MINUTES

I. JUNE 23, 2020 DRAFT MEETING MINUTES

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SRC MIN 06-23-20.PDF

DEVELOPMENT REVIEW & WORKSHOPS

OTHER BUSINESS

ADJOURN
TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, June 23, 2020, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Town Planner Mike Livingston. Members present: Public Works Director Carol Murray, Public Works Representative Paula Green, Police Chief Jo-Ann Putnam, Fire Chief Mark Dupuis, Code Enforcement Officer Jodine Adams, Meeting Recorder Cinndi Davidson.

MINUTES
February 4, 2020

MOTION
Motion by Ms. Adams, seconded by Ms. Murray, to accept the minutes as written. Passed unanimously (Mr. Livingston and Chief Putnam were also present.)

DEVELOPMENT REVIEW & WORKSHOP

1. COASTAL PREFINISHED FLOORS & TILES, LLC – Coastal Prefinished Floor & Tiles, LLC. Site Plan Amendment Application to revised note 10 to eliminate vegetated buffer requirements along the north and east boundaries. No change to the existing uses of the property proposed. The property is located off of 833 Sanford Road and is within the Residential Commercial District. Tax Map 49, Lot 29-1. Receive Site Plan Amendment Application and workshop completeness and compliance for possible approval

Applicant Peter Jacob was present. Some pine trees in bad condition need to be removed, but there are buffering notes on the site plan. The property is commercial to commercial on one side which doesn’t require a buffer, and the other side has a tall stockade fence.

MOTION
Motion by Ms. Adams, seconded by Chief Putnam, to receive the site plan amendment application. Passed unanimously.

MOTION
Motion by Ms. Adams, seconded by Ms. Murray, to change Note 10, no longer requiring a vegetated buffer along the northerly and easterly boundary lines, and to find that the landscape requirements are met. Passed unanimously.

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MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to find the application complete. Passed unanimously.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to find the application compliant. Passed unanimously.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to approve the Findings of Fact & Decisions and the site plan and sign both at the end of the meeting. Passed unanimously.

II. WELLS RESERVE – Wells Reserve, owner; Paul Dest, applicant; Revision Energy, agent. Site Plan Amendment Application to install a solar array system on the property adjacent to the Coastal Ecology Center Building. The property is located off of 342 Laudholm Farm Road and is within the Rural, Resource Protection and 250’ Shoreland Overlay Districts. Tax Map 148, Lot 1- EXE. Receive Site Plan Amendment Application, workshop completeness and compliance

Applicant Paul Dest represented Wells Reserve.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to receive the site plan amendment application. Passed unanimously.

The Reserve proposes to install a fixed solar array adjacent to the existing Maine Coastal Ecology Center building. There will be an underground conduit to the Ecology Center where AC will be converted to DC.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to waive an updated boundary survey since the array is not near any property line. Passed unanimously.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to find the landscaping buffering satisfactory. Passed unanimously.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to find the application complete. Passed unanimously.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to find the application compliant. Passed unanimously.

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to approve the Findings of Fact & Decisions and the site plan and sign both at the end of the meeting. Passed unanimously.

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III. ROOTS AND WINGS PRESCHOOL – Roland and Deborah Dufort, owners; Ashlee and Deborah Dufort, applicants. Site Plan Pre-Application for a Daycare Center/ Nursery School use to be established within the first floor of the existing dwelling for up to 12 children. The property is located off of 323 Sanford Road and is within the Residential Commercial District. Tax Map 133, Lot 7-A. Receive Site Plan Pre-Application and provide applicant initial review comments

MOTION
Motion by Ms. Murray, seconded by Ms. Adams, to receive the site plan pre-application. Passed unanimously.

Applicant Roland Dufort presented the plan to modify his parents’ home to accommodate his sister’s preschool. The single family dwelling use would continue. The property is served by public water and sewer. State licensing for a preschool requires outdoor play space. The property is in the RC Zone where a day care/nursery school is a permitted use but the Town Ordinance requires the business use to be contained within the structure. Businesses in the RC Zone struggle with the outdoor storage part of the ordinance and this issue has come up in the past with other applications. The consensus was to ask the Selectmen to revisit the question. Mr. Livingston and Ms. Adams will discuss this with the Selectmen as a possible item for the November ballot.

IV. BONNIEVILLE FARMERS MARKET – Bonnieville, LLC, owner; applicant. Attar Engineering, Inc. agent. Site Plan Amendment Application seeking approval to add up to 6,021 SF of Business Retail use within the existing parking lot for the seasonal Farmers Market and outdoor sales for Bo-Mar Hall Antiques and Collectibles. No changes proposed to the existing buildings or existing uses (14,158 SF Retail and 500 SF Office). The property is located off of 1622 Post Road and is within the General Business District. Tax Map 135, Lot 4. Comment on Site Plan Amendment Application for the Planning Board

Applicant Bonnie Heptig presented her plan to add a seasonal farmers market and outdoor antique sales. The market is relocating from the Wonder Mountain site behind the Senior Center. The market has been operating afternoons under the emergency approval and she would like to make it permanent. The Planning Board is conducting a site walk on June 29 with attention to abutter comments about noise and traffic. The auction area is approved on the site plan as “retail use-seasonal outdoor flea market” and apparently it has been held in the back corner section labelled “retail/office.” The location is not allowed or approved and must stop and be relocated to the approved location. The locations of the vendor sites and parking spaces and the traffic flow were discussed. If the vendor stalls were moved to the left side, cars could enter and park on the right. Vehicles leaving the property can turn either left or right onto Route One. The Police Chief did not know of any Route One traffic issues due to the current outdoor retail activity.

V. VILLAGES AT HIGHPINE - Highpine Properties, LLC and Howard J. Hall; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc., agent. Final Subdivision Application for 119 dwelling units on approx. 555 acres of land. The subdivision to be a Multifamily Development with internal roadways and 458 acres of Open Space. The development is located off of 2335 Sanford Road. The development is located within the Rural, Residential A and Residential Commercial Districts. Tax
Howard Hall, applicant, and Lew Chamberlain of Attar Engineering were present. The final subdivision application is before the Planning Board for a public hearing on July 6. MDOT finalized the permit for the turning lane, and the previous northbound right turn lane has been changed to a southbound left turn lane. The turning lane is required once the project reaches 56 units. The project will have 119 condominium units with common wells and septic systems. There will be 3 model units depicting the 3 house designs; they will remain as the sales and real estate offices.

There is a large fire pond with dry hydrant. The small roads will have fire lanes with turn-arounds positioned 150 ft. from the end of the road. The concern was whether the fire trucks would have to back out. All units will be single story homes, so the ladder truck will not be required.

Residents will have access to the 460 acres of dedicated open space and walking trails. The units will be positioned so their porches will front on common areas for the pods. The open space will connect to Wire Road and the Woodlands. There will be parking spaces for members of the public who want to walk or ski on the trails.

VI. GRAND TRAIL PLACE PHASE 3 – The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, engineer. Preliminary Subdivision Application to develop an additional 12 residential cluster lots/dwelling units off of Baker Road, alter Open Space and alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A.

Comment on Preliminary Subdivision Application for the Planning Board

Austin Fagan of BH2M represented the applicant. The preliminary subdivision application for Phase 3 is before the Planning Board. Phase 2 has 36 lots, and Phase 3 will add 12 lots. There may be room for one additional lot if filter beds are used instead of a wet pond. The road ends will be cul-de-sacs instead of hammer heads. Some of the lots require additional test pits and reserve areas. Locating the septic systems in front would allow the owners to have pools, sheds, etc. in back. There is a significant brook crossing and the culvert will have to be sized based on a 100 year storm analysis. It may be a circular culvert embedded halfway for better flow. The original phase of the subdivision has a large fire pond. There have been issues when the dry hydrant was tested. If the pipe has to be flooded it delays fighting a fire. The pull is about 250-300 ft. with an air pocket above the pond height. Mr. Fagan will send Chief Dupuis information about the lift and length. An on-site test with the engineer and fire truck may be the best approach to evaluate.

OTHER BUSINESS

ADJOURN

MOTION
Motion by Chief Putnam, seconded by Ms. Murray, to adjourn and sign plans and Findings.
Passed unanimously.
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RESPECTFULLY SUBMITTED:

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Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

__________________________________________________
Michael G. Livingston, PE, Town Engineer/Planner