



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, May 9, 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, Brian Toomey, Brenda Durand, Dennis Hardy
Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson

MINUTES

April 11, 2022

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to accept the minutes as written. Passed 3-0-2 with Mr. Millian and Mr. DeBold abstaining.

April 25, 2022

MOTION

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

PUBLIC HEARINGS

- 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.

Geoff Aleva of Civil Consultants represented the applicant. Some minor site changes are proposed including the addition of a sawmill building. Some gravel areas will be paved. The vegetated buffers will be preserved. The owners do not plan to name the road. The sign along Route 9 may need to be replaced and relocated. Building numbers should be on the main sign for 911, and address signage should be located at each driveway.

There were no public comments.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to close the public hearing. Passed
3 unanimously.

4
5 **DEVELOPMENT REVIEW AND WORKSHOPS**

- 6
7 **I. CHASE CONSTRUCTION** – Eric C. Chase and Barry A. Chase, owners/applicants;
8 Geoff Aleva, engineer. Site Plan Application for 11,917 SF in sawmill use to be
9 established within the two existing buildings on the property and within a new 60’ x 64’
10 building. The property is located off 1388 North Berwick Road and is within the Rural
11 District. Tax Map 23, Lot 14-B-1. **Workshop public comments and draft**
12 **compliance/Findings of Fact & Decisions**

13
14 Completeness items were reviewed. The Fire Department needs to review access to the
15 buildings. The SRC will review the application on May 17.

16
17 **MOTION**

18 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the 15 ft. wide landscaped buffer
19 is suitable. Passed unanimously.

20
21 **MOTION**

22 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the tree line satisfies the screening
23 requirement for the residential abutter to the south. Passed unanimously.

24
25 **MOTION**

26 Motion by Mr. Toomey, seconded by Mr. Koeninger, to allow the 2 non-conforming parking
27 spaces since they are for employees. Passed unanimously.

28
29 Comments about stormwater, light and glare and sight distances have been added to the plan.
30 The sawdust pile can remain.

31
32 **MOTION**

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

- 35
36 **II. BURNT MILL ESTATES** - Burnt Mill Holding Company, LLC, owner; Sebago
37 Technics, Inc., applicant/engineer. Subdivision Pre-Application to redesign the major
38 subdivision. A total of 36 residential cluster lots to remain as approved/developed: Lots
39 1-22, 55-57, 95-103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court
40 and Faxon Drive; and Lot 32 to remain as approved off Parsonage Way. Lots 23 -25 to be
41 enlarged off of James Street. Lot 54 to remain a Multifamily Development but to consist
42 of 10 single family dwelling units, not 20 units. 16 residential cluster lots/dwelling units
43 are proposed off Storer Lane; 5 residential cluster lots/dwelling units are proposed off
44 Hobbs Farm Road; and 104 dwelling units are proposed as a Multifamily Development
45 on the south side of Hobbs Farm Road. The development to remain with a total of 174
46 dwelling units on 374.94 acres of land. The north side of the Hobbs Farm Road/ Storer
47 Lane will become Open Space. The property is within the Rural and 75’ Shoreland

1 Overlay Districts. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and
2 Tax Map 63, Lots 7-62 and 7-95 to 7-103 **Report Site Walk Results**
3

4 Craig Burgess of Sebago Technics represented the applicant for #2 and 3. Mr. Livingston
5 discussed the May 7 site walk. Sight distances were good. The 4 lots on Hobbs Farm Road need
6 to be surveyed. Some blasting will be needed for ledge. Storer Lane may need to be widened to
7 handle more traffic. Abutters were concerned about the irrigation system and its impact on the
8 water supply. Reducing the speed limit on Hobbs Farm Road was discussed. The Town can
9 request a reduction, and it has to be approved by MDOT and the state police after a study. Mr.
10 Hardy noted the heavy infestation of ticks. The applicant should consider some remediation to
11 protect construction workers and residents from tick-borne diseases.
12

13 **III. BURNT MILL ESTATES** – Burnt Mill Holding Company, LLC, owner; Sebago
14 Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to
15 eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial
16 Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid Club,
17 Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings (Club
18 use). No change proposed to the 174 dwelling units on 362 acres of land. The property is
19 located off Hobbs Farm Road, Storer Lane, James Street and Parsonage Way. The
20 property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lot 1.
21 **Report Site Walk Results, Workshop Completeness and determine if a public**
22 **hearing is needed.**
23

24 The amendment application is to eliminate the golf course and associated facilities. The existing
25 drainage pond issue is on Lot 6, not Lot 9. The former golf course area will now become
26 developed for houses.
27

28 MOTION

29 Motion by Mr. Toomey, seconded by Mr. DeBold, to appoint Mr. Livingston completeness agent
30 and authorize him to schedule public hearings for both applications. Passed unanimously.
31

32 MOTION

33 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshops for 60 days.
34 Passed unanimously.
35

36 **IV. PARKER RIDGE SUBDIVISION**– Parker Ridge Development, LLC, owner/applicant;
37 Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village
38 Survey, surveyor. Final Subdivision Application to amend the Parker Ridge Subdivision
39 by creating 13 new lots/dwelling units on the remaining land (Lot 4). The subdivision to
40 consist of a total of 17 lots/dwellings. The new lots/dwellings are to be residential cluster
41 development lots and are to have street frontage off of a new private roadway to be
42 constructed. Road construction is proposed to include 5 days of rock crushing, material
43 processing and excess material removal. Open space to be open to the public. The
44 development is located off of 506 Quarry Road and is within the Rural District. Tax Map
45 37, Lot 6. **Workshop draft Final Findings of Fact & Decisions for possible approval**
46

47 Troy Parker, applicant, and Deb Briggs of Lower Village Survey Co, were present. The
48 encroachment of a gravel/stone pile onto the Granite Ridge open space has been resolved. Cost

1 estimates have been revised. The Fire Chief has approved the fire protection plan. The Findings
2 of Facts & Decisions were reviewed.

3
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the draft Findings and plans
6 and sign them at the end of the meeting. Passed unanimously.

- 7
8 **V. GRAND TRAIL PLACE PHASE 3** – The Daniel Chase Family Real Estate Trust,
9 owner/applicant; BH2M, engineer. Final Subdivision Application to develop an
10 additional 12 residential cluster lots/dwelling units off Baker Road, alter Open Space and
11 alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand
12 Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within
13 the Residential A and Rural Districts. Tax Map 56, Lot 6-A. **Workshop draft Final**
14 **Findings of Fact & Decisions for possible approval**

15
16 Tom Chase, trustee, and Austin Fagan of BH2M were present. The amended declaration covers
17 phases 2 & 3, and the last lot in Phase 2 hasn't been sold yet. There is a question about the right
18 of the declarant to amend it without a vote of the lot owners. The drainage review and stream
19 crossing analysis were discussed. The electric line to the fire pond well will need a recorded
20 easement when Lot 6A-26 is sold.

21
22 **MOTION**

23 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the proposed monumentation suitable.
24 Passed unanimously.

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for 30 days.
28 Passed unanimously.

- 29
30 **VI. CHICK CROSSING VILLAGE** – Seacoast Acquisitions, LLC, owner/applicant;
31 Corner Post Land Surveying, Inc. agent. Preliminary Subdivision Application for a 20
32 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space
33 proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The
34 property is located within the Rural, Aquifer Protection and 250' Shoreland Overlay
35 Districts. No development is proposed within the Aquifer Protection or Shoreland
36 Overlay Districts. Tax Map 83, Lot 8. **Receive the Preliminary Subdivision**
37 **Application and workshop completeness**

38
39 **MOTION**

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

42
43 Dave Cahill with Seacoast Land Acquisitions was present. A 20 lot cluster subdivision on a
44 private road is proposed. Completeness items were reviewed. Buffer requirements will be
45 determined after the public hearing. The stormwater management plan needs to show the lot
46 drainage. Some vernal pools have been identified, and they might not be of special significance.
47 If turtle habitats are present, IF&W requires a 300 ft. non-disturb vegetated buffer.

1
2 **MOTION**

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

6 **VII. WESTHAVEN PRESERVE SUBDIVISION (FORMERLY EASTWOOD**
7 **ESTATES)** – Eastwood Estates, LLC, owner/applicant, Corner Post Land Surveying,
8 Inc. agent. Preliminary Subdivision Application for a 15 lot/dwelling unit Residential
9 Cluster Subdivision with private roadway and open space proposed on 17.25 acres of
10 land. The property is located off Sanford Road and is within the Residential A District.
11 Tax Map 60, Lot 10. **Receive the Preliminary Subdivision Application and workshop**
12 **completeness**
13

14 **MOTION**

15 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the preliminary subdivision
16 application. Passed unanimously.
17

18 Steve Bourke and Mark Patterson of Eastwood Estates were present. Completeness items in Mr.
19 Livingston’s memo were reviewed. Data will be submitted on lot areas, ROW, open space and
20 density. The Lot 11 lot line may be revised because of the town trail encroachment. The
21 applicant may consider a permanent easement giving the town access. Deceleration and
22 acceleration lanes are proposed. The natural gas pipeline is along Route 109. The hydrogeologic
23 assessment and IF& W letter have been provided. There is no FEMA flood zone on the property.
24

25 **MOTION**

26 Motion by Mr. Toomey, seconded by Mr. Koeninger, to appoint Mr. Livingston completeness
27 agent and authorize him to schedule a preliminary public hearing. Passed unanimously.
28

29 **VIII. G & M HOLDINGS** – Randy Giuffrida, owner/applicant. Lew Chamberlain of Attar
30 Engineering Inc, agent. Site Plan Application to construct two buildings for Medical
31 Marijuana Cultivation and Processing Facility use. Buildings shall be 2,400 SF and 6,400
32 SF in size. Associated parking and infrastructure proposed. The property is located within
33 the Light Industrial District. Tax Map 41, Lot 13-2 **Receive Site Plan Application and**
34 **workshop completeness**
35

36 **MOTION**

37 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the site plan application. Passed
38 unanimously.
39

40 Lew Chamberlain of Attar Engineering represented the applicant. Various options were
41 considered at the site walk. Two buildings are proposed for warehouse and contractor use;
42 marijuana cultivation may be added later but not during phase 1. The question of sprinklers for
43 marijuana facilities is on the June ballot. The LI Zone requires a landscaped buffer. Any outdoor
44 storage would have to be associated with a contractor business. Mr. Chamberlain will clarify the
45 contractor uses and security arrangements with the applicant. The Staff Review Committee will
46 review the application on May 17.
47
48

1
2 **MOTION**

3 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive an updated boundary survey. Passed
4 unanimously.

5
6 **MOTION**

7 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for 60 days.
8 Passed unanimously.

- 9
10 **IX. TOPSAIL WAY SUBDIVISION** – Seal Harbor, LLC, owner. Attar Engineering Inc.
11 applicant/agent. Final Subdivision Amendment Application seeking to alter building
12 footprints of approved dwelling units 1 and 2. The property is approved for 4 single
13 family dwelling units on 2.02 acres of land (Multifamily Development). The property is
14 located off Bayley Road and is within the General Business and Residential A Districts.
15 Tax Map 43, Lot. **Receive the Final Subdivision Amendment Application, determine**
16 **if a site walk is necessary and workshop completeness**

17
18 **MOTION**

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

21
22 Lew Chamberlain of Attar Engineering represented the applicant. The property has been sold and
23 the new owner wishes to change the building footprints, including outdoor decks, patios and
24 stairs. Some impervious surface will be added but changes to the drainage will be minimal. The
25 site needs to be stabilized during construction. There has been mud in the road during earlier
26 construction. A silt fence has been installed. The abutter across the street has had problems with
27 water draining onto her property. One tree may need to be trimmed back or removed because of
28 the new second floor decks. An arborist's opinion is needed. Units 2 & 4 will have the patios
29 changed to decks. Plans for Unit 3 are not determined.

30
31 **MOTION**

32 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Monday, May
33 23 at 6 PM. Passed unanimously.

34
35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for up to 60
37 days. Passed unanimously.

38
39 **OTHER BUSINESS**

- 40
41 **I.** Review SRC and CEO site plan applications

42
43 The SRC reviewed the Fisherman's Catch application for a tent and food truck.

- 44
45 **II.** Workshop Performance Guarantees, 3rd Party Inspections and As-built Plan requirements

46
47 Mr. Livingston prepared a memo for the Board. The guaranties are intended to ensure that
48 developments are constructed as approved, that abutters are protected and that site disturbances

1 are reclaimed. Building permits, occupancy permits and as-built plans are included in phasing to
2 meet these requirements. Inspections may be done by Town staff or by an engineer contracted by
3 the Town for larger and more complex projects. Mr. Livingston will see if any other firms are
4 interested. The engineering firms carry errors and omissions insurance. The standard and special
5 conditions in the Findings of Facts list any triggers for a third party inspection.

6
7 **ADJOURN**

8
9 **MOTION**

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

12
13 **MINUTES APPROVED** _____, 2022

14
15 **ACCEPTED BY:**

16
17 _____
18 Richard DeBold, Secretary

17 _____
18 Cinni Davidson, Recorder