



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, April 25, 2022, 7:00 P.M.
Wells Town Hall
208 Sanford Road

CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Charles Anderson, Richard DeBold, Steve Koeninger, Brian Toomey, Brenda Durand, Dennis Hardy
Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson

MINUTES

April 11, 2022

Tabled to the next meeting.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **CHASE CONSTRUCTION** – Eric C. Chase and Barry A. Chase, owners/applicants; Geoff Aleva, engineer. Site Plan Application for 11,917 SF in sawmill use to be established within the two existing buildings on the property and within a new 60' x 64' building. The property is located off 1388 North Berwick Road and is within the Rural District. Tax Map 23, Lot 14-B-1.
Report Site Walk Results, workshop completeness and determine a public hearing if appropriate

Mike Pevertt of Civil Consultants represented the applicant. Mr. Livingston reported on the site walk which Mr. Anderson, Mr. Toomey, Ms. Durand and Mr. Koeninger attended. The proposed building and parking locations were observed. The forested area provides good screening for the residential abutter. Sight distances are good. The existing machinery will remain and be divided among the three buildings. No machinery will be outside. No dwelling is proposed. The CEO recommends 6 parking spaces.

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to approve 6 parking spaces. Passed unanimously.

The applicant withdrew his request for a waiver of stormwater runoff considerations and LID methods.

MOTION

1 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that traffic data is not necessary.
2 Passed unanimously.

3 **MOTION**

4 Motion by Mr. Toomey, seconded by Mr. DeBold, to make Mr. Livingston the completeness
5 agent and authorize him to schedule a public hearing. Passed unanimously.

6
7 **II. PARKER RIDGE SUBDIVISION**– Parker Ridge Development, LLC, owner/applicant; Norm
8 Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village Survey, surveyor.
9 Final Subdivision Application to amend the Parker Ridge Subdivision by creating 13 new
10 lots/dwelling units on the remaining land (Lot 4). The subdivision to consist of a total of 17
11 lots/dwellings. The new lots/dwellings are to be residential cluster development lots and are to
12 have street frontage off of a new private roadway to be constructed. Road construction is
13 proposed to include 5 days of rock crushing, material processing and excess material removal.
14 Open space to be open to the public. The development is located off of 506 Quarry Road and is
15 within the Rural District. Tax Map 37, Lot 6. **Workshop compliance and draft Final Findings**
16 **of Fact & Decisions for possible approval**

17
18 Troy Parker, applicant, and Deb Briggs of Lower Village Survey Co. were present. Ms. Briggs
19 confirmed that the missing bound has been set. The gravel pile encroaching onto the Granite
20 Ridge open space might be left over from the Pepin project. Ms. Briggs will verify it. A pile of
21 loam needs to be removed for the pond construction. The pond has to be finished before the first
22 occupancy. The Board previously voted to approve a maximum of 8 days of crushing (materials
23 on site only) from 8 AM – 5 PM and no crushing on weekends. The base course of pavement
24 must be installed before the first lot is sold. The new road has to be flat where it meets Quarry
25 Road. Mr. Livingston questioned the elevation of the dry hydrant. The design engineer will
26 confirm it. Mr. Koeninger questioned the paving cost estimate. With frequent price increases, the
27 estimate may need to be updated at the pre-construction meeting.

28
29 **MOTION**

30 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 30 days. Passed
31 unanimously.

32
33 **III. RIVER LANDING SUBIVISION (FKA LEWIS SUBDIVISION)** – Michael J. Lewis,
34 owner/applicant; Tidewater Engineering & Surveying, Inc. agent. Final Subdivision Application
35 for a 12 lot/dwelling unit residential cluster major subdivision on 28.2 acres of land. The parcel is
36 located near 350 Tatnic Road and is within the Rural and 75’ Shoreland Overlay Districts. Tax
37 Map 13, Lot 21-A-1. **Workshop compliance and Final Findings of Fact & Decisions for**
38 **possible approval**

39
40 Ryan McCarthy of Tidewater Engineering & Surveying represented the applicant. Completeness
41 items including the stormwater management plan and cost estimates were reviewed. The Town
42 Attorney has reviewed the HOA documents. The sight line easement has been recorded. The Fire
43 Chief’s comments on the cistern have been incorporated.

44
45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed
47 unanimously.

48
49 The draft Findings of Facts were reviewed.

1 Conformance with Comprehensive Plan

2
3 **MOTION**

4 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
5 unanimously.

6
7 Retention of open spaces and natural or historic features.

8
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
11 unanimously.

12
13 Blocks

14
15 This standard does not apply.

16
17 Lots

18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
20 unanimously.

21
22 Utilities

23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
25 unanimously.

26
27 Required improvements: monuments, water supply, fire protection, sewage disposal, stormwater
28 management

29
30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standards have been met.
32 Passed unanimously.

33
34 Streets

35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
37 unanimously.

38
39 Land features

40 **MOTION**

41 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
42 unanimously.

43
44 §202-13 Performance Guaranties

45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standards have been met.
47 Passed unanimously.

1 §202-2 Purpose, criteria for approval

2 **MOTION**

3 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standards have been met.
4 Passed unanimously.

6 **MOTION**

7 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve and sign the plan and Findings at
8 the end of the meeting. Passed unanimously.

9
10 **IV. GRAND TRAIL PLACE PHASE 3** – The Daniel Chase Family Real Estate Trust,
11 owner/applicant; BH2M, engineer. Final Subdivision Application to develop an additional 12
12 residential cluster lots/dwelling units off Baker Road, alter Open Space and alter the standard
13 (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/
14 Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural
15 Districts. Tax Map 56, Lot 6-A. **Workshop compliance and draft Final Findings of Face &**
16 **Decisions**

17
18 Austin Fagan of BH2M represented the applicant. Phase 3 creates 12 additional residential lots.
19 Open space and the wooded buffer were discussed.

21 **MOTION**

22 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the 50 ft. wide setback/no cut buffer in
23 the open space sufficient. Passed unanimously.

24
25 The HOA agreement is to be reviewed. The stormwater analysis showed decreased flow.
26 Construction cost estimates are being reviewed. Mr. Livingston to review the community impact
27 summary. An easement was required for the electrical line from the fire pond well to the
28 transformer. Compliance items were reviewed.

30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. DeBold, to include the 250 ft. habitat setback in the no
32 cut area. Passed unanimously.

34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the proposed open space suitable.
36 Passed unanimously.

38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. DeBold, not to require shared driveways. Passed
40 unanimously.

42 **MOTION**

43 Motion by Mr. Toomey, seconded by Mr. DeBold, to require completion of the fire pond before
44 any lots in phase 3 are conveyed or any building permits are issued. Passed unanimously.

45
46 There will be some blasting. If crushing will occur there needs to be a note about the quantity,
47 location and the time frame. Mr. Fagan will verify this with the applicant.

48 **MOTION**

1 Motion by Mr. Toomey, seconded by Mr. DeBold, that the 24” trees in the open space don’t
2 need to be identified on the plan. Passed unanimously. Any forestry or timber harvesting needs
3 to be managed by a licensed forester.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 30 days. Passed
7 unanimously.

- 8
9 **V. WESLEY BY THE SEA – PHASE 4 –** Preachers’ Aid Society of New England,
10 owner/applicant; BH2M Engineers, agent. Final Subdivision Application amendment seeking to
11 further subdivide lot 2-10 into 6 more lots/single family dwelling units within the Residential
12 Cluster Development located off Dorfield Lane within the Rural District. Tax Map 79, Lot 2-10.
13 **Receive Final Subdivision Application, workshop completeness and determine a Final**
14 **Public Hearing if appropriate**

15
16 Wes Palmer, applicant, and Austin Fagan of BH2M were present.

17
18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the final subdivision application.
20 Passed unanimously.

21
22 Compliance items from the preliminary conditions of approval were discussed. The MDEP site
23 location permit and the Fire Chief’s approval of the fire hydrant location are still pending.
24 Final completeness items were reviewed.

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the setback and street frontage
28 reductions and the lot coverage increases to 40%. Passed unanimously.

29
30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application complete. Passed
32 unanimously.

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive a final public hearing. Passed
36 unanimously.

37
38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 60 days,
40 pending the MDEP permit. Passed unanimously.

- 41
42 **VI. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS SUBDIVISION) – RT**
43 **Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Preliminary Subdivision**
44 **Application for an 2 lot subdivision of 10.6 acres of land. Lot 1 to consist of one single family**
45 **dwelling. Lot 2 to consist of three 3-unit multifamily dwellings, open space and private roadway**
46 **(Multifamily Development). The property is located within the Residential A District and is**
47 **located off Sanford Road near the Bragdon Road intersection. Tax Map 55, portion of Lot 13-**
48 **EXE and Lot 14-EXE. Receive Preliminary Subdivision Application and workshop**
49 **completeness**

1
2 Patrick Johnson of JPS Professional Services represented the applicant.

3
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the preliminary subdivision
6 application. Passed unanimously.

7
8 There is a standard lot in the RA Zone next to a multi-family dwelling on Lot 2. A 25 ft.
9 landscaped buffer is required. The lot line can be shifted about 10 ft. north to comply. A
10 hydrogeologic study is required for completeness. AN IF&W letter is required.

11
12 The units will be rentals and additional items such as sheds, patios, decks and fire pits will not be
13 permitted. A sample deed for the outsale and sample easement will be provided.

14
15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 60 days. Passed
17 unanimously.

18
19 **VII. M&L AGGREGATE RECYCLING, INC** – M&L Aggregate Recycling, Inc, owner/applicant.
20 Lew Chamberlain, PE, agent, site Plan Application for a Business Contractor/ Recycling Facility
21 use for wood product processing and composting. A 7,200 SF building, a 432 SF building,
22 equipment storage areas, parking and 38,000 SF waste handling area are proposed. The property
23 is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 13-1.
24 **Workshop compliance/ Findings of Fact & Decisions for possible approval**

25
26 Lew Chamberlain of Attar Engineering represented the applicant. Completeness/compliance
27 comments were reviewed.

28
29 **MOTION**

30 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed
31 unanimously.

32
33 The Findings of Facts & Decisions were reviewed.

34
35 Traffic

36 **MOTION**

37 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
38 unanimously.

39
40 Dust, fumes, vapors and gases

41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
43 unanimously.

44
45 Odor

46 **MOTION**

47 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
48 unanimously.

1 Glare

2 **MOTION**

3 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
4 unanimously.

5
6 Stormwater runoff

7 **MOTION**

8 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
9 unanimously.

10
11 Erosion control

12 **MOTION**

13 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
14 unanimously.

15
16 Setbacks and screening

17 **MOTION**

18 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
19 unanimously.

20
21 Explosive materials

22 **MOTION**

23 Motion by Mr. Toomey, seconded by Mr. Anderson, to find that the standard has been met.
24 Passed unanimously.

25
26 Water quality

27 **MOTION**

28 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard has been met.
29 Passed unanimously.

30
31 Preservation of landscape

32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. Koeninger to find that the standard has been met.
34 Passed unanimously.

35
36 Refuse disposal

37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. Anderson, to find that the standard has been met.
39 Passed unanimously.

40
41 Water supply

42 **MOTION**

43 Motion by Mr. Toomey, seconded by Mr. Anderson, to find that the standard has been met.
44 Passed unanimously.

45
46 Sewage disposal

47 **MOTION**

1 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard has been met.
2 Passed unanimously.

3
4 Fire safety

5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
7 unanimously.

8
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. Anderson, to approve the site plan and Findings and
11 sign them at the end of the meeting. Passed unanimously.

12
13 **VIII. R&L PROPERTIES BUSINESS CONTRACTOR-** R&L Properties, Owner, applicant; Lew
14 Chamberlain, ATTAR, agent. Site Plan Application for an 8,000 SF one-story building with 8
15 Business Contractor use units and a two-story building consisting of 1,920 SF Business
16 Contractor use for 4 Business Contractor use units on 1st floor and two dwelling units on the 2nd
17 floor. The property is located within the General Business District and is located off 2229 Post
18 Road. Tax Map 147, Lot 13. **Workshop compliance and Findings of Fact & Decisions for**
19 **possible approval**

20
21 Bob LaChance of R & L Properties and Lew Chamberlain of Attar Engineering were present.
22 Minor plan revisions were made after the last meeting.

23
24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed
26 unanimously.

27
28 The Findings of Facts were reviewed.

29
30 Traffic

31 **MOTION**

32 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard has been met.
33 Passed unanimously.

34
35 Dust, fumes, vapors and gases

36 **MOTION**

37 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
38 unanimously.

39
40 Odor

41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard has been met.
43 Passed unanimously.

44
45 Glare

46 **MOTION**

47 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard has been met.
48 Passed unanimously.

1 Stormwater runoff

2 **MOTION**

3 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
4 unanimously.

5
6 Erosion control

7 **MOTION**

8 Motion by Mr. Toomey, seconded by Mr. Anderson, to find that the standard has been met.
9 Passed unanimously.

10
11 Setbacks and screening

12 **MOTION**

13 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard has been met.
14 Passed unanimously.

15
16 Explosive materials

17 **MOTION**

18 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
19 unanimously.

20
21 Water quality

22 **MOTION**

23 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
24 unanimously.

25
26 Preservation of landscape

27 **MOTION**

28 Motion by Mr. Toomey, seconded by Mr. Anderson, to find that the standard has been met.
29 Passed unanimously.

30
31 Refuse disposal

32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
34 unanimously.

35
36 Water supply

37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard has been met. Passed
39 unanimously.

40
41 Sewage disposal

42 **MOTION**

43 Motion by Mr. Toomey, seconded by Mr. Anderson, to find that the standard has been met.
44 Passed unanimously.

45
46 Fire safety

47 **MOTION**

1 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard has been met.
2 Passed unanimously.

3
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the site plan and Findings and sign
6 them at the end of the meeting. Passed unanimously.

7
8 **IX. FOUR SEASONS FARM SUBDIVISION** – Seal Harbor, LLC, owner; Attar Engineering, Inc.
9 agent/engineer. Final Subdivision Amendment Application seeking to revise the phasing
10 requirements of the development by changing when the roadway is required to be paved. No
11 changes to the approved 4 single family dwellings (Multifamily Development) on Lot 17-3. The
12 subdivision is located off 1285 Branch Road and is within the Rural District. Tax Map 77, Lot
13 17-3. **Receive Subdivision Amendment Application, review phasing and consider if approval**
14 **or denial to be rendered**

15
16 The applicant asked to postpone this to the next meeting.

17
18 **OTHER BUSINESS**

19
20 ~The Board will conduct site walks on May 7 for the Burnt Mill Estates applications.

21
22 ~The Staff Review Committee approved changes to Batson Fish Camp.

23
24 **ADJOURN**

25
26 **MOTION**

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

29
30
31 **MINUTES APPROVED** _____, 2022

32
33 **ACCEPTED BY:**

34
35
36 _____
37 Richard DeBold, Secretary

38 _____
Cinndi Davidson, Recorder