



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes

Monday, August 1, 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, Dennis Hardy, Brenda Durand
Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson

MINUTES

July 25, 2022

MOTION

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

PUBLIC HEARINGS

- I. **PERKINS PASTURE SUBDIVISION (FKA GOLDMARK)** – Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Preliminary Subdivision Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of land. Property is located off Quarry Road and Minuteman Drive within the Rural District. Tax Map 37, Lot 2D.

Mark O'Brien, owner, and Jacques Gagnon of Oak Point Associates were present. Access to the 17 lot subdivision will be through Minuteman Drive. The gravel pit area will be developed, and the rest of the parcel will be revegetated. There will be drilled wells and septic systems, with underground power. Homes will have sprinklers and there is a cistern at Granite Ridge subdivision.

There was a question about the ROW. It has been redesigned since the original plan. The gravel pit is required to be internally drained. There was a question about access and why it is off Minuteman rather than Quarry Road. The existing road isn't suitable for the subdivision, but most of the construction vehicles will access off Quarry Road. The Town regulates the hours of construction and the removal of construction debris. The noise ordinance will be reviewed at the pre-construction meeting. Wells will be drilled into bedrock and the hydrogeologic study didn't indicate any impact on abutting wells.

1 **MOTION**

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

4
5 **DEVELOPMENT REVIEW & WORKSHOPS**

6
7 **I. TNN REALTY PARKING LOT** – TNN Realty, LLC owner. Site Plan Pre-Application for a
8 commercial parking lot. Property is located off Willie Hill Road and is within the Light Industrial
9 District. Tax Map 41, Lot 11-4B. **Report results of the site walk**

10
11 Austin Fagan of BH2M represented the applicant. The Board conducted a site walk this evening
12 and 6 members were present. Mr. Toomey recommended moving the entrance to improve the
13 sight distance to the south. There is a good buffer of trees. Mr. DeBold questioned the
14 observation well. Mr. Fagan will check with the Code Office.

15
16 **II. PERKINS PASTURE SUBDIVISION (FKA GOLDMARK)** – Goldmark LLC,
17 owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Preliminary Subdivision
18 Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of land.
19 Property is located off Quarry Road and Minuteman Drive within the Rural District. Tax Map
20 37, Lot 2D. **Workshop comments from public hearing and workshop draft preliminary**
21 **Findings of Fact & Decisions for possible approval**

22
23 Mr. Livingston discussed the hydrogeologic study. Any nitrate plumes from the project will be
24 kept on the property. The water supply is good, as the drilled wells will tap into a bedrock
25 aquifer. IF&W has identified turtle and black racer habitats near Quarry Road and no brook trout
26 were found. The Board discussed buffer requirements.

27
28 **MOTION**

29 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the proposed 50 ft. no cut
30 buffers and 40 ft. of solid 6 ft. tall fence at the entrance. Passed unanimously.

31
32 The application is grandfathered for cluster lot ordinance requirements.

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the lot size, setback, lot coverage
36 and street frontage reductions for cluster lots. Passed unanimously.

37
38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant preliminary subdivision approval
40 and sign the preliminary Findings of Fact & Decisions. Passed unanimously.

41
42 **III. CENTRAL INDUSTRIAL PARK SUBDIVISION AMENDMENT** – Grahaneli Realty,
43 LLC, owner/applicant. Attar Engineering Inc, agent. Final Subdivision Amendment
44 Application to merge lots 11-1A, 11-1B and 11-2 into one 5.6 acre parcel of land. The property
45 is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lots 11-
46 1A, 11-1B and 11-2. **Receive Subdivision Amendment Application, determine if a site walk**
47 **is necessary, workshop completeness, determine if a public hearing is to be scheduled if**
48 **appropriate**

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the subdivision amendment
3 application. Passed unanimously.

4
5 Lew Chamberlain of Attar Engineering represented the applicant. Three lots are being merged
6 into one large one of about 5 ½ acres. A site walk was done last year for the site plan.

7
8 **MOTION**

9 Motion by Mr. Toomey, seconded by Mr. DeBold, that a site walk is not necessary. Passed
10 unanimously.

11
12 MDEP and ACOE applications have been submitted. Some egg masses were found and the
13 wetland impacts have been modified. The stormwater permit application is under review.

14
15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. Koeninger, to appoint the Planning Office as
17 completeness agent. Passed unanimously.

18
19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the public hearing. Passed
21 unanimously.

- 22
23 **IV. STORAGE DEPOT -** Grahaneli Realty, LLC, owner/applicant. Attar Engineering Inc, agent.
24 Site Plan Application to construct four 7,200 SF Self-Storage Facility one-story buildings
25 (28,800 SF total) and maintain the existing building uses which include Business Contractor/
26 Wholesale/ Manufacturing/ Warehousing. The parcel area to be 5.6 acres. The property is
27 located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lots 11-
28 1A, 11-1B and 11-2 to become Lot 11-1B. **Receive Site Plan Application, determine if**
29 **another site walk is necessary, workshop completeness, determine if a public hearing is to**
30 **be scheduled if appropriate**

31
32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the site plan amendment
34 application. Passed unanimously.

35
36 Lew Chamberlain of Attar Engineering represented the applicant. A site walk was held in
37 December 2021.

38
39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. DeBold, that a site walk is not necessary. Passed
41 unanimously.

42
43 **MOTION**

44 Motion by Mr. Toomey, seconded by Mr. Koeninger, to permit sheet 1 to have a plan scale of
45 1"=50 ft. Passed unanimously.

46
47 The Code Office will provide a parking space recommendation. The existing building has office
48 space for 4 contractors. The existing outdoor storage area will become part of the self-storage

1 facility. The amount of fencing needs to be clarified. A fence for security should be shown on the
2 plan.

3
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. DeBold, that additional traffic data isn't necessary.
6 Passed unanimously.

7
8 **MOTION**

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

- 11
12 **V. PUBLIC SAFETY PARKING LOT** – Town of Wells, owner/applicant. Site Plan
13 Amendment Application seeking approval to alter the completion date of the Municipal Facility
14 parking lot from August 19, 2022 to August 19, 2023. The property is located off Main Street
15 and Davis Street. The property is located within the Residential A District. Tax Map 135, Lot
16 42- EXE. **Receive Site Plan Amendment Application, determine if a site walk is necessary,**
17 **workshop completeness, determine if a public hearing is necessary, workshop compliance**
18 **and Findings of Fact & Decisions for possible approval**

19
20 **MOTION**

21 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the site plan amendment
22 application. Passed unanimously.

23
24 There will be 10 year-round parking spaces and 20 seasonal spaces. No changes to the parking
25 lot are proposed; eventually it will be a combination of pavement and grass. This amendment
26 changes the completion deadline to 8-19-2023 because of increased construction costs and
27 budgeting. There will be a screening fence on the two sides abutting residences.

28
29 **MOTION**

30 Motion by Mr. Toomey, seconded by Mr. DeBold, that a site walk is not required. Passed
31 unanimously.

32
33 **MOTION**

34 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the application complete. Passed
35 unanimously.

36
37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the public hearing. Passed
39 unanimously.

40
41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. Koeninger, to extend the deadline one year to 8-19-
43 2023. Passed unanimously.

44
45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve and sign the site plan and Findings
47 of Fact & Decisions. Passed unanimously.

1 **VI. WELLS GRAVEL PIT SOLAR AMENDMENT** – Town of Wells, owner; Wells Solar, LLC,
2 applicant; Biodiversity Research Institute, agent. Site Plan Amendment Application proposed to
3 the approved Public Utility Facility on 52 acres of land which consists of solar panels on concrete
4 pads and inverters. The amendment involves changes made to the fence line and solar array
5 footprints. The parcel is located within the Rural, Resource Protection and 250’ Shoreland
6 Overlay Districts. The parcel is located off of Crediford Road and is identified as Tax Map 49,
7 Lots 1-EXE, 2-EXE, and 7- EXE. **Workshop compliance/ Findings of Fact & Decisions for**
8 **possible approval**
9

10 Nathan Conley of the Biodiversity Research Institute was present. The updated plans were
11 reviewed.

12
13 **MOTION**

14 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the application compliant. Passed
15 unanimously.

16
17 **MOTION**

18 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve and sign the site plan and Findings
19 of Fact & Decisions. Passed unanimously.

20
21 **VII. U.S. SITE SOLUTIONS** - U.S. Site Solutions, owner; Steve Koeninger, applicant; Austin
22 Fagan, BH2M, agent. Site Plan Application for a 5,000 SF Business Contractor use building with
23 1,400 SF in outdoor material storage and associated parking. The property is located off Willie
24 Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-13. **Workshop draft**
25 **compliance/ Findings of Fact & Decisions for possible approval**
26

27 Austin Fagan of BH2M represented the applicant. Mr. Koeninger recused himself. The MDEP
28 and ACOE permits have been approved.

29
30 **MOTION**

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

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve and sign the site plan and Findings
36 of Fact & Decisions. Passed unanimously by those voting.

37
38 Mr. Koeninger returned to the Board.

39
40 **OTHER BUSINESS**

41
42 Mr. Koeninger asked about the procedure for selling Town-owned property. If it was tax-
43 acquired (tax foreclosure) it has to go to public auction. Property that we purchased has to go to
44 Town Meeting to sell it. The Board of Selectmen need to approve the sale.
45
46
47
48
49

1 **ADJOURN**

2

3

MOTION

4 Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn and sign plans and Findings.

5 Passed unanimously.

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7 **MINUTES APPROVED** _____, **2022**

8

9 **ACCEPTED BY:**

10

11

12

13 _____
Richard DeBold, Secretary

Cinndi Davidson, Recorder

DRAFT