



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Site Plan Application Memo

Date: April 21, 2022
To: Planning Board
From: Planning Office
Re: Chase Construction – Map 23, Lot 14-B-1

Project Description:

Geoff Aleva has submitted a Site Plan Application on behalf of the owners Eric Chase and Barry Chase/ Heidi Chase/ The 68 Cedar Drive Bridgton Trust. The application proposes 11,917 SF of sawmill use within the two existing buildings and one new single story 60' x 64' building to be constructed. No dwelling exists or is proposed. The property is located within the Rural District and is identified to be 3.4 acres in area. The property is served by septic system and well. The property is located off of 1388 North Berwick Road off a street to be named. Tax Map 23, Lot 14-B-1.

§ 145-74. Review and approval process.

D. Planning Board review process.

- (1) If there are site plan approval applications to review, the Planning Board shall meet at least two times a month and its meeting agenda shall be posted in the Town Hall at least seven days prior to the meeting. Applications and other supporting submittals shall be filed by the applicant in the Office of Planning and Development at least 10 days before the meeting. Additional materials received from an applicant less than 10 days before a meeting will be held by the Office of Planning and Development staff until the meeting and will be distributed when the application is discussed. Such late submittals may only be considered at the discretion of the Planning Board. The Board shall only consider accepting late submittals upon finding that the content is nontechnical, brief and may be easily reviewed in a short time period, and any parties to the proceeding will have adequate time to review and respond to the submittals. **Application submitted on 3/24/22. Planning Board received the application on 4/11/22**
- (2) Applications for site plan approval are to be filed with the Office of Planning and Development. The application shall be accompanied by a site plan and the required fee along with a certification that the applicant has sent or delivered notices to the abutters of the filing of the site plan approval application. If the abutters have been notified by the Code Enforcement Officer of a preapplication for the same project within the last 60 days pursuant to Subsection **A(1)(b)[1]**, the applicant shall be exempted from notifying the abutters of the site plan application filing. Within seven days of receipt of the application by the Office of

Planning and Development, the Code Enforcement Officer shall determine if the proposed use meets the requirements of Articles **V**, **VI** and **VII**. If it does not, the Code Enforcement Officer shall notify the applicant in writing. If it does, the application shall be reviewed for completeness by the Planning Board's agent or placed on a Planning Board agenda for the Planning Board to review for completeness. The applicant may request, in writing, that the Board waive submission of the requirements of § **145-77**. The Board may waive any of the submission requirements listed in § **145-77** if it determines that they would not be applicable or are not necessary to determine that the standards of § **145-75** have been or will be met. **Abutters mailed notice of application on 3/25/22**

- (3) It is the responsibility of the Planning Board, or its agent if so designated, to determine if the application is complete. If it is the responsibility of the Board to determine whether the application is complete it must be done within 21 days of receipt of the application by the Board. If it is the responsibility of the Board's agent to determine whether the application is complete it must be done within 14 days of receipt of the application by the Office of Planning and Development. The time period for determining completeness may be extended by mutual consent of the applicant and the Planning Board or its agent. If the application is complete it shall be placed on an agenda for presentation to the Board at a public hearing. If the application is not complete, the applicant shall be notified, in writing, of the additional information needed to complete the application. If the additional information or a written request for an extension is not submitted within 60 days of the notification, the application shall be considered to be withdrawn. If the Planning Board's agent has determined that the application is not complete and the applicant believes it is complete, the applicant may request in writing for the application to be placed on the agenda for the next Planning Board meeting and have the Planning Board review the application for completeness. **To be determined**
- (4) Upon determining that a complete application has been submitted, the Office of Planning and Development shall notify the Staff Review Committee members of the application and request their comments on the application in writing. **To be determined**
- (5) Within 35 days of determining that the application is complete the Planning Board shall hold a public hearing on the application. **To be determined**
 - (a) In scheduling public hearings under this section, the Planning Board shall publish notice of the hearing at least 10 days in advance in a newspaper of general circulation in the area. The applicant shall be responsible for paying the cost of such notices.
 - (b) The Planning Board shall notify, by certified mail, the applicant and all abutters of the lot involved, including owners of lots on the opposite side of the street, at least 10 days in advance of the hearing, of the nature of the application and of the time and place of the public hearing.
 - (c) The lot owners shall be considered to be those against whom taxes are assessed. In the case of condominiums, the condominium association, not each unit owner, shall be notified. Failure of any lot owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Planning Board.
 - (d) At any hearing, a person may be represented by his agent or attorney. Hearings shall not be continued to other times except for good cause.
 - (e) The applicant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions shall be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman.
- (6) Within 35 days of the public hearing or a period of time agreed to by the applicant and the Planning Board, the Planning Board shall reach a decision based on the criteria found in § **145-75** and shall inform the applicant in writing within seven days of its decision stating its reasons. The Board shall prepare detailed, written findings of fact and conclusions, based on the evidence presented at the public hearing and evidence presented by the applicant and evidence presented by Town staff. **To be determined**

Recommendations and conclusions:

1. Planning Board to report the results of the site walk.
2. Planning Board to consider the completeness review comments:
 - a. Site plan markups to be addressed. (See all review checklists for all comments and recommendations.)
 - b. The lot has access to Route 9 across a private shared street, to be named. The ROW was created in 1990 and is grandfathered as street frontage.
 - c. The ROW/Easement through the subject property no longer exists and shall be noted on plan as dissolved. Parcels 1 and 2 are merged.
 - d. The shed located within the property setback must be relocated. Shed relocation requires a building permit.
 - e. The septic system on the adjacent lot to be identified. Well to be identified.
 - f. Fire Department to review access from Route 9 and to the building and determine if the width of the travel lane and what turn around area is suitable/recommended.
 - g. A 15 foot wide landscaped buffer is required along the road that is to be named. This buffer may consist of existing wooded area. Plan to label. Planning Board to determine if the wooded area satisfies the landscaped buffer along the road after the public hearing.
 - h. This commercial parcel abuts a residential lot to the south (Map 23, Lot 14-B). Plan to label tree line that is to be maintained. Planning Board to determine if the tree line to be maintained satisfies the screening requirements to the south after the public hearing.
 - i. CEO provided a parking space recommendation of 6 spaces. See letter dated 4/19/22. Planning Board to review recommendation and determine the required number of spaces for the sawmill use. Parking spaces to be depicted on the plan.
 - j. Town Engineer to review stormwater runoff considerations. New building, pavement and gravel areas to be addressed with Low Impact Development (LID) methods. Applicant requested a waiver, but new areas are being created and Town standards can be met.
 - k. The off-premises sign to be removed. Is an on-premises sign proposed? Sign note to be added to the plan.
 - l. Light and glare note, and noise note to be added to the plan.
 - m. Sight distances onto unnamed street and Route 9 to be noted. Speed limits to be noted.
 - n. Applicant to confirm what types of machinery to be used on the property. Sawmills, chainsaws, etc. Plan to note that machinery to be located within enclosed buildings. Are any generators, HVACs or other such building equipment proposed or exist?
 - o. Are other materials stored outside of roofed buildings? If so, they must be identified on the plan. The sawdust pile is identified. Does this pile get composted, recycled, removed?
 - p. Planning Board to determine if traffic data is necessary. Waiver requested but not necessary if Planning Board determines information provided as sufficient. 8 peak hour, 45 ADT estimated.
3. Planning Board to consider making the Planning Office the completeness agent so a public hearing can be scheduled once complete.