



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, March 7, 2022, 7:00 P.M.  
Wells Town Hall  
208 Sanford Road

## **7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Charles Anderson, Richard DeBold, Steve Koeninger.

Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson  
Excused: Brian Toomey, Dennis Hardy

## **MINUTES**

February 28, 2022

### **MOTION**

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

## **DEVELOPMENT REVIEW & WORKSHOPS**

- I. **U.S. SITE SOLUTIONS** – U.S. Site Solutions, owner; Steve Koeninger, applicant; Austin Fagan, BH2M, agent. Site Plan Pre-Application for a 5,000 SF Business Contractor use building with 1,400 SF in outdoor material storage and associated parking. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-13. **Receive Site Plan Pre-Application and determine a site walk**

### **MOTION**

Motion by Mr. DeBold, seconded by Mr. Anderson, to move this item to the end of the meeting, since there will not be a quorum when the applicant recuses himself. Passed unanimously.

- II. **1810 POST ROAD CONDOMINIUM – FOREST VILLAGE NORTH SUBDIVISION** – 1810 Post Road, LLC, owner, Luxe Enterprises, LLC, applicant, Northern Survey Engineering, LLC, agent. Minor Subdivision Amendment Application to create a two unit Condominium on the .70 acre parcel. Unit 1 to remain the commercial building and Unit 2 to be a single family dwelling unit. The property is located off 1810 Post Road and is within the Residential Commercial and General

1 Business District. Tax Map 139, Lot 16-A. **Consider compliance/ Findings of Fact &**  
2 **Decisions for possible approval**  
3

4 Sean Pierce of Northeast Survey Engineering and applicant Zach Pappas were present. The  
5 condominium documents are satisfactory and the recommended plan mark-ups and notes have  
6 been addressed. The Staff Review Committee has approved the site plan for the commercial  
7 property.  
8

9 **MOTION**

10 Motion by Mr. DeBold, seconded by Mr. Anderson, to find the application compliant, to approve  
11 the application and sign the plans and Findings of Fact at the end of the meeting. Passed  
12 unanimously.  
13

- 14 **iii. PARKER RIDGE SUBDIVISION**– Parker Ridge Development, LLC, owner/applicant;  
15 Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village  
16 Survey, surveyor. Final Subdivision Application to amend the Parker Ridge Subdivision  
17 by creating 13 new lots/dwelling units on the remaining land (Lot 4). The subdivision to  
18 consist of a total of 17 lots/dwellings. The new lots/dwellings are to be residential cluster  
19 development lots and are to have street frontage off of a new private roadway. The  
20 development is located off of 506 Quarry Road and is within the Rural District. Tax Map  
21 37, Lot 6. **Workshop compliance**  
22

23 Troy Parker, applicant, and Deb Briggs of Lower Village Survey Company were present.  
24 Compliance items were reviewed.  
25

26 **MOTION**

27 Motion by Mr. DeBold, seconded by Mr. Anderson, to find the proposed monumentation for the  
28 development suitable. Passed unanimously.  
29

30 The Town Attorney is reviewing the HOA documents. The reclamation plan for the stockpiles  
31 and the phasing were discussed. Mr. Parker will be using the road base piles first. The fill pile  
32 will be close to the pond. The loam pile will be moved around on site and used as the houses are  
33 built. The language of the note will be clarified. A revised cost estimate was provided and may  
34 need to be updated with corrected pavement quantity and costs and increasing costs of wood and  
35 metal for guard rails. The common mailbox area needs to be identified. Landscape buffer and  
36 screening requirements were reviewed.  
37

38 **MOTION**

39 Motion by Mr. Koeninger, seconded by Mr. DeBold, to approve the plan with existing trees as  
40 the buffer between non-clustered lot 6-3 and cluster lot 6-4. Passed unanimously.  
41

42 The tree line for the open space/ lot 6-3 buffer is elevated and no screening or buffering is shown  
43 in the open space.  
44

45 **MOTION**

46 Motion by Mr. Koeninger, seconded by Mr. DeBold, to find that no plantings or solid fencing are  
47 required. Passed unanimously.  
48

1 There is some tree growth in the open space no-cut buffer abutting lots 5-A and 5-C.

2  
3 **MOTION**

4 Motion by Mr. Koeninger, seconded by Mr. Anderson, to make the open space a no-cut area and  
5 allow the existing trees to grow. Passed unanimously.

6  
7 There is some existing vegetation in the open space buffer abutting lot 7-A.

8  
9 **MOTION**

10 Motion by Mr. Koeninger, seconded by Mr. DeBold, to find the existing vegetation and no-cut  
11 area sufficient. Passed unanimously.

12  
13 There is thick vegetation in the open space abutting lots 6A-1, 6A-2, 6C and 6-D.

14  
15 **MOTION**

16 Motion by Mr. Koeninger, seconded by Mr. DeBold, to find the existing vegetation sufficient  
17 and designate the area as no-cut. Passed unanimously.

18  
19 The proposed walking trail goes through the buffer abutting lot 6G.

20  
21 **MOTION**

22 Motion by Mr. Koeninger, seconded by Mr. DeBold, to maintain the existing vegetation as a no-  
23 cut area and clear only in the trail area. Passed unanimously.

24  
25 **MOTION**

26 Motion by Mr. Koeninger, seconded by Mr. DeBold, to find the no-cut area abutting lots 6-1 and  
27 6-2 is acceptable. Passed unanimously.

28  
29 There will be a note on the plan that no-cut buffer signage will be installed along the 50 ft. wide  
30 buffer on lots 4, 12 and 13 before building permits are issued for those lots. Open space access  
31 was reviewed. The trail from Perry Oliver Road shall connect to Parker Ridge Drive and there  
32 are to be boulders to block vehicles. There will be signs for “public trail” and “no parking” at  
33 Perry Oliver Road and Parker Ridge Drive. The trail detail signs will be consistent with Granite  
34 Ridge. Subdivision lot owners of 6-1, 6-2 and 6-3 need to grant permission before the trail is  
35 constructed across the existing Open Space easement. There is a note in the deeds and the  
36 applicant needs to correspond with the owners before the pre-construction meeting. The  
37 proposed open space will contain the fire pond, drainage infrastructure and walking trails.

38  
39 **MOTION**

40 Motion by Mr. DeBold, seconded by Mr. Koeninger, to find the proposed open space suitable.  
41 Passed unanimously.

42  
43 Mr. Koeninger questioned the depth of the fire pond. The estimate is 15-18 ft. Since the slope is  
44 3:1 no fencing is required, but some boulders would be an added safety feature around the pond  
45 and dry hydrant. Mr. Parker is planning to use the pond as a recreation area.

1 Lot 6-4 has frontage off Quarry Road and Parker Ridge Road. The deed will restrict driveway  
2 access to Parker Ridge Road. The driveway location of Lot 6-4 may be redesigned with the next  
3 plan revisions.

4  
5 **MOTION**

6 Motion by Mr. Koeninger, seconded by Mr. DeBold, to find that shared driveways are not  
7 required. Passed unanimously.

8  
9 The Fire Chief's review of the fire pond and the Town Attorney's review of the fire pond  
10 easement are pending. The fire pond design was discussed. The water level elevation is 187. Mr.  
11 Koeninger recommended adding a gauge pole. An old fire pond was approved for a previously  
12 approved subdivision. Issuing building permits can be phased to coincide with the construction  
13 of the fire pond.

14  
15 **MOTION**

16 Motion by Mr. Koeninger, seconded by Mr. DeBold, to require completion of the fire pond  
17 before any occupancy permits are issued. Passed unanimously.

18  
19 A note can be added to the plan that a homeowner could construct a home with sprinklers if the  
20 fire pond wasn't complete. The ordinance prohibits the sale of lots until the pre-construction  
21 meeting is held and the base course of pavement is installed.

22  
23 A MDEP stormwater permit may be required because the gravel base and paved area are close to  
24 1 acre. An exact calculation is required. The stop signs and street signs have to be installed  
25 before the start of construction. Yellow striping is not required for private roads except by the  
26 dry hydrant.

27  
28 **MOTION**

29 Motion by Mr. Koeninger, seconded by Mr. DeBold, to continue the workshop for 60 days.  
30 Passed unanimously.

- 31  
32 **IV. DAIRY QUEEN – GI Wells, LLC, owner; J & D Dube Properties, LLC, applicant;**  
33 **Walsh Engineering Associates, Inc, agent. Site Plan Application for a 2,100 SF Standard**  
34 **Restaurant/ Fast-Food Restaurant use with 28 parking spaces and a drive-thru to**  
35 **accommodate 19 vehicles. The property is located near 900 Post Road and is within the**  
36 **General Business District. Tax Map 120, Lot 2-1. Consider a 60 day extension to allow**  
37 **for MDOT Permit approval**

38  
39 The applicant has requested a 60 day extension for MDOT permit approval.

40  
41 **MOTION**

42 Motion by Mr. Koeninger, seconded by Mr. DeBold, to grant the extension. Passed unanimously.

43  
44 **MOTION**

45 Motion by Mr. Koeninger, seconded by Mr. DeBold, to recess for 10 minutes and contact Mr.  
46 Toomey. Passed unanimously.

1 **MOTION**

2 Motion by Mr. Koeninger, seconded by Mr. DeBold, to reconvene. Passed unanimously.

- 3  
4  
5 **v. U.S. SITE SOLUTIONS** – U.S. Site Solutions, owner; Steve Koeninger, applicant;  
6 Austin Fagan, BH2M, agent. Site Plan Pre-Application for a 5,000 SF Business  
7 Contractor use building with 1,400 SF in outdoor material storage and associated parking.  
8 The property is located off Willie Hill Road and is within the Light Industrial District.  
9 Tax Map 40, Lot 3-13. **Receive Site Plan Pre-Application and determine a site walk**

10  
11 **MOTION**

12 Motion by Mr. DeBold, seconded by Mr. Anderson, to receive the site plan pre-application.  
13 Passed unanimously.

14  
15 Mr. Koeninger recused himself. Austin Fagan of BH2M presented the application for a business  
16 contractor use building with outdoor storage and parking. There will be a private well and septic  
17 system on site. A stormwater PBR and NRPA Tier 1 are required, as well as an ACOE permit for  
18 wetland fill.

19  
20 **MOTION**

21 Motion by Mr. DeBold, seconded by Mr. Anderson, to schedule a site walk for Saturday, April 9  
22 at 8 AM. Passed 3-0-1.

23  
24 Mr. Koeninger returned to the Board.

25  
26 **OTHER BUSINESS**

27  
28 **I. Review Memo regarding Moratorium Information**

29  
30 The requirements for a moratorium on new development permits were discussed. Last meeting's  
31 discussion was to be limited to Route One pending completion of the MDOT traffic study. The  
32 Town Attorney has advised that this should be decided by the voters rather than the Board of  
33 Selectmen. An April 5 joint public hearing with the Selectmen would be necessary to get the  
34 question on the June ballot. The ballot has to be finalized by the Clerk's office on April 14. The  
35 moratorium could be limited by the location of the lot or by the traffic count. The consensus was  
36 that this is too rushed and needs further study.

37  
38 **MOTION**

39 Motion by Mr. Koeninger, seconded by Mr. DeBold, to table this item until after the March 15  
40 Board of Selectmen's meeting. Passed unanimously.

41  
42 **II. Review SRC and CEO site plan applications**

43  
44 A site plan amendment was approved to increase the square footage of an attorney's office on  
45 Route One.

46  
47 The SRC approved the site plan for the commercial property at 1810 Post Road. The stormwater  
48 management plan for Wild Bevy Distilling was reviewed. The applications for M & L Aggregate

1 Recycling, Wesley By The Sea and River Landing Subdivision were discussed with comments  
2 for the Planning Board.

3  
4 Mr. DeBold asked Mr. Livingston to research the requirements for a quorum for the Planning  
5 Board.

6  
7 **ADJOURN**

8  
9 **MOTION**

10 Motion by Mr. DeBold, seconded by Mr. Anderson, to adjourn and sign plans and Findings.  
11 Passed unanimously.

12  
13 **MINUTES APPROVED** \_\_\_\_\_, 2022

14  
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16  
17  
18 **ACCEPTED BY:**

19  
20 \_\_\_\_\_  
21 Richard DeBold, Secretary

\_\_\_\_\_   
Cinndi Davidson, Recorder

