Mr. Sullivan, seconded by Mr. DeBold, to find that the addition of 45 parking spaces  
8 for a total of 423 is sufficient for the use. **PASSED** unanimously by those voting.

9  
10 **MOTION**

11 Motion by Mr. Sullivan, seconded by Mr. DeBold, that an updated boundary survey is not  
12 required. **PASSED** unanimously by those voting.

13  
14 The DEP permit has been received.

15  
16 **MOTION**

17 Motion by Mr. Sullivan, seconded by Mr. DeBold, to find the application compliant. **PASSED**  
18 unanimously by those voting.

19  
20 **MOTION**

21 Motion by Mr. Sullivan, seconded by Mr. DeBold, to approve the amendment application and  
22 Findings of Fact and sign the plans and Findings at the end of the meeting. **PASSED**  
23 unanimously by those voting.

24  
25 Mr. Toomey returned to the Board.

- 26  
27 **II. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS) – David Springer,**  
28 **owner; Mike Burgess, applicant; BH2M, agent. Preliminary Subdivision Application to**  
29 **subdivide 26.8 acres into 9 lots/dwelling units as a Residential Cluster development with**  
30 **a private 50' wide ROW and Open Space. The parcel is located off of 241 Meetinghouse**  
31 **Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A.**  
32 **Workshop completeness and consider scheduling a Preliminary Public Hearing**

33  
34 Walter Pelkey of BH2M Engineers represented the applicant. The completeness comments in  
35 Mr. Livingston's memo were reviewed. Mr. Hardy asked about fishing rights for the public  
36 along the Merriland River which have been accessible historically. For two other large  
37 subdivisions, the Board added a stipulation that access to fishing sites is still available. Mr.  
38 Pelkey felt it would be acceptable to the applicant and will verify that with him.

39  
40 **MOTION**

41 Motion by Mr. Sullivan, seconded by Mr. DeBold, to find the preliminary application complete  
42 and schedule a preliminary public hearing for May 20, 2019. **PASSED** unanimously.

1 **III. WEBBER RIDGE – PHASE 2** –Sebago REI, LLC, owner/applicant; DM Roma  
2 Consulting, agent. Preliminary Subdivision Application for a 10 lot/dwelling unit  
3 residential cluster major subdivision with a 50’ wide private ROW and Open Space. The  
4 subdivision is proposed off of Green Road and is located within the Rural, Resource  
5 Protection and 250’ Shoreland Overlay District. Tax Map 16, Lot 8. **Consider receiving**  
6 **the Preliminary Application, workshop completeness, and determine a Preliminary**  
7 **Public Hearing is appropriate**

8  
9 **MOTION**

10 Motion by Mr. Sullivan, seconded by Mr. Toomey, to receive the preliminary application.  
11 **PASSED** unanimously.

12  
13 Paul Hollis, applicant, and Jayson Haskell of DM Roma were present. The completeness items in  
14 Mr. Livingston’s memo were reviewed.

15  
16 **MOTION**

17 Motion by Mr. Sullivan, seconded by Mr. DeBold, to continue the workshop to the next meeting.  
18 **PASSED** unanimously.

19  
20 **IV. WESLEY BY THE SEA – PHASE 3** – Preacher’s Aid Society of New England,  
21 owner/applicant. BH2M Engineers agent. Preliminary Subdivision Application for a 10  
22 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and  
23 Hारisseckett Road. The property is approximately 25 acres in size and is located with the  
24 Rural and 75’ Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3. **Consider**  
25 **receiving the Final Application, workshop completeness and determine if a Final**  
26 **Public Hearing is to be scheduled**

27  
28 Walter Pelkey of BH2M Engineers represented the applicant.

29  
30 **MOTION**

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

33  
34 The completeness comments in Mr. Livingston’s memo were reviewed.

35  
36 **MOTION**

37 Motion by Mr. Sullivan, seconded by Mr. Toomey, to grant a waiver permitting the MDEP Site  
38 Location Permit approval to be provided prior to final subdivision approval. **PASSED**  
39 unanimously.

40  
41 **MOTION**

42 Motion by Mr. Sullivan, seconded by Mr. DeBold, to waive the requirement for labeling the  
43 trees greater than 24” in diameter that are in the No Cut Open Space area. **PASSED**  
44 unanimously.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Sullivan, to require a review of the HOA documents  
3 by the Town Attorney with the applicant to provide escrow funds for the cost of the review.

4 **PASSED** unanimously.

5  
6 **MOTION**

7 Motion by Mr. Sullivan, seconded by Mr. Toomey, to find the application complete and schedule  
8 a final public hearing for May 20, 2019. **PASSED** unanimously.

9  
10 **OTHER BUSINESS**

11  
12 The Staff Review Committee is reviewing an application from 1690 House Bakeshop & Café to  
13 reconfigure the parking lot.

14  
15 **ADJOURN**

16  
17 **MOTION**

18 Motion by Mr. Sullivan, seconded by Mr. Toomey, to adjourn and sign plans and Findings.

19 **PASSED** unanimously.

20  
21 MINUTES APPROVED \_\_\_\_\_, 2019

22  
23 ACCEPTED BY:

24  
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26 \_\_\_\_\_  
27 Brian Toomey, Secretary

28 \_\_\_\_\_  
29 Cinndi Davidson, Recorder