



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, October 17, 2022 7:00 PM
Wells Town Hall
208 Sanford Road

CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Charles Anderson, Richard DeBold, Brian Toomey, Excused: Brenda Durand, Steve Koeninger, Dennis Hardy

Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinni Davidson

MINUTES

September 26, 2022

MOTION

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

DEVELOPMENT REVIEW & WORKSHOPS

- I. **HOLIDAY INN EXPRESS** – Redwoods Resorts Wells, LLC, owner/applicant; Geoffrey Aleva, agent. Site Plan Amendment Application seeking approval for a 620 SF patio addition, plant tree(s) to address removal of required tree and missing tree along Mile Road; address completion of Mile Road sidewalk; and address accent lighting. No change in use proposed; the 60 unit Hotel/Motel (lodging facility) and 60 seat Standard Restaurant use remain as approved. The property is located off 28 Mile Road and is within the General Business District. Tax Map 123, Lot 86. **Report site walk results, workshop completeness and determine if a public hearing is appropriate, workshop draft compliance if appropriate**

Geoff Aleva of Civil Consultants represented the applicant. Mr. Livingston reported on the site walk which Mr. Koeninger, Mr. Toomey, Mr. Anderson, the hotel manager and abutter Mike Hludik attended. The areas with the violations were observed. The container was removed today. Two 4" trees are recommended. The sidewalks were observed, and ramps and pavers were discussed. The new landscaping looks good. Mr. Livingston recommended finding the application complete.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application complete. Passed
3 unanimously.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the public hearing. Passed
7 unanimously.

8
9 The landscaping plan was discussed. The consensus was to plant two 4” trees this fall and let
10 them go dormant over the winter.

11
12 **MOTION**

13 Motion by Mr. Toomey, seconded by Mr. Anderson, to make the Planning Office the
14 completeness agent. Passed unanimously.

15
16 **MOTION**

17 Motion by Mr. Toomey, seconded by Mr. Anderson, to continue the workshop for 60 days.
18 Passed unanimously.

- 19
20 **II. ANCHOR INN** – Four Twenty Four Post Road, LLC, owner/ applicant. Geoff Aleva,
21 Civil Consultants, engineer/agent. Site Plan Amendment Application to eliminate the
22 16 “cottage” motel units and construct a new 3-story, 51 unit, Hotel/Motel building and
23 to expand parking. The existing motel units (54 total) in buildings A, B, D, and E to
24 remain. The office/ dwelling unit to remain as well as the pool and pool building. The
25 property is a Lodging Facility to consist of a total of 105 motel units and is located off
26 424 Post Road. The property is within the General Business District and is identified as
27 Map 27, Lot 4 which is a condominium unit on the 58 acre parcel of land that Map 27,
28 Lot 4-1 also is a condominium unit of. **Receive Site Plan Amendment Application**
29 **and schedule a site walk.**

30
31 **MOTION**

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

34
35 Geoff Aleva of Civil Consultants represented the applicant. This amendment is to eliminate the
36 16 “cottage” motel units and construct a new 3-story 51 unit hotel/motel building with expanded
37 parking.

38
39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a site walk for Saturday, October
41 22 at 9 AM. Passed unanimously.

1 **III. BILLS LANE PIT** – Swan Brooks Holdings LLC, owner/applicant. Geoff Aleva, Civil
2 Consultants, engineer/agent. Site Plan Amendment Application to obtain after the fact
3 approval for land conveyances and lot line changes. 4.773 acres of land was acquired
4 from an abutter and two 2.307 acre parcels (A and B) were divided off. The parcel to
5 become 31.909 acres in size with 17.85 acres of Mineral Extraction use. No change to
6 the limits of the mineral extraction on the property. The property is located off Bills
7 Lane and is within the Rural District. Tax Map 47, Lot 39. **Receive Site Plan**
8 **Amendment Application, determine if a site walk is necessary, workshop**
9 **completeness, determine if a public hearing is necessary, workshop compliance if**
10 **appropriate for possible approval**

11
12 **MOTION**

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

15 Geoff Aleva of Civil Consultants represented the applicant and described the proposed lot line
16 changes and land conveyances. Since the original approval, the owner purchased abutting land
17 and created two residential lots. No changes are proposed for the gravel pit operation.

18
19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that a site walk isn't necessary. Passed
21 unanimously.

22
23 Decisions on the no-cut buffers will be made after the public hearing. The buffer reduction area
24 will be at the corner of Bragdon Road and Bills Lane.

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to permit a site plan scale of 1"=100 ft.
28 Passed unanimously.

29
30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. Anderson, to consider the application complete.
32 Passed unanimously.

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a public hearing on October 31.
36 Passed unanimously.

37
38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. Anderson, to continue the workshop for 30 days.
40 Passed unanimously.

1 **IV. STORAGE DEPOT** - Grahaneli Realty, LLC, owner/applicant. Attar Engineering Inc,
2 agent. Site Plan Application to construct four 7,200 SF Self-Storage Facility one-story
3 buildings (28,800 SF total) and maintain the existing building uses which include
4 Business Contractor/ Wholesale/ Manufacturing/ Warehousing. The parcel area to be
5 5.6 acres. The property is located off Willie Hill Road and is within the Light Industrial
6 District. Tax Map 41, Lots 11-1A, 11-1B and 11-2 to become Lot 11-1B. **Workshop**
7 **Findings of Fact & Decisions for possible approval**
8

9 Wyatt Page of Attar Engineering represented the applicant. On September 26 the application was
10 found compliant and the workshop was continued for 30 days. Permits from ACOE and MDEP
11 have now been received.
12

13 **MOTION**

14 Motion by Mr. Toomey, seconded by Mr. DeBold, 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 at the end of the meeting. Passed unanimously.
20

21 **V. RIVERS EDGE SUBDIVISION AMENDMENT** – Scott Richer, II, owner;
22 Longview Partners, LLC, applicant; Attar Engineering Inc, engineer. Subdivision
23 Amendment Application to alter the septic system location on lot 5-7. No other changes
24 to the existing 36 cluster lots/ 46 dwelling units (26 single family and 10 two-family
25 dwellings) proposed. The property is located off of Buttonbush Lane and is within the
26 Residential A District. Tax Map 54, Lot 5-7. **Receive Subdivision Amendment**
27 **Application, determine if a site walk is necessary, workshop completeness,**
28 **determine if a public hearing is necessary, workshop compliance/ Findings of Fact**
29 **& Decisions for possible approval**
30

31 **MOTION**

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

35 Bill O’Conner represented the owner. The septic system and well exclusion area for Lot 5-7 need
36 to be moved 20 ft. away from the wetland.
37

38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the site walk. Passed unanimously.
40

41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application complete. Passed
43 unanimously.
44

45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. Anderson, to waive a public hearing. Passed
47 unanimously.
48

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application compliant. Passed
3 unanimously.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. Anderson, to approve and sign the subdivision plan
7 and Findings of Fact at the end of the meeting. Passed unanimously.

8
9 **VI. MOODY COUNTRY ESTATES SUBDIVISION AMENDMENT – Lindsey**
10 **Development Group, LLC & Sterling Ogunquit, LLC, owners; Tidewater Engineering**
11 **& Surveying Inc, engineer. Subdivision Amendment Application to subdivide Lot 33-**
12 **15 into 2 lots and modify lot lines of Lot 33-15, 33-28 and 33-27. The properties are**
13 **located off Post Road, Salt Marsh Circle and Mariner Lane. The properties are within**
14 **the General Business District. Tax Map 108, Lot 33-15, 33-28 and 33-27. Receive**
15 **Final Subdivision Amendment Application, workshop completeness, consider if a**
16 **final public hearing is necessary, workshop compliance/ Final Findings of Fact &**
17 **Decisions for possible approval**

18
19 **MOTION**

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

22
23 Joe Lindsey of Lindsey Development and Ryan McCarthy of Tidewater Engineering and
24 Surveying were present. The recommended plan changes have been made.

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. Anderson, to waive the cost estimate. Passed
28 unanimously.

29
30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the stormwater management plan.
32 Passed unanimously.

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the final public hearing. Passed
36 unanimously.

37
38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application compliant. Passed
40 unanimously.

41
42 **MOTION**

43 Motion by Mr. Toomey, seconded by Mr. Anderson, to review and approve the plan and
44 Findings of Fact and sign them at the end of the meeting. Passed unanimously.

1 **VII. MOODY MEDICAL CENTER** – Lindsey Development Group, LLC,
2 owner/applicant. Tidewater Engineering & Surveying Inc, engineer. Site Plan
3 Amendment Application to modify lot lines with Lots 33-15 and 33-27; seek
4 reapproval of 2,776 SF building area not constructed after the 1988 site plan approval;
5 add a bulkhead; and depict existing site conditions. The property is located at 277 Post
6 Road and is within the General Business District. Tax Map 108, Lot 33-28. **Workshop**
7 **compliance/ Findings of Fact & Decisions for possible approval**
8

9 Joe Lindsey of Lindsey Development and Ryan McCarthy of Tidewater Engineering and
10 Surveying were present. The lot lines will be adjusted so the dumpster will meet the setback
11 requirements. The driveway on Route One will be widened from 24 ft. to 30 ft. and be 2-way for
12 this property. Sight distances are sufficient. WSD and KKWWD have provided capacity letters.
13 The ash tree and bushes along Route One will remain. Additional trees would interfere with the
14 sight distance.

15
16 **MOTION**

17 Motion by Mr. Toomey, seconded by Mr. DeBold, that additional traffic data is not needed.
18 Passed unanimously.

19
20 **MOTION**

21 Motion by Mr. Toomey, seconded by Mr. DeBold, that the Route One landscaped buffer is
22 sufficient. Passed unanimously.

23
24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. Anderson, that the Mariner Lane landscaped buffer is
26 sufficient. Passed unanimously.

27
28 **MOTION**

29 Motion by Mr. Toomey, seconded by Mr. DeBold, that no screening is required for the adjacent
30 lots. Passed unanimously.

31
32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application compliant. Passed
34 unanimously.

35
36 **MOTION**

37 Motion by Mr. Toomey, seconded by Mr. Anderson, to approve and sign the Findings of Fact
38 and site plan at the end of the meeting. Passed unanimously.

39
40 **VIII. BURNT MILL ESTATES** – Burnt Mill Holding Company, LLC, owner; Sebago
41 Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to
42 eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial
43 Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid
44 Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings
45 (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The
46 property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage
47 Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map
48 62A, Lot 1. **Workshop status of default items and draft completeness items**

1
2 Craig Burgess of Sebago Technics represented the applicant. Completeness items were
3 discussed.

4
5 The drainage changes for Little Meadow Court need MDEP approval. The finish course of
6 pavement for Little Meadow Court and Faxon Drive need Public Works Department approval
7 after October 1. Further building permits should be postponed. The gravel path “walking trail”
8 was part of the 5% density bonus but was never constructed and the residents are opposed. The
9 original approval calls for a 10 ft. easement across the lots. The applicant proposes keeping the
10 path out of the roadway for safety. The first 4 lots have lawn and landscaping up to the
11 pavement edge. Widening the paved shoulder would interfere with mailbox posts and utility
12 poles.

13
14 Lot drainage on Lot 6 was discussed. The home was built too low. The recommendation is to
15 take out the under drain soil filter and replace it with a detention basin. Treatment of the runoff
16 would be done as part of the larger drainage project. Grading needs to be done to prevent
17 puddling on Hobbs Farm Road and direct the water into the pond.

18
19 The curb cut changes for Lot 54 need to be documented. Sight distances are good and should be
20 noted on the plan. Performance guaranties are required for the finish courses of pavement and the
21 stormwater ponds.

22
23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. Anderson, to schedule a public hearing for the next
25 Planning Board meeting, prior to voting on completeness. Passed unanimously.

26
27 **IX. WESTHAVEN PRESERVE SUBDIVISION** – Eastwood Estates, LLC,
28 owner/applicant, Corner Post Land Surveying, Inc. agent. Final Subdivision Application
29 for a 15 lot/dwelling unit Residential Cluster Subdivision with private roadway and open
30 space proposed on 17.25 acres of land. The property is located off Sanford Road and is
31 within the Residential A District. Tax Map 60, Lot 10. **Workshop compliance with**
32 **preliminary conditions of approval, workshop final completeness and determine a**
33 **final public hearing**

34
35 Dana Libby of Corner Post Land Surveying represented the applicant. The special conditions of
36 approval for the preliminary subdivision have been met. Cost estimates for the drainage and
37 catch basins are needed. New plans for the Route 109 improvements were submitted. There may
38 be a conflict with the storm drain and gas line.

39
40 **MOTION**

41 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the monumentation. Passed
42 unanimously.

43
44 **MOTION**

45 Motion by Mr. Toomey, seconded by Mr. DeBold, to have the Town Attorney review the HOA
46 documents. Passed unanimously.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Anderson, to appoint the Planning Office
3 completeness agent and schedule a public hearing when the cost estimates are received. Passed
4 unanimously.

- 5
6 **X. BRADFORD VILLAGE** – Home Innovations, LLC, owner/applicant. Corner Post
7 Land Surveying Inc, surveyor. Final Subdivision Amendment Application seeking
8 approval for changes to the no-disturb buffer adjacent to the fire cistern/ Lot 13 as well
9 as changes to phasing notes. The subdivision to remain as a 13 lot residential cluster
10 development with private roadway (Magnolia Lane) and open space. The subdivision is
11 located in the Rural District and is identified as Tax Map 47, Lot 21-A to 21-A-13.
12 **Receive Final Subdivision Amendment Application, determine if a site walk is**
13 **necessary, workshop completeness, consider if a public hearing is necessary,**
14 **workshop compliance/ Final Findings of Fact & Decisions for possible approval**
15

16 **MOTION**

17 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the final subdivision amendment
18 application. Passed unanimously.

19
20 Dana Libby of Corner Post Land Surveying and Jason LaBonte, developer, were present. This
21 amendment affects vegetated buffers. Some trees had to be cut to bring in construction cranes for
22 the cisterns. A phasing note change is proposed to delay the finish course of pavement until
23 excess material is removed from the site. An abutter wrote with concerns about cutting into the
24 buffer. The disturbance of the vegetated buffer on Lot 2 was done by the abutter, not the
25 developer. The location of the original and revised property line were in question.

26
27 **MOTION**

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

30
31 **MOTION**

32 Motion by Mr. Toomey, seconded by Mr. DeBold, that the revised buffer on Lot 13 adjacent to
33 the cemetery remains sufficient. Passed unanimously.

34
35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. DeBold, that the disturbed buffer on Lot 2 remains
37 sufficient if allowed to naturally re-vegetate. Passed unanimously.

38
39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. DeBold, that the revisions to Notes 28, 29 and 37
41 provide sufficient performance guarantees. Passed unanimously.

42
43 **MOTION**

44 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application complete. Passed
45 unanimously.

46
47 **MOTION**

1 Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the public hearing. Passed
2 unanimously.

3
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. Anderson, to find the application compliant. Passed
6 unanimously.

7
8 **MOTION**

9 Motion by Mr. Toomey, seconded by Mr. Anderson, to approve and sign the plan and Findings
10 of Fact. Passed unanimously.

11
12 **OTHER BUSINESS**

13
14 ~On October 12 the Staff Review Committee workshopped Tesla at Wells Corner Shopping
15 Center and Burnt Mill Estates.

16
17 ~Burnt Mill Estates Subdivision: The applicant requests another 60 day extension for the golf
18 course removal application.

19
20 **MOTION**

21 Motion by Mr. Toomey, seconded by Mr. Anderson, to grant the extension for the layout change.
22 Passed unanimously.

23
24 **ADJOURN**

25
26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn and sign plans and Findings.
28 Passed unanimously.

29
30 **MINUTES APPROVED** _____, 2022

31
32 **ACCEPTED BY:**

33
34
35 _____
36 Richard DeBold, Secretary

37 _____
38 Cinndi Davidson, Recorder
39