



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, June 6, 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

May 23, 2022

MOTION

Motion by Mr. Toomey, seconded by Mr. Anderson, to accept the minutes as written. Passed 4-0-1 with Mr. DeBold abstaining.

PUBLIC HEARINGS

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

Developer Jason LaBonte, Dave Cahill, owner, and Dana Libby of Corner Post Land Surveying were present. The wetlands have been mapped and 3 vernal pools were identified. The nitrate study found that the plumes will stay on the lots. There will be no development in the Aquifer Protection District. A 30,000 gallon cistern in the open space will provide fire protection.

Public comments included:

~The water supply and quality (20 homes with wells and septic systems), long term effects of development, neighborhood density, increased traffic. Can the road handle that much traffic safely?

~Wetland filling, potential for flooding onto abutting properties. There should be a berm along the Goodwin property line.

1
2 ~Adding 20 houses will affect the rural character of the neighborhood and have major
3 environmental impacts. There should be a no cut buffer screening the front of the subdivision.
4 ~Fertilizer, lime and garden chemicals should be prohibited. This is too close to the aquifer. And
5 who would enforce it?
6

7 Mr. Hardy was concerned about the abutter who did not receive a certified mail notice. Mr.
8 Livingston will investigate. Residents noted the short time frame for them to review the material
9 before tonight's public hearing.
10

11 **MOTION**

12 Motion by Mr. Toomey, seconded by Mr. DeBold, to close the public hearing. Passed
13 unanimously.
14

- 15 **II. U.S. SITE SOLUTIONS** - U.S. Site Solutions, owner; Steve Koeninger, applicant;
16 Austin Fagan, BH2M, agent. Site Plan Application for a 5,000 SF Business Contractor
17 use building with 1,400 SF in outdoor material storage and associated parking. The
18 property is located off Willie Hill Road and is within the Light Industrial District. Tax
19 Map 40, Lot 3-13.
20

21 Mr. Koeninger recused himself. Austin Fagan of BH2M represented the applicant. Permits for
22 NERPA and Maine General-ACOE have been filed.
23

24 There were no public questions or comments.
25

26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to close the public hearing. Passed
28 unanimously.
29

30 **DEVELOPMENT REVIEW & WORKSHOPS**

- 31
32 **I. EASTHAVEN SUBDIVISION** – Lani L. Hilton Kelley & Darin D. Hilton, owners;
33 Jackson Drysdale, LLC, applicant; Corner Post Land Surveying, Inc. agent. Subdivision
34 Pre-Application for a 17 lot/dwelling unit residential cluster development on 24.41 acres
35 of land. Property is located off Sanford Road within the Residential A District. Tax Map
36 67, Lot 3. **Receive Subdivision Pre-Application and schedule a site walk**
37

38 **MOTION**

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

42 Mark Patterson, owner, and Dana Libby of Corner Post Land Surveying presented the plan for a
43 residential cluster subdivision.
44

45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a site walk for Wednesday, June
47 15 at 5 PM. Passed unanimously.
48

1 **II. GOLDMARK SUBDIVISION** – Goldmark LLC, owner/applicant; Jacques Gagnon of
2 Oak Point Associates, agent. Subdivision Pre-Application for a 17 lot/dwelling unit
3 residential cluster development on 47.7 acres of land. Property is located off Quarry Road
4 and Minuteman Drive within the Rural District. Tax Map 37, Lot 2D. **Receive**
5 **Subdivision Pre-Application and schedule a site walk**
6

7 **MOTION**

8 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the subdivision pre-application.
9 Passed unanimously.

10
11 Mark O'Brien, land owner, and Jacques Gagnon of Oak Point Associates were present. The
12 proposed subdivision is a 17 lot residential cluster development. The plan has been revised
13 significantly since the Board conducted a site walk last fall.

14
15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a site walk for Wednesday, June
17 22 at 5 PM. Passed unanimously.

18
19 There is a land use ordinance change on the June 14 Town Meeting ballot. If the preliminary
20 application is submitted before then, it will be grandfathered under the existing ordinance.

21
22 **III. CHICK CROSSING VILLAGE** – Seacoast Acquisitions, LLC, owner/applicant;
23 Corner Post Land Surveying, Inc. agent. Preliminary Subdivision Application for a 20
24 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space
25 proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The
26 property is located within the Rural, Aquifer Protection and 250' Shoreland Overlay
27 Districts. No development is proposed within the Aquifer Protection or Shoreland
28 Overlay Districts. Tax Map 83, Lot 8. **Workshop public comments and draft**
29 **Preliminary Findings of Fact & Decisions**
30

31 Comments from the public hearing were reviewed. Wetland fill for the road could impact
32 stormwater drainage. Mr. Livingston recommended a 100 year flood analysis due to the history
33 of flooding in this area. The pre- and post-development stormwater analysis would be based on
34 25 years. A DEP permit is required, and any resulting plan changes would be reflected on the
35 final application. The DEP will also conduct a public hearing and notify abutters. Infiltration
36 trenches and rain gutters are proposed to handle the stormwater on site. The DEP review includes
37 the treatment plan for the increased impervious surfaces.

38
39 The width of Chick Crossing Road varies, and in this area, it is a 3 rod road with 10.5 ft. lanes.
40 The development doesn't trigger a MDOT traffic permit. Sight distances are good. There will be
41 a 50 ft. vegetated buffer along Chick Crossing Road.

42
43 A hydrogeologic study was done. KKWWD will conduct water testing and there may be
44 pesticide/fertilizer restrictions or prohibitions. There will be an easement across the open space
45 in favor of the Water District.

46
47 Recommendations in Mr. Livingston's memo were discussed.
48

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to permit lot size reductions for cluster lots 1-
3 20. Passed unanimously.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. DeBold, to permit street frontage reductions to 50 ft.
7 Passed unanimously.

8
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. DeBold, to permit lot line setback reductions from 25
11 ft. to 15 ft. within the cluster development and from 25 ft. to 20 ft. for Lydia's Circle. Passed
12 unanimously.

13
14 **MOTION**

15 Motion by Mr. Toomey, seconded by Mr. DeBold, to increase the maximum lot coverage to 40%
16 for lots smaller than 40,000 sq. ft. Passed unanimously.

17
18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. DeBold, to require a 50 ft. no cut buffer except for the
20 driveway locations along Chick Crossing Road. Passed unanimously.

21
22 **MOTION**

23 Motion by Mr. Toomey, seconded by Mr. DeBold, to require a 50 ft. no cut buffer for Lots 7, 8A
24 and 9 except where it has to be cut for the cistern. Passed unanimously.

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to require a 20 ft. no cut easement on Lot 8A
28 along Lydia's Circle to benefit the HOA. Passed unanimously.

29
30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. DeBold, to grant a 30 day extension to give the
32 abutters time to review the buffers. Passed unanimously.

33
34 Mr. Hardy asked how the abutters can be assured that stormwater will not flood their property.
35 Mr. Livingston will review the engineering analysis and DEP report.

36
37 **IV. U.S. SITE SOLUTIONS** - U.S. Site Solutions, owner; Steve Koeninger, applicant;
38 Austin Fagan, BH2M, agent. Site Plan Application for a 5,000 SF Business Contractor
39 use building with 1,400 SF in outdoor material storage and associated parking. The
40 property is located off Willie Hill Road and is within the Light Industrial District. Tax
41 Map 40, Lot 3-13. **Workshop public comments and draft compliance/ Findings of**
42 **Fact & Decisions**

43
44 Mr. Koeninger recused himself. A second driveway has been added to the plan and the bound on
45 Willie Hill Road has been removed or never installed.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the 40 ft. landscaped buffer along
3 Willie Hill Road. Passed unanimously.

4
5 An application has been submitted for a MDEP Tier 1 permit. The Board can consider
6 conditional approval with no construction allowed until the permit is issued. The SRC will
7 review the application on June 14.

8
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the review for 30 days. Passed
11 unanimously.

12
13 Mr. Koeninger returned to the Board.

- 14
15 **V. G & M HOLDINGS** – Randy Giuffrida, owner/applicant. Lew Chamberlain of Attar
16 Engineering Inc, agent. Site Plan Application to construct two buildings for Medical
17 Marijuana Cultivation and Processing Facility use. Buildings shall be 2,400 SF and 6,400
18 SF in size. Associated parking and infrastructure proposed. The property is located within
19 the Light Industrial District. Tax Map 41, Lot 13-2 **Workshop completeness and**
20 **determine a public hearing**

21
22 Lew Chamberlain of Attar Engineering represented the applicant. The proposed use has been
23 revised. Marijuana cultivation is no longer proposed, and the possible uses are business
24 contractor, business wholesale and warehousing. The stormwater analysis is complete. Buffering
25 and screening will be determined after the public hearing.

26
27 **MOTION**

28 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that no additional traffic data is
29 needed. Passed unanimously.

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31 **MOTION**

32 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application complete and
33 schedule a public hearing for June 20. Passed unanimously.

34
35 **OTHER BUSINESS**

36
37 On June 1 the SRC approved the outdoor seating and tent area for Fisherman's Catch.

38
39 **ADJOURN**

40
41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn. Passed unanimously.
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1 **MINUTES APPROVED** _____, **2022**

2

3 **ACCEPTED BY:**

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7 _____
Richard DeBold, Secretary

Cinndi Davidson, Recorder

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DRAFT