



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 15, 2021, 7:00 P.M.
Wells Town Hall
208 Sanford Road

JOIN VITURALLY ON ZOOM

Register in advance for this meeting:

https://us02web.zoom.us/meeting/register/tZMsduCopzIoHdx_YkJnrmgwbKilufppmzMQ

7:00 PM CALL TO ORDER & 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

March 1, 2021

MOTION

Motion by Mr. Toomey, seconded by Mr. Anderson, to accept the minutes as revised. 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 and Lot 2. 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. **Workshop completeness and compliance/ Final Findings of Fact & Decisions for possible approval**

Austin Fagan of BH2M represented the applicant. Completeness items were reviewed. The four missing bounds haven't been installed because of ground conditions. The HOA has been established; conveyances are pending. Note 40 has been added to the plan.

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the language of Note 40. Passed unanimously.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the reduction of the no-cut buffer
3 for Lots 1 & 2 to 20 ft. Passed unanimously.

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5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application complete. Passed
7 unanimously.

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9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application compliant. Passed
11 unanimously.

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13 **MOTION**

14 Motion by Mr. Toomey, seconded by Mr. Anderson, to approve the Findings of Facts &
15 Decisions and the plan and sign them at the end of the meeting. Passed unanimously.

- 16
17 **II. CONGDONS DONUTS – MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land**
18 **Development Consultants, agent. Site Plan Amendment Application seeking approval to**
19 **merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off the**
20 **existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and**
21 **lighting. The property is located off of 1090 and 1100 Post Road and is within the General**
22 **Business and Residential A Districts. Tax Map 123, Lots 5 and 6. Workshop completeness**
23 **and determine Public Hearing**
24

25 Applicant Gary Leech was present. The recommendations in Mr. Livingston’s memo were
26 reviewed. Lighting for the parking lot will be the existing solar lights on the fence. The
27 consensus was that a photometric plan is not required. Mr. Livingston is reviewing the
28 stormwater management plan. The amount of new impervious area needs to be calculated. The
29 new entrance at the north end will be an exit only and possibly right turn only. After the public
30 hearing the Board will determine the required sight distances. The parking requirement is not
31 affected as the second floor will be office/storage only, and no seating.

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33 **MOTION**

34 Motion by Mr. Toomey, seconded by Mr. DeBold, to appoint Mr. Livingston completeness agent
35 and schedule a public hearing for the April 5 meeting. Passed unanimously.

- 36
37 **III. DELLS DOWNEAST SUBDIVISION – Paul M. Bisceglia, owner; Patrick W. Johnson,**
38 **Agent; JPS Surveying and Engineering, Engineer. Preliminary Subdivision Application for a**
39 **13 lot/ 12 dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural**
40 **District. Tax Map 17, Lot 16. Workshop completeness and determine a public hearing if**
41 **appropriate**
42

43 Owner Paul Bisceglia was present. Patrick Johnson was present via ZOOM. The proposed plan
44 revisions have been addressed. The abutter’s daughter may build a house behind the pond on her
45 property, but it will be far from the property line. The abutter across from the proposed entrance
46 is concerned about headlight glare and some plantings may be required. The 24” trees will be
47 saved whenever possible; some may have to be cut because of the roadway. The Assessor has
48 approved the proposed street name Wildwood Road; she is still reviewing the map and lot
49 numbers. The IF&W letter is pending.

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MOTION

Motion by Mr. Seiden, seconded by Mr. Toomey, to allow the submission of the IF&W letter with the final plan application. Passed unanimously.

MOTION

Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application complete and schedule a public hearing for April 5. Passed unanimously.

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

Ken Wood of Attar Engineering was present via ZOOM. Note 17 re: the fire pond has been updated with input from the Fire Chief. July 30, 2021 was selected as the completion date because the developer needs to coordinate with CMP and install the power service.

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to accept Note 17 as revised. Passed unanimously.

MOTION

Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application compliant. Passed unanimously.

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the plan and Findings of Fact & Decisions and sign them at the end of the meeting. Passed unanimously.

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 Map 60, Lot 18; Map 60, Lot 17-A. **Project Update, Workshop Phasing and Performance Guarantees**

Lew Chamberlain of Attar Engineering was present. Ken Wood of Attar Engineering was present via ZOOM. Four road names have been approved by the Assessor. Mr. Chamberlain and the developer are reviewing the phasing. This will be a multi-year project. The finish course of pavement will be postponed until the construction vehicles and heavy trucks are finished. Mr. Millian asked about the price range of the units. The developer is planning affordable housing.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Anderson, to continue the workshop for 60 days.
3 Passed unanimously.

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5 Mr. Chamberlain asked if the Board would consider conditional approval if the DEP permit is
6 delayed. Mr. Livingston said the Board could consider it. One solution is to approve, sign and
7 record the plan, with the DEP permit due by the pre-construction meeting. The consensus of the
8 Board was not to grant a conditional approval due to the likely amendment applications that
9 would result.

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11 **OTHER BUSINESS**

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13 **March 9 Staff Review Committee:**

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15 ~Joshua’s Restaurant is applying for an outside patio with a reduction in inside seating. There are
16 architectural standards for commercial properties on Route One north of Route 109. The
17 Selectmen may consider a waiver for seasonal tents since outdoor dining is becoming popular.
18 The emergency ordinance is for 60 days and the Selectmen may renew it to get through the
19 summer.

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21 ~Hampton Inn is adding a fitness center at the rear of the building.

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23 **ADJOURN**

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25 **MOTION**

26 Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn and sign plans and Findings.
27 Passed unanimously.

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29 **MINUTES APPROVED _____, 2021**

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31 **ACCEPTED BY:**

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34 _____
35 Richard DeBold, Secretary

36 _____
37 Cinndi Davidson, Recorder