



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, April 11, 2022, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Vice Chairman Brian Toomey called the meeting to order at 7:00 PM. Members present: Charles Anderson, Steve Koeninger and Brenda Durand.

Staff present: Town Planner/Engineer Mike Livingston.

Excused: Chairman Chuck Millian, Richard DeBold, Dennis Hardy, Meeting Recorder Cinndi Davidson

MINUTES

March 21, 2022

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to approved the minutes as written. Passed unanimously.

PUBLIC HEARINGS

- I. **R&L PROPERTIES BUSINESS CONTRACTOR-** R&L Properties, Owner, applicant; Lew Chamberlain, ATTAR, agent. Site Plan Application for an 8,000 SF one-story building with 8 Business Contractor use units and a two-story building consisting of 1,920 SF Business Contractor use for 4 Business Contractor use units on 1st floor and two dwelling units on the 2nd floor. The property is located within the General Business District and is located off 2229 Post Road. Tax Map 147, Lot 13.

Lew Chamberlain of Attar Engineering and Bob Lachance were present. Lew Chamberlain presented the project. The abutter to the east to have a 6' tall fence, not a vegetated berm due to stormwater design.

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to close the public hearing. Passed unanimously.

1 **II. RIVER LANDING SUBIVISION (FKA LEWIS SUBDIVISION)** – Michael J. Lewis,
2 owner/applicant; Tidewater Engineering & Surveying, Inc. agent. Final Subdivision Application
3 for a 12 lot/dwelling unit residential cluster major subdivision on 28.2 acres of land. The parcel is
4 located near 350 Tatnic Road and is within the Rural and 75’ Shoreland Overlay Districts. Tax
5 Map 13, Lot 21-A-1.
6

7 Ryan McCarthy of Tidewater Engineering presented the project. No comments from the public
8 offered.
9

10 **MOTION**

11 Motion by Mr. Toomey, seconded by Mr. Koeninger, to close the public hearing. Passed
12 unanimously.
13

14 **III. GRAND TRAIL PLACE PHASE 3** – The Daniel Chase Family Real Estate Trust,
15 owner/applicant; BH2M, engineer. Final Subdivision Application to develop an additional 12
16 residential cluster lots/dwelling units off Baker Road, alter Open Space and alter the standard
17 (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/
18 Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural
19 Districts. Tax Map 56, Lot 6-A.
20

21 Walter Pelkey of BH2M represented the applicant. An on/off switch has been added to the well
22 pump. The assumption is that the pond will be drained to add elbows to the intake and get it to
23 the correct level. Water would be pumped out through the spillway, then a water truck would
24 refill it. The HOA will eventually be responsible for maintaining the system.
25

26 Public comments were solicited.
27

28 ~The pump should be user friendly for the HOA. Why not have a totally automatic pump with a
29 solar back-up?
30

31 Automation risks burning out the pump.
32

33 ~Sebago Technics did the third party evaluation. Are their proposed solutions reasonable? Can
34 there be a group meeting of all involved parties?
35

36 Mr. Livingston said that Sebago Technics came to an earlier meeting. There can’t be an outside
37 meeting that doesn’t include the Planning Board. Sebago concluded that a supply well can
38 supplement the water level.
39

40 ~The fire pond will serve phases 2 & 3, not phase 1. The phase 1 homes have sprinklers.
41

42 ~The well depth is 300 ft. and the time to refill should be recalculated. With the cost of
43 electricity, the pump should have solar panels.
44

45 ~The water level needs to be 24” above the pipe; it currently is 35”.
46

47 ~The pond shouldn’t be drained again; there is a lot of wildlife—fish, frogs, ducks and geese—
48 that would be disrupted. If the intake has to be lowered can it be done without draining the pond?
49

1 Mr. Pelkey said that draining the pond would disturb the clay liner.

2
3 Fire Chief Mark Dupuis said there are strainers that can be installed over the pipe.

4
5 ~The HOA has to plow and mow around the pond. Don't add a gate.

6
7 ~The hydrant location is in an easement on Lot 29; it should be moved down the road and away
8 from several residents' wells. Mr. Pelkey said the hydrant can be moved.

9
10 ~The developer requested a meeting including the HOA, Fire Chief, BH2M, and Sebago
11 Technics. Mr. Toomey said the Planning Board has no control over that meeting. Mr. Livingston
12 said the Board gets input from all parties to base its decision. If the public hearing is continued it
13 wouldn't have to be re-advertised. Sebago Technics works for the Town and can't negotiate with
14 the HOA and developer.

15
16 ~Representatives of the owner/applicant feel they have met all the requirements and paid escrow
17 for the third party. The project should move forward.

18
19 **MOTION**

20 Motion by Mr. Koeninger, seconded by Mr. Anderson, to close the public hearing. Passed
21 unanimously.

22
23 **DEVELOPMENT REVIEW & WORKSHOPS**

24
25 **I. G&M HOLDINGS MEDICAL MARIJUANA CULTIVATION AND PROCESSING –**

26 Randy Guiffrida, owner/ applicant. Lewis Chamberlain, Attar Engineering, agent. Site Plan Pre-
27 Application for a Medical Marijuana Cultivation and Processing Facility to be established within
28 a 2,400 SF building and a 6,400 SF building. The property is located off Willie Hill Road and is
29 within the Light Industrial District. Tax Map 41, Lot 13-2. **Report Site Walk Results**

30
31 Lew Chamberlain of Attar Engineering represented the applicant. Mr. Livingston reported on the
32 March 26 site walk. Sight distances are good. The existing trees provide good buffer. Twelve
33 employees are expected for cultivation and development. Spotted turtle habitat exists near the
34 railroad tracks.

35
36 **II. U.S. SITE SOLUTIONS –** U.S. Site Solutions, owner; Steve Koeninger, applicant; Austin
37 Fagan, BH2M, agent. Site Plan Pre-Application for a 5,000 SF Business Contractor use building
38 with 1,400 SF in outdoor material storage and associated parking. The property is located off
39 Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-13. **Report Site**
40 **Walk Results**

41
42 Mr. Koeninger recused himself. Mr. Livingston reported on the March 26 site walk. The current
43 entrance is temporary and will be relocated. The Willie Hill Road culvert will be relocated.
44 Trees along Willie Hill Road may need to be removed and replaced for elevation and drainage.
45 There is a good turning radius for trucks and fire apparatus.

46
47 Mr. Koeninger returned to the Board.

1 **III. HIGH COAST LLC-** Steve Duplisea, owner; Shiloh Legere, applicant. Site Plan Amendment
2 Application to add Medical Marijuana Cultivation and Processing use to the property for the
3 assembly and packaging of medical marijuana products only. No other change in use or parking is
4 proposed. The property is located off 632 North Berwick Road and is within the Light Industrial
5 District. Tax Map 40, Lot 3-4. **Report Site Walk Results, workshop completeness and**
6 **determine a public hearing if needed**
7

8 Applicant Shiloh Legere was present. Mr. Livingston reported on the March 26 site walk. The
9 applicant is working with the Police Chief and Fire Chief on security. At the June 14 Town
10 Meeting residents will vote on sprinklers at marijuana facilities.
11

12 **MOTION**

13 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find that 6 parking spaces are
14 sufficient. Passed unanimously.
15

16 **MOTION**

17 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find the application complete. Passed
18 unanimously.
19

20 **MOTION**

21 Motion by Mr. Koeninger, seconded by Mr. Anderson, to waive the public hearing. Passed
22 unanimously.
23

24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the existing buffer along Route 9 is
26 adequate. Passed unanimously.
27

28 **MOTION**

29 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find the other screening and fencing
30 are adequate. Passed unanimously.
31

32 Ms. Legere asked about the drainage on the abutting property. The problem has been resolved.
33

34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. Anderson, to continue the workshop until June 20 after
36 the Town Meeting. Passed unanimously.
37

38 **IV. RT PROPERTY HOLDINGS SUBDIVISION** – RT Property Holdings, LLC, owner; Patrick
39 Johnson, applicant/ agent. Subdivision Pre-Application for an 11 unit Multifamily Development
40 on 10.6 acres of land. The property is located within the Residential A District and is located off
41 Sanford Road near the Bragdon Road intersection. Tax Map 55, portion of Lot 13-EXE and Lot
42 14-EXE. **Report Site Walk Results**
43

44 Applicant Patrick Johnson was present. Mr. Livingston reported on the April 5 site walk. Sight
45 distances are good to the west but clearing is needed to the east. There is a wetland crossing for
46 the house lot. A crossing for the other units is more involved. There are good buffers to Route
47 109 and abutting properties. Some nice oak trees can be retained. The project is in a good
48 location for rental units.
49

1 **V. EASTWOOD ESTATES SUBDIVISION** – Eastwood Estates, LLC, owner; Corner Post Land
2 Surveying, Inc. agent. Subdivision Pre-Application for a 15 lot/dwelling unit residential cluster
3 development with one out-sale lot located on 18.21 acres with approximately 6 acres of Open
4 Space and a private road with cul-de-sac. The property is located off Sanford Road and is within
5 the Residential A District. Tax Map 60, Lot 10. Report Site Walk Results
6

7 Dana Libby of Corner Post Land Surveying represented the applicant. Mr. Livingston reported
8 on the April 2 site walk. The entrance, center line of the roadway and front lot corners were well
9 marked. Acceleration and deceleration lanes may be needed on Route 109 for DOT approval of
10 the road entrance. Wetlands on Lot 4 may need to be altered. The trail to conservation land was
11 observed. Mr. Libby will amend the plan to add a 25 ft. no-cut buffer along the 50 ft. wide ROW.
12 Homes on El Velvel Road may need buffering.
13

14 **VI. SEAHORSE RESORT** – Post Road Cottages, LLC, owner; Steve Doe, Sebago Technics, agent.
15 Site Plan Pre-Application to renovate and upgrade the existing Motel (Lodging Facility) complex;
16 convert the Restaurant use to a Resort Office and Market for motel guests; modify parking,
17 resurface travel ways and parking, construct a new pool and associated buildings/infrastructure.
18 The property is not subject to prior site plan approval. The property is located off 1661 Post Road
19 and is withing the General Business District. Tax Map 135, Lot 13. Report Site Walk Results
20

21 Steve Doe of Sebago Technics represented the applicant. Mr. Livingston reported on the April 9
22 site walk. Two curb cuts will be reduced to one. Architectural standards must be met. Parking
23 will be modified, and grass parking is seasonal only. The existing pond will be cleaned out.
24 Some dead trees need to be removed. Utilities and propane tanks may be moved underground.
25 The stormwater impact on wetlands and abutting properties needs to be reviewed. A non-
26 conforming structure is grandfathered.
27

28 **VII. SEA VU WEST CAMPGROUND** – LGC SVW, LLC, owner/applicant; Ken Wood, Attar
29 Engineering, agent/ engineer. Site Plan Amendment Pre-Application to change 12 safari tenting
30 sites into RV Park Model sites. The property has site plan approval as a Tent and Recreational
31 Vehicle Park. The property is located off 23 College Drive and is within the Rural District. Tax
32 Map 43, Lot 6. Report Site Walk Results
33

34 Lew Chamberlain of Attar Engineering represented the applicant. Mr. Livingston reported on the
35 April 9 site walk. Some patios and storage buildings have to be included in lot coverage. Some
36 sites are being converted from traditional to park model. Possible wetland impact would need a
37 DEP permit.
38

39 **VIII. CHICK CROSSING SUBDIVISION** – Seacoast Land Acquisitions, LLC, owner/applicant.
40 Corner Post Land Surveying Inc. agent/ surveyor. Subdivision Pre-Application to create a 20 lot/
41 dwelling unit Residential Cluster Development Major Subdivision on 46.96 acres of land with
42 associated Open Space and a private roadway. The property is located off Chick Crossing Road
43 and is within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. Tax Map 83,
44 Lot 8 Report Site Walk Results
45

46 Dana Libby of Corner Post Land Surveying represented the applicant. Mr. Livingston reported
47 on the April 9 site walk. The entrance and driveway locations were observed. Sight distances are
48 good now but there may be a problem when trees leaf out. Some pine trees may need to be
49 removed when the road is constructed. Vernal pools are being evaluated for their significance.
50 The impact of drilled wells, pesticides and fertilizers was discussed because of the Aquifer

1 Protection Zone. Restrictions can be included in the HOA documents. Traffic on Chick Crossing
2 Road and 9A was discussed.

- 3
4 **IX. CHASE CONSTRUCTION** – Eric C. Chase and Barry A. Chase, owners/applicants; Geoff
5 Aleva, engineer. Site Plan Application for 11,917 SF in sawmill use to be established within the
6 two existing buildings on the property and within a new 60' x 64' building. The property is
7 located off 1388 North Berwick Road and is within the Rural District. Tax Map 23, Lot 14-B-1.
8 **Receive Site Plan Application and schedule a site walk**

9
10 **MOTION**

11 Motion by Mr. Koeninger, seconded by Ms. Durand, to receive the site plan application. Passed
12 unanimously.

13
14 Mike Peverett of Civil Consultants represented the applicants. An addition to an existing
15 building is proposed for a sawmill. The impervious surface will increase but stay under the 20%
16 coverage allowed. Two waivers are requested: a partial stormwater study and no traffic study.

17
18
19 **MOTION**

20 Motion by Mr. Koeninger, seconded by Mr. Anderson, to schedule a site walk for Wednesday,
21 April 20 at 5 PM. Passed unanimously.

- 22
23 **X. BURNT MILL ESTATES** – Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc.,
24 applicant/engineer. Final Subdivision Amendment Application to eliminate the 18-hole Golf
25 Course and driving range (Low-Intensity Commercial Recreation use) and associated Clubhouse
26 with 74 seat Restaurant, Event Barn, Kid Club, Fitness/Pool Center, restrooms, storm shelters,
27 sheds and Maintenance buildings (Club use). No change proposed to the 174 dwelling units on
28 362 acres of land. The property is located off Hobbs Farm Road, Storer Lane, James Street and
29 Parsonage Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map
30 62A, Lot 1. **Receive Subdivision Amendment Application, determine if a site walk is needed,**
31 **workshop initial review comments**

32
33 **MOTION**

34 Motion by Mr. Koeninger, seconded by Mr. Anderson, to receive the subdivision amendment
35 application. Passed unanimously.

36
37 Craig Burgess of Sebago Technics represented the applicant. This amendment eliminates the golf
38 course/golf safety area and associated facilities and adds 6 condo units on Lot 54.

39
40 **MOTION**

41 Motion by Mr. Koeninger, seconded by Mr. Anderson, to schedule a site walk for May 7 at 8
42 AM. Passed unanimously.

- 43
44 **XI. BURNT MILL ESTATES** - Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc.,
45 applicant/engineer. Subdivision Pre-Application to redesign the major subdivision. A total of 36
46 residential cluster lots to remain as approved/developed: Lots 1-22, 55-57, 95-103 and Lot 62 to
47 remain off Hobbs Farm Road, Little Meadow Court and Faxon Drive; and Lot 32 to remain as
48 approved off Parsonage Way. Lots 23 -25 to be enlarged off of James Street. Lot 54 to remain a
49 Multifamily Development but to consist of 10 single family dwelling units, not 20 units. 16
50 residential cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster

1 lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units are proposed as a
2 Multifamily Development on the south side of Hobbs Farm Road. The development to remain
3 with a total of 174 dwelling units on 374.94 acres of land. The north side of the Hobbs Farm
4 Road/ Storer Lane will become Open Space. The property is within the Rural and 75' Shoreland
5 Overlay Districts. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Tax Map
6 63, Lots 7-62 and 7-95 to 7-103 **Receive Subdivision Pre-Application and schedule a site walk**
7

8 Craig Burgess of Sebago Technics represented the applicant
9

10 MOTION

11 Motion by Mr. Toomey, seconded by Mr. Anderson, to receive the subdivision pre-application
12 and schedule a site walk for May 7 at 8 AM. Passed unanimously.
13

14 This proposal will add 23 single family homes and 104 55+ condo units. There will be a new
15 road and cul-de-sac off of Storer Lane. There will be the same number of units as the 2015
16 approval. Open space along the river will be increased. One significant vernal pool was
17 identified last year. This change will decrease the wetland impact.
18

19 **XII. KENNBUNK SAVINGS BANK** – Kennebunk Savings Bank, owner; ReVision Energy,
20 applicant. Site Plan Application to remove the office building at the rear of the property and
21 construct a ground mounted solar array system in its place. The existing Bank and associated
22 drive-thru and parking to remain. The property is located off 49 Sanford Road and is within the
23 General Business and 75' Shoreland Overlay Districts. Tax Map 134, Lot 40. **Workshop public**
24 **comments and draft compliance/ Findings of Fact & Decisions**
25

26 Alex Roberts-Pierel of ReVision Energy represented the applicant. The two parking spaces in
27 back will be reserved for employees. A training session was held with the Fire Department.
28 Findings of Facts for the amendment were reviewed.
29

30 MOTION

31 Motion by Mr. Koeninger, seconded by Mr. Anderson, to approve the plan and Findings and sign
32 them at the end of the meeting. Passed unanimously.
33

34 **XIII. R&L PROPERTIES BUSINESS CONTRACTOR-** R&L Properties, Owner, applicant; Lew
35 Chamberlain, ATTAR, agent. Site Plan Application for an 8,000 SF one-story building with 8
36 Business Contractor use units and a two-story building consisting of 1,920 SF Business
37 Contractor use for 4 Business Contractor use units on 1st floor and two dwelling units on the 2nd
38 floor. The property is located within the General Business District and is located off 2229 Post
39 Road. Tax Map 147, Lot 13. **Workshop comments from public hearing, and workshop buffer**
40 **and architectural standards**
41

42 Bob LaChance, applicant, and Lew Chamberlain of Attar Engineering were present. Compliance
43 with the architectural standards was reviewed.
44

45 MOTION

46 Motion by Mr. Koeninger, seconded by Mr. Anderson, to require all windows to have
47 windowpanes. Passed unanimously.
48
49
50

1 **MOTION**

2 Motion by Mr. Koeninger, seconded by Mr. Anderson, to require the garage doors to appear like
3 barn/carriage house doors. Passed unanimously.

4
5 **MOTION**

6 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find that the roof slopes on both
7 buildings are suitable. Passed unanimously.

8
9 **MOTION**

10 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find that the building materials are
11 suitable. Passed unanimously.

12
13 **MOTION**

14 Motion by Mr. Koeninger, seconded by Mr. Anderson, to approve the building lighting plan
15 since the fixtures don't face Route One. Passed unanimously.

16
17 **MOTION**

18 Motion by Mr. Koeninger, seconded by Mr. Anderson, to approve the exterior stair materials
19 since they are away from Route One. Passed unanimously.

20
21 The building roof, siding, doors and windows colors should be 18th/19th century period and
22 should be shown on the plan.

23
24 **MOTION**

25 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find the 15' landscaped buffer along
26 Route One and Laudholm Farm Road is suitable since it is consistent with the trees along
27 Laudholm Farm Road. Passed unanimously.

28
29 **MOTION**

30 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find that the 6' tall solid fencing is
31 suitable screening for the residential abutter. Passed unanimously.

32
33 The Staff Review Committee reviewed and approved clearing in the Laudholm Farm Road
34 ROW.

35
36 All units will be rented initially. If they are converted to condominiums later, the condo
37 documents will require review.

38
39 The Fire Chief commented on the propane tanks. Two will be underground and two will be
40 "optional" underground. Snow storage cannot hide the tank valves and guard rails are proposed.
41 Sprinklers are required for the dwelling units. The water line will be installed to serve both
42 buildings.

43
44 **MOTION**

45 Motion by Mr. Koeninger, seconded by Mr. Anderson, to continue the workshop to April 25.
46 Passed unanimously.

1 **XIV. RIVER LANDING SUBIVISION (FKA LEWIS SUBDIVISION)** – Michael J. Lewis,
2 owner/applicant; Tidewater Engineering & Surveying, Inc. agent. Final Subdivision Application
3 for a 12 lot/dwelling unit residential cluster major subdivision on 28.2 acres of land. The parcel is
4 located near 350 Tatnic Road and is within the Rural and 75’ Shoreland Overlay Districts. Tax
5 Map 13, Lot 21-A-1. **Workshop public hearing comments and draft compliance**
6

7 Ryan McCarthy of Tidewater Engineering represented the applicant. Completeness items were
8 reviewed.
9

10 **MOTION**

11 Motion by Mr. Toomey, seconded by Mr. Anderson, to allow setback reductions for the cluster
12 lots. Passed unanimously.
13

14 **MOTION**

15 Motion by Mr. Toomey, seconded by Mr. Anderson, to allow street frontage reductions for the
16 cluster lots. Passed unanimously.
17

18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. Anderson, to allow lots smaller than 40,000 SF to have
20 40% lot coverage. Passed unanimously.
21

22 **MOTION**

23 Motion by Mr. Toomey, seconded by Mr. Anderson, to approve the screening requirements for
24 abutting residential lots. Passed unanimously.
25

26 A berm can be added to block noise from the Turnpike if the owner wishes to. A note will be
27 added to the plan.
28

29 Compliance items were reviewed.
30

31 **MOTION**

32 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find the proposed open space suitable.
33 Passed unanimously.
34

35 **MOTION**

36 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find that shared driveways are not
37 required. Passed unanimously.
38

39 **MOTION**

40 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find that the driveway for Lot 12 onto
41 Tatnic Road is permitted. The sight line easement will be recorded along with the subdivision
42 plan. Passed unanimously.
43

44 **MOTION**

45 Motion by Mr. Koeninger, seconded by Mr. Anderson, to require underground utilities for all
46 lots. Passed unanimously.
47
48
49

1 **MOTION**

2 Motion by Mr. Koeninger, seconded by Mr. Anderson, to find the monumentation suitable.
3 Passed unanimously.

4
5 Reviews of the fire cistern and stormwater management plan are pending.

6
7 **MOTION**

8 Motion by Mr. Koeninger, seconded by Mr. Anderson, to continue the workshop for 30 days.
9 Passed unanimously.

10
11 **XV. GRAND TRAIL PLACE PHASE 3** – The Daniel Chase Family Real Estate Trust,
12 owner/applicant; BH2M, engineer. Final Subdivision Application to develop an additional 12
13 residential cluster lots/dwelling units off Baker Road, alter Open Space and alter the standard
14 (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/
15 Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural
16 Districts. Tax Map 56, Lot 6-A. **Workshop public hearing comments and pond review**

17
18 Thomas Chase, Trustee of the Daniel Chase Family Real Estate Trust, and Walter Pelkey of
19 BH2M were present. Mr. Livingston summarized the proposal:

- 20
21 ~Lower the intake
22 ~Drain the pond
23 ~Install the gauge pole
24 ~Restore the pond to acceptable volumes

25
26 Chief Dupuis said the gate isn't necessary as long as the residents keep people from parking in
27 the fire lane. The turning radius appears to be adequate for fire apparatus and the plow should
28 push the snow out of the corners. Having the hydrant closer to the pond is an improvement.
29 Mr. Pelkey proposed: A) Lower the intake and not drain the pond or B) Drain the pond if A)
30 doesn't work.

31
32 The Board considered an automated system with a timer on the on/off switch. The timer could
33 set a 12 hour limit. If the level is still in the yellow zone, the pump could be turned on again for
34 another 12 hours. The recommendation is a low voltage meter with a 12 hour switch. The
35 hydrant will be relocated and a gate is not required.

36
37 The review will continue with the stormwater plan for Phase 3 and consulting with the attorney
38 about adding Phase 3 to the HOA.

39
40 **OTHER BUSINESS**

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

43
44 ~Batson Fish Camp is at the site of the former Hidden Cove. A deck will be added and parking is
45 being revised.

46
47 **II.** Seagull Condominium – site inspection of buffer results

1 Chris Coppi supervised the tree trimming and invasive species removal. A site walk was held on
2 April 9. The grids are still well marked and the job was done well.

3

4 **ADJOURN**

5

6 **MOTION**

7 Motion by Mr. Koeninger, seconded by Mr. Anderson, to adjourn. Passed unanimously.

8

9 **MINUTES APPROVED** _____, **2022**

10

11 **ACCEPTED BY:**

12

13

14 _____
Richard DeBold, Secretary

15

16

Cinndi Davidson, Recorder

DRAFT