



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: May 5, 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. **Public Hearing to be held on 5/9/22**
- (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. **Public Hearing to be held on 5/9/22**
 - (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. **Public Hearing to be held on 5/9/22**

Recommendations and conclusions:

1. Planning Board to workshop comments offered during the public hearing.
2. Planning Board to workshop completeness review comments:
 - a. Site plan markups to be addressed. (See all review checklists for all comments and recommendations.) (See current and 4/18 plan markup)
 - b. The lot has access to Route 9 across a private shared unnamed street. The ROW was created in 1990 and is grandfathered as street frontage. If future lots are created utilizing this street, a road name shall be established by the lot owners and approved by the Town Assessor. A sign at Route 9 is recommended for safety purposes, stating the addresses located at the curb cut and address signage to be installed at the entrance of each driveway.
 - c. The shed located within the property setback must be relocated. Shed relocation requires a building permit.
 - d. The septic system tank and dug well are shown on the property.
 - i. The sewer force main leading to lot 14B to be identified.
 - ii. Plan note 14 to state that no new plumbing fixtures are proposed based on existing septic system restriction to a 3 bedroom home, 1 apartment and the shop.
 - e. 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.
 - f. A 15 foot wide landscaped buffer is required along the unnamed street. This buffer may consist of existing wooded area. Planning Board to determine if the wooded area satisfies the landscaped buffer.
 - g. Planning Board to determine if the tree line to be maintained satisfies the screening requirements to the south (residential abutter).
 - h. 6 parking spaces are depicted on the plan. 2 of these spaces are designated as parallel spaces and do not meet Town requirements. Planning Board to consider allowing these spaces to be nonconforming as they serve employees only.
 - i. Town Engineer reviewed stormwater runoff considerations. New building, pavement and gravel areas addressed with Low Impact Development (LID) methods by providing sheet flow conditions to a wooded buffer.
 - j. The off-premises sign to be addressed by the Code Office and modified to be an address identification and direction sign. A new on-premises business sign is proposed.
 - k. Light and glare note, and noise note to be added to the plan.
 - l. Sight distances onto unnamed street to be noted.
 - m. Plan to note that all sawmill machinery and equipment to be located within enclosed buildings.
 - n. The sawdust pile is noted to be removed.
3. Planning Board to continue the workshop for 30 days.