



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 1, 2021, 7:00 P.M.
Wells Town Hall
208 Sanford Road

JOIN VITURALLY ON ZOOM

<https://us02web.zoom.us/meeting/register/tZEvdEyoqjkvHdA-l0rzl1Wm1Ox1eyRwkmDQ>

Meeting ID: 852 2504 2574

CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Brian Toomey, Charles Anderson, Richard DeBold, and Rick Seiden.

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

Present via ZOOM: Planning Assistant Shannon Belanger

Excused: Associate Member Dennis Hardy

MINUTES

February 22, 2021

MOTION

Motion by Mr. Toomey, seconded by Mr. Anderson, to accept the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **HOBBS POND WOODS SUBDIVISION** – Springer, LLC, owner/ applicant; BH2M, engineer. Final Subdivision Amendment Application to eliminate a 200’ no-disturb buffer from Lot 1, Lot 2 and the Open Space. No change proposed to the 9 lots/dwelling units or private ROW. The Subdivision is located off of Meetinghouse Road/ Brigham Lane and is within the Rural and 75’ Shoreland Overlay District. Tax Map 62, Lot 11-A-1 to 11-A-9. **Receive the Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is to be scheduled, and workshop compliance**

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the final subdivision amendment
3 application. Passed unanimously.

4
5 Walter Pelkey of BH2M represented the applicant. The applicant wishes to eliminate a 200 ft. no
6 disturb buffer from Lots 1 & 2 and the open space and reduce it to 20 ft. The subdivision has
7 been built and the lots are sold. The original agreement intended to provide privacy for the
8 former land owner; once he passed the buffer could be reduced. Letters from the original
9 developer and current lot owners have no objection to reducing the buffer.

10
11 **MOTION**

12 Motion by Mr. Toomey, seconded by Mr. Anderson, to waive another site walk. Passed
13 unanimously.

14
15 With the buffer reduction, there are now some trees greater than 24” outside the buffer area.

16
17 **MOTION**

18 Motion by Mr. Toomey, seconded by Mr. DeBold, to retain the trees greater than 24” on Lots 1
19 & 2 and identify them on the plan. Passed unanimously.

20
21 HOA information is with the Secretary of State’s office and hasn’t been approved yet. Iron rods,
22 drill holes and bounds have been set and will be noted on the plan.

23
24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive another public hearing. Passed
26 unanimously.

27 **MOTION**

28 Motion by Mr. Toomey, seconded by Mr. Anderson, to appoint Mr. Livingston completeness
29 agent and continue the workshop at the next meeting. Passed unanimously.

30
31 **II. BURNT MILL SUBDIVISION AMENDMENT** – Burnt Mill Holding Company, LLC and
32 Chinburg Development, LLC, owners. Attar Engineering, applicant and agent. Final
33 Subdivision Amendment Application seeking approval to amend the drainage system for lots
34 1-16 to 1-21; to change lots 1-1 to 1-10 and 1-12 to 1-21 from Duplex (DP) lots to Single
35 Family (SF) lots; and to change lots 1-23 to 1-25 and 1-78 to 1-90 from Single Family (SF)
36 lots to Duplex (DP) lots. The Subdivision to remain as previously approved with 174 dwelling
37 units. The Subdivision is located off of Hobbs Farm Road and is within the Rural and 75’
38 Shoreland Overlay Districts. Tax Map 62-A, Lots 1-1 to 1-10, Lots 1-12 to 1-21, Lots 1-23 to
39 1-25 and Lots 1-78 to 1-90. **Workshop compliance and Final Findings of Fact & Decisions**
40 **for possible approval**

41
42 Brian Nielsen of Attar Engineering represented the applicant. Some plan mark-ups are pending.
43 The hydrogeologist is working on the fire pond details, and the owner would like to use the pond
44 for both the current and the next phase of the subdivision. Mr. Seiden asked for input from the
45 fire chief about requiring generators for fire ponds and wells. One question to resolve is how the
46 water level would be monitored so the generator could be turned on. Mr. Toomey said the fire
47 pond should be resolved before this amendment is approved, and not wait for the next
48 amendment.

1 The DEP approval was received today. PWD comments on the catch basin are pending. The
2 developer and/or HOA should be responsible for maintaining it. The wetland limits need to be
3 added back to the plan. Ownership of the property was discussed. Burnt Mill Holding Company
4 is responsible for the entire plan and doing the site work. Chinburg Development is buying the
5 lots from them and constructing the houses.

6
7 A 60 day extension was granted at the last meeting.

8
9 **OTHER BUSINESS**

10
11 ~Bread & Roses Bakery received approval for a change of use by the Code Enforcement Officer
12 and Town Planner.

13
14 ~Bitter End Restaurant received approval for a small addition by the Code Enforcement Officer
15 and Town Planner.

16
17 ~The Staff Review Committee is reviewing a site plan pre-application for 1823 Post Road.

18
19 ~The Seacoast Motel application for a shed is on hold because of the requirement to install a
20 sprinkler. The shed will be used to store linens and toiletries. The fire chief will be asked for his
21 opinion. Can the sprinkler requirements be eliminated if there is adequate distance between the
22 shed and main building, and if the items are stored in fireproof containers.

23
24 **ADJOURN**

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. Anderson, to adjourn. Passed unanimously.

28
29 **MINUTES APPROVED** _____, 2021

30
31 **ACCEPTED BY:**

32
33 _____
34 Richard DeBold, Secretary

35 _____
36 Cinndi Davidson, Recorder
37