



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes

Monday, May 23, 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, Steve Koeninger, Brian Toomey, Brenda Durand, Dennis Hardy

Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson
Excused: Richard DeBold

MINUTES

May 9, 2022

MOTION

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

PUBLIC HEARINGS

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

Dana Libby of Corner Post Land Surveying represented the applicant.

There were no public questions or comments.

MOTION

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

DEVELOPMENT REVIEW & WORKSHOPS

1 **I. WESTHAVEN PRESERVE SUBDIVISION (FORMERLY EASTWOOD**
2 **ESTATES)** – Eastwood Estates, LLC, owner/applicant, Corner Post Land Surveying,
3 Inc. agent. Preliminary Subdivision Application for a 15 lot/dwelling unit Residential
4 Cluster Subdivision with private roadway and open space proposed on 17.25 acres of
5 land. The property is located off Sanford Road and is within the Residential A District.
6 Tax Map 60, Lot 10. **Workshop public comments and draft Preliminary Findings of**
7 **Fact & Decisions for possible approval**
8

9 Mark Patterson, applicant, and Dana Libby of Corner Post Land Surveying were present. The
10 plan markups and notations have been addressed. Residential cluster lot determinations were
11 discussed.
12

13 **MOTION**

14 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the lot size reductions, street
15 frontage reductions and setback reductions. Passed unanimously.
16

17 Residential cluster buffers were reviewed.
18

19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve a 30 ft. wide no cut buffer
21 along the north side of Lot 1. Passed unanimously.
22

23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve a 30 ft. wide no cut buffer
25 along the north side of Lot 14 and 15. Passed unanimously.
26

27 The 30 ft. wide no cut buffer along the southwest side of Lots 7, 8 and 9 is conservation land
28 and will serve as a forested buffer for stormwater management.
29

30 The developer will grant the Town an easement to keep the town trail within the open space and
31 cross over Lot 11.
32

33 Lot 14 exceeds the 3:1 length to width ratio.
34

35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant a waiver for lot length to width
37 ratio dimensions. Passed unanimously.
38

39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the preliminary subdivision
41 application. Passed unanimously.
42

43 **II. TOPSAIL WAY SUBDIVISION** – Seal Harbor, LLC, owner. Attar Engineering Inc.
44 applicant/agent. Final Subdivision Amendment Application seeking to alter building
45 footprints of approved dwelling units 1 and 2. The property is approved for 4 single
46 family dwelling units on 2.02 acres of land (Multifamily Development). The property is
47 located off Bayley Road and is within the General Business and Residential A Districts.
48 Tax Map 43, Lot. **Report site walk results, workshop completeness and determine if a**
49 **public hearing is necessary**
50

1 Mark Gallagher, applicant, and Lew Chamberlain of Attar Engineering, were present. The Board
2 held a site walk before tonight's meeting. Unit 1 had a significant footprint change and an
3 arborist's report is pending on the health of the tree in the buffer. The report is required for
4 completeness. The proposed sun room for Unit 1 may be in the tree canopy. If the tree is
5 removed, screening will be needed. The debris pile behind Unit 3 will be removed so the buffer
6 can revegetate.

7
8 **MOTION**

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

11
12 **III. VILLAGES AT HIGHPINE SUBDIVISION** – Highpine Properties, LLC
13 owner/applicant; Attar Engineering Inc agent. Final Subdivision Amendment Application
14 seeking to revised plan note 12 to allow building foundations to be installed prior to
15 installation of gravel, utilities and road base. No change to the approved number of
16 dwelling units proposed. The property is located within the Rural, Residential A and
17 Residential Commercial Districts. The property is located off Sanford Road. Tax Map 60,
18 Lot 18. **Receive Subdivision Amendment, workshop completeness and compliance,**
19 **workshop draft Findings of Fact & Decisions for possible approval**

20
21 **MOTION**

22 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the subdivision amendment
23 application. Passed unanimously.

24
25 Applicant Howard Hall, grandson Nicholas Wiggin and Lew Chamberlain of Attar Engineering
26 were present. A change to Note 12 would allow building foundations to be installed before the
27 installation of gravel, utilities and the road base. A phased building permit would be for
28 foundations only.

29
30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the amended Findings of Fact.
32 Passed unanimously.

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. Koeninger, to sign the Findings of Fact and plans at
36 the end of the meeting. Passed unanimously.

37
38 **IV. CHASE CONSTRUCTION** – Eric C. Chase and Barry A. Chase, owners/applicants;
39 Geoff Aleva, engineer. Site Plan Application for 11,917 SF in sawmill use to be
40 established within the two existing buildings on the property and within a new 60' x 64'
41 building. The property is located off 1388 North Berwick Road and is within the Rural
42 District. Tax Map 23, Lot 14-B-1. **Workshop compliance/Findings of Fact & Decisions**
43 **for possible approval**

44
45 Geoff Aleva of Civil Consultants represented the applicant. The requested plan changes have
46 been made. The Code Office and 911 coordinator approved the existing direction business sign
47 with the addition of the address numbers on the unnamed street. Reflective numbers will also be
48 added at each driveway.

49
50 **MOTION**

1 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the application compliant. Passed
2 unanimously.

3
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the Findings of Fact and the site
6 plan 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 Austin Fagan of BH2M represented the applicant. The recommended revisions have been made.
17 The HOA had concerns about the declarant being able to change the covenants. Mr. Livingston
18 said this is a civil matter between the HOA and the developer.

19
20 **MOTION**

21 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the application compliant. Passed
22 unanimously.

23
24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the Findings of Fact and plan
26 and sign them at the end of the meeting. Passed unanimously.

- 27
28 **VI. U.S. SITE SOLUTIONS** - U.S. Site Solutions, owner; Steve Koeninger, applicant;
29 Austin Fagan, BH2M, agent. Site Plan Application for a 5,000 SF Business Contractor
30 use building with 1,400 SF in outdoor material storage and associated parking. The
31 property is located off Willie Hill Road and is within the Light Industrial District. Tax
32 Map 40, Lot 3-13. **Receive Site Plan Application, workshop completeness and**
33 **determine a public hearing**

34
35 Mr. Koeninger recused himself. Austin Fagan of BH2M represented the applicant.

36
37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. Anderson, to receive the site plan application. Passed
39 unanimously by those voting.

40
41 The Board has conducted a site walk. The turning radius for trucks is good. There will be 2
42 driveways rather than one. Stormwater was addressed as part of the original site plan. It may be
43 converted to a sheet flow condition. Parking spaces for employees and customers exceed the
44 requirements. There is a tree planting requirement in the Industrial Zone. Plantings and
45 landscaped buffers will be determined after the public hearing. The bound monument along
46 Willie Hill Road at the entrance road has been removed. There will be no crushing, grinding or
47 machinery that is especially loud.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Anderson, to find that additional traffic data isn't
3 required. Passed unanimously.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. Hardy, to appoint the Planning Office as completeness
7 agent and schedule a public hearing for the next meeting. Passed unanimously.

8
9 Mr. Koeninger returned to the Board.

10
11 **VII. BOLDUC SUBDIVISION AMENDMENT** – Christien Bolduc, owner; Geoffrey Aleva
12 of Civil Consultants, applicant/ engineer. Final Subdivision Amendment Application to
13 relocate a 20' wide drainage easement on Lot 6-2-B and also onto abutting lot 6-1. No
14 change to the number of lots or dwelling units proposed. The property is located off of
15 Admirals Way and is within the Rural District. Tax Map 62, Lot 6-2-B and 6-1. **Consider**
16 **a 60 day extension**

17
18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant a 60 day extension. Passed
20 unanimously.

21
22 **VIII. DELLS DOWNEAST SUBDIVISION** – Paul M. Bisceglia, owner; Patrick W. Johnson,
23 Agent; JPS Surveying and Engineering, Engineer. Final Subdivision Application for a 13
24 lot/dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural
25 District. Tax Map 17, Lot 16. **Consider a 60 day extension**

26
27 **MOTION**

28 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant a 60 day extension. Passed
29 unanimously.

30
31 **OTHER BUSINESS**

32
33 ~The Staff Review Committee met on May 17 and reviewed projects for the Planning Board.

34
35 The Committee is holding a special meeting on June 1 to complete the review of the Fisherman's
36 Catch site plan.

37
38 **ADJOURN**

39
40 **MOTION**

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

43
44 **MINUTES APPROVED** _____, 2022

45
46 **ACCEPTED BY:**

47
48
49 _____
50 Richard DeBold, Secretary

Cinndi Davidson, Recorder