



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, November 14, 2022, 7:00 P.M.
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, Brenda Durand, Steve Koeninger

Excused: Dennis Hardy

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

PUBLIC HEARINGS

- I. TNN REALY PARKING LOT** - TNN Realty, LLC owner. Site Plan Application for a commercial parking lot. Property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 11-4B.

Austin Fagan of BH2M represented the applicant and presented the plan for an overflow parking lot.

There were no questions or comments from the public.

MOTION

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

- II. WESTHAVEN PRESERVE SUBDIVISION** – Eastwood Estates, LLC, owner/applicant, Corner Post Land Surveying, Inc. agent. Final 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.

Mark Patterson, applicant, and Dana Libby of Corner Post Land Surveying presented the plan for a 15 unit residential subdivision. A portion of Route 109 will be widened to accommodate an acceleration/deceleration lane. An email from an abutter requested a privacy fence to screen her property.

1 There were no questions or comments from the public.

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3 **MOTION**

4 Motion by Mr. Toomey, seconded by Mr. DeBold, to close the public hearing. Passed
5 unanimously.

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7 **DEVELOPMENT REVIEW & WORKSHOPS**

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9 **I. 35 LITTLEFIELD ROAD BANK** – Richard Moody & Sons Construction Company,
10 owner. Walsh Engineering Associates, applicant/ agent. Site Plan Pre-Application for a
11 2,448 SF Bank with drive-thru, ATM and associated parking. Property is located at 35
12 Littlefield Road and is within the General Business District. Tax Map 117, Lot 31.
13 **Receive Site Plan-Pre Application and schedule a site walk**

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15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. DeBold to receive the site plan pre-application. Passed
17 unanimously.

18 Bill Walsh of Walsh Engineering represented the applicant. An existing house will be removed
19 to construct a bank with drive-thru.

20
21 **MOTION**

22 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Saturday,
23 November 26 at 8 AM. Passed unanimously.

- 24
25 **II. 35 LITTLEFIELD ROAD SUBDIVISION** - Richard Moody & Sons Construction
26 Company, owner. Walsh Engineering Associates, applicant/ agent. Subdivision Pre-
27 Application for 4 single family dwelling units (Multifamily Development) on 1.84
28 acres of land. Property is located at 35 Littlefield Road and is within the General
29 Business District. Tax Map 117, Lot 31. **Receive Subdivision Pre Application and**
30 **schedule a site walk**

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32 **MOTION**

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

35
36 Bill Walsh of Walsh Engineering presented the plan for 4 single family dwelling units.

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38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Saturday,
40 November 26 at 8:20 AM. Passed unanimously.

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42 **III. TNN REALY PARKING LOT** - TNN Realty, LLC owner. Site Plan Application for a
43 commercial parking lot. Property is located off Willie Hill Road and is within the Light
44 Industrial District. Tax Map 41, Lot 11-4B. **Workshop public comments, review**
45 **compliance and draft Findings of Fact & Decisions for possible approval**

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47 The landscaped buffer along Willie Hill Road was discussed. One shade tree needs to be
48 replaced.

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MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the 40 ft. wide no cut/no disturb buffer. Passed unanimously.

The stormwater management plan meets BMP and Town standards.

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed unanimously.

The Findings of Facts & Decisions were reviewed.

Traffic

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed unanimously.

Dust, fumes, vapors and gases

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met. Passed unanimously.

Odor

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed unanimously.

Glare

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met. Passed unanimously.

Stormwater runoff

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed unanimously.

1 Erosion control

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MOTION

4 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
5 Passed unanimously.

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7 Setbacks and screening

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MOTION

10 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
11 unanimously.

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13 Explosive materials

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MOTION

16 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
17 Passed unanimously.

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19 Water quality

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MOTION

22 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
23 unanimously.

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25 Preservation of landscape

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MOTION

28 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
29 Passed unanimously.

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31 Refuse disposal

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MOTION

34 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
35 unanimously.

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37 Water supply

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MOTION

40 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
41 Passed unanimously.

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43 Sewage disposal

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MOTION

46 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed
47 unanimously.

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1 Fire safety

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3 **MOTION**

4 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.
5 Passed unanimously.

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7 **MOTION**

8 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the site plan and Findings of Fact
9 and sign them at the end of the meeting. Passed unanimously.

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11 **IV. WESTHAVEN PRESERVE SUBDIVISION** – Eastwood Estates, LLC,
12 owner/applicant, Corner Post Land Surveying, Inc. agent. Final Subdivision
13 Application for a 15 lot/dwelling unit Residential Cluster Subdivision with private
14 roadway and open space proposed on 17.25 acres of land. The property is located off
15 Sanford Road and is within the Residential A District. Tax Map 60, Lot 10. **Workshop**
16 **public comments, review draft compliance**

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18 The abutter's concern was noted. Bill Walsh, project engineer, submitted a letter regarding the
19 drainage. The culvert will concentrate the flow and the concern is about possible drainage across
20 an abutter's property. A berm may be necessary to direct the flow and keep it on the subject
21 property. Mr. Walsh said the well and septic locations were flipped which helped divert the flow.
22 The catch basins have been offset to resolve the conflict with the gas line. The Fire Chief's email
23 is pending; sprinkler systems are proposed. The open space is adjacent to the Town's
24 conservation land.

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26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the open space suitable. Passed
28 unanimously.

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30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that shared driveways are not required.
32 Passed unanimously.

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34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that interconnections with other roads
36 are not possible. Passed unanimously.

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38 The attorney had some comments on the HOA documents. Mr. Livingston is reviewing them.

39
40 **MOTION**

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

1 **V. BURNT MILL ESTATES** – Burnt Mill Holding Company, LLC, owner; Sebago
2 Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to
3 eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial
4 Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid
5 Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings
6 (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The
7 property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage
8 Way. The property is within the Rural and 75’ Shoreland Overlay Districts. Tax Map
9 62A, Lot 1. **Report Site Walk Results or reschedule Site Walk if cancelled due to**
10 **inclement weather**

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12 The November 12 site walk was canceled due to the weather.

13
14 **MOTION**

15 Motion by Mr. Toomey, seconded by Mr. DeBold, to reschedule the site walk for November 26
16 at 9:15 AM and do the drive-thru at Seagull at 8:45. Passed unanimously.

17
18 **VI. WIRE ROAD SUBDIVISION** – Highpine Properties LLC, owner/ applicant. Final
19 Subdivision Amendment application to relocate the wooded stormwater treatment
20 buffer and associated level spreader downstream of Pond 55. No change to the number
21 of dwelling units, lot lines, or acreage of the subdivision proposed. 40 dwelling units
22 remain approved as a Residential Cluster Development. The subdivision is located off
23 of Wire Road and is within the Rural District. Tax Map 75, Lot 1A-1 to 1A-40. **Receive**
24 **Subdivision Amendment Application, determine if a site walk is necessary,**
25 **workshop completeness, determine if a public hearing is necessary, workshop**
26 **compliance and draft Findings of Fact & Decisions for possible approval**

27
28 **MOTION**

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

31
32 Lew Chamberlain of Attar Engineering presented the plan to relocate the stormwater buffer and
33 level spreader.

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35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, that a site walk is not necessary. Passed
37 unanimously.

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39 The MDEP permit approval was granted on October 21.

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41 **MOTION**

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

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45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. Koeninger, that a public hearing is not necessary.
47 Passed unanimously.

1 **MOTION**

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

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5 **MOTION**

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

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9 **OTHER BUSINESS**

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11 **I. CEO/ Staff Review Committee site plan applications**

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13 CEO/Staff Review Committee site plan application: Change of use at 3 Stewart Street.
14 Bayley Road

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16 **II. Seagull Site Inspection – reschedule inspection if cancelled by inclement weather**

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18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. Koeninger, for the Code Office to inspect Bayley
20 Road and ensure that the base coat of pavement has been installed before the cold weather.
21 Passed unanimously.

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23 **ADJOURN**

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25 **MOTION**

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

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29 **MINUTES APPROVED _____, 2022**

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31 **ACCEPTED BY:**

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34 _____
35 Richard DeBold, Secretary

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37 Cinndi Davidson, Recorder