



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, May 1, 2023, 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: Richard DeBold, Brenda Durand, Steve Koeninger, Brian Toomey, Joshua Lagasse, Paul Baratta
Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinni Davidson

MINUTES

April 17, 2023

MOTION

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

PUBLIC HEARINGS

- I. **MARKS ORGANIX** – Strada Postale, LLC, owner. Mark Quinn, applicant. Kenneth Wood, Attar Engineering Inc, agent. Site Plan Amendment Application seeking approval for 1,175 SF Medical Marijuana Dispensary use within the existing 2-story building on the property. Other separate uses on the property to remain as follows: 1,200 SF Business Wholesale use, 12,389 SF Business Retail use, 2,000 SF Business Office use, and 2,498 SF accessory storage for the businesses on the property, excluding the Medical Marijuana Dispensary use proposed. The property is located off 655 Post Road and is within the General Business District. Tax Map 114, Lot 35.

Mark Quinn, applicant, and Ken Wood of Attar Engineering presented the plan for a medical marijuana dispensary on Route One. Attorney Jill Cohen of Cohen Law Maine was also present. The police chief has met with the security company and approves of the final security plan. There were no public questions or comments.

MOTION

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

PB Min 05-01-23

1 **DEVELOPMENT REVIEW & WORKSHOPS**

- 2
- 3 **I. THE WOODS** – Walter Wormwood, owner; Home Innovations, LLC, applicant; Dana
4 Libby, agent. Subdivision Pre-Application for two lots/ single family dwellings. The
5 property is located off Bragdon Road within the Rural District. Tax Map 30, Lot 17-2
6 and 17-5. **Report site walk results**

7

8 Dana Libby of Corner Post Land Surveying and applicant Jason Labonte were present. Mr.
9 Livingston reported on the April 22 site walk which Mr. Baratta, Ms. Durand, Mr. Lagasse and
10 Mr. Toomey attended. These will be standard lots with no requirements for buffers or open
11 spaces. The property corners and driveway locations were identified. Sight distances are good.

- 12
- 13 **II. LITTLEFIELD LANDING** – Robert Kammerer, Rose Anna Racanielle, and Robert
14 Duffy, owners; Big Ledge, LLC, applicant; Dana Libby, agent. Subdivision Pre-
15 Application for a 5 lot/ single family dwelling major subdivision with private right-of-
16 way on 5.24 acres of land. The property is located in the Residential A District and is
17 off 941 Littlefield Road. Tax Map 25, Lot 31-A. **Report site walk results**

18

19 Dana Libby of Corner Post Land Surveying and applicant Jason Labonte were present. Mr.
20 Livingston reported on the April 22 site walk which Mr. Baratta, Ms. Durand, Mr. Lagasse and
21 Mr. Toomey attended. The wetlands were observed and drainage needs to be addressed to avoid
22 impacting abutters. There was significant tree damage from storms, and the large pines and
23 hemlocks should be removed. This will be a standard subdivision with no open space or buffer
24 requirements. Sight distances are good. Blasting may be needed for the exposed rock and ledge.

- 25
- 26 **III. MARKS ORGANIX** – Strada Postale, LLC, owner. Mark Quinn, applicant. Kenneth
27 Wood, Attar Engineering Inc, agent. Site Plan Amendment Application seeking
28 approval for 1,175 SF Medical Marijuana Dispensary use within the existing 2-story
29 building on the property. Other separate uses on the property to remain as follows:
30 1,200 SF Business Wholesale use, 12,389 SF Business Retail use, 2,000 SF Business
31 Office use, and 2,498 SF accessory storage for the businesses on the property,
32 excluding the Medical Marijuana Dispensary use proposed. The property is located
33 off 655 Post Road and is within the General Business District. Tax Map 114, Lot 35.
34 **Workshop compliance/ draft Findings of Fact & Decisions**

35

36 **MOTION**

37 Motion by Mr. Toomey, seconded by Mr. Koeninger, to waive the requirement for an updated
38 boundary survey. Passed unanimously.

39

40 If the Town Meeting vote results in the retroactive ordinance changes and marijuana dispensaries
41 are limited to 3, this space would revert to the previously approved Business Retail use.

42

43 **MOTION**

44 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the proposed 9 parking spaces
45 acceptable. Passed unanimously.

1 A 6” water line along the northerly lot line will accommodate the sprinkler system. The Fire
2 Chief provided comments on the fire protection system. The Police Chief has approved the
3 security plan.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the 40 ft. landscaped buffer
7 along Route One is suitable. Passed unanimously.

8
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the 6 ft. tall solid privacy fence is
11 suitable for the residence on Lot 38. Passed unanimously.

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 the plan and Findings of Fact &
19 Decisions and sign them at the end of the meeting. Passed unanimously.

20
21 **IV. PERKINS PASTURE SUBDIVISION (FKA GOLDMARK) – Goldmark LLC,**
22 **owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Final Subdivision**
23 **Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of**
24 **land. Property is located off Quarry Road and Minuteman Drive within the Rural**
25 **District. Tax Map 37, Lot 2D. Workshop final completeness and draft compliance/**
26 **Final Findings of Fact & Decisions**

27
28 Mark O’Brien, the owner, and Jonah DeWaters of Oak Point Associates were present. Final
29 compliance items were discussed including cost estimates for the pavement, the stormwater
30 management plan, erosion control plan and hydrogeologic assessment. The driveway for Lot 17
31 is proposed to be off Quarry Road. Sight distances are good. There is extensive drainage from a
32 cross culvert and a drainage easement to the Town is proposed Wetland fill is recommended for
33 lot coverage. Overhead utilities with a utility easement are recommended.

34
35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, to allow overhead utilities. Passed
37 unanimously.

38
39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. DeBold, to allow the driveway location for Lot 17 off
41 of Quarry Road. Passed unanimously.

42
43 **MOTION**

44 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find the proposed open space suitable.
45 Passed unanimously.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to determine that shared driveways are not
3 required. Passed unanimously.

4
5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that no-cut, no- disturb signs are
7 recommended for buffers and wetland areas. Passed unanimously.

8
9 **MOTION**

10 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the proposed monumentation suitable.
11 Passed unanimously.

12
13 The Fire Chief has approved the proposed sprinkler systems. The Planning Board will review the
14 recommended performance guarantee notes. There will be 16 lots on a dead end street; 2 of the
15 lots can have ADU’s and stay under the 19 unit limit for a dead end road with only one access.

16
17 **MOTION**

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

- 20
21 **V. FAIRWAY VIEW VILLAGE** – York Building & Design, Inc. owner/applicant.
22 Nathan Amsden Surveying, surveyor. Final Subdivision Amendment Application
23 seeking approval to change the building footprints for units 19-22, 25, and 26-31. No
24 change to the number of dwelling units, which remains as 46 dwellings. No changes to
25 the lot lines, open space or roadways proposed. The property is located off Fieldside
26 Land and is within the Rural District. Tax Map 32, Lot 13. **Workshop compliance/
27 violation resolution, notes, and conditions for possible approval**

28
29 Nathan Amsden, surveyor, was present. The plan revisions and note changes have been made.

30
31 **MOTION**

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

34
35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the plan and Findings of Facts
37 & Decisions and sign them at the next meeting. Passed unanimously.

- 38
39 **VI. SEA VU WEST CAMPGROUND** – LGC SVW, LLC, owner/applicant. Attar
40 Engineering, Inc, engineer. Site Plan Amendment Application to convert 7 safari sites
41 to RV Park Model sites, resolve lot coverage issues, and restore wetland and buffer
42 areas around the main office. The property is an existing Tent and Recreational Vehicle
43 Park use. The property is located off 23 College Drive and is within the Rural District.
44 Tax Map 43, Lot 6. **Workshop draft completeness and consider a possible public
45 hearing**

46
47 A 60 day extension was granted at the previous meeting.

1 **OTHER BUSINESS**

2
3 The Staff Review Committee is working on an application for Seaglass Village.

4
5 **ADJOURN**

6
7 **MOTION**

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

10
11 **MINUTES APPROVED** _____, **2023**

12
13 **ACCEPTED BY:**

14
15
16 _____
17 Richard DeBold, Secretary

18 _____
19 Cinndi Davidson, Recorder