TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Minutes
Monday, January 13, 2020, 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 P.M. Members present: Charles Anderson, Richard DeBold, Robert Sullivan and Rick Seiden. All are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner, Meeting Recorder Cinddi Davidson

MINUTES

December 16, 2019

MOTION
Motion by Mr. DeBold, seconded by Mr. Seiden, to accept the minutes as written. PASSED 4-0-1 with Mr. Sullivan abstaining.

DEVELOPMENT REVIEW & WORKSHOPS

I. THE WOODLANDS – Gilchrest Development Inc, owner; Civil Consultants, applicant/agent. Final Subdivision Application for a 5 lot/dwelling unit major subdivision on 13.60 acres of land and the construction of a private roadway (Sunshine Lane) with turn-tee located off of Hiltons Lane. The subdivision is located within the Rural and Residential A Districts. Tax Map 25, Lot 11 (portion to become Lot 11D). Workshop compliance and draft Final Findings of Fact & Decisions for possible approval

Geoff Aleva of Civil Consultants represented the applicant. The driveway encroachment and boundary line conflict are matters for the civil court. Based on the October 2019 surveyor’s report, the Planning Board recognizes the property line depicted on the subdivision plan.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to find the application compliant. PASSED unanimously.

The Board reviewed the draft Findings of Facts & Decisions.

Conformance with Comprehensive Plan
PB Min 01-13-2020
MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to find that the standard shall be met.
PASSED unanimously.

Retention of open spaces and natural or historic features. This standard does not apply.

Blocks. This standard does not apply.

Lots
MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to find that the standard shall be met.
PASSED unanimously.

Utilities
MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard shall be met.
PASSED unanimously.

Required improvements: monuments, water supply, fire protection, sewage disposal, stormwater management

MOTION
Motion by Mr. Sullivan, seconded by Mr. Seiden, to find that the standards shall be met.
PASSED unanimously.

Streets
MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard shall be met.
PASSED unanimously.

Land features
MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard shall be met.
PASSED unanimously.

§202-13 Performance guaranties
MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard shall be met.
PASSED unanimously.

§202-2 Purpose, criteria for approval

Subdivision standards
MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standards shall be met.
PASSED unanimously.

The subdivision has adequate financial and technical capacity to meet the stated standards.
MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to find that the standard shall be met. PASSED unanimously.

The property is not located within Flood Zone A and there is no great pond.

MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to approve and sign the subdivision plan and Findings of Facts & Decisions with 6 standard conditions of approval and 4 special conditions. PASSED unanimously.

II. CURTIS FARM SUBDIVISION – Landings Development, LLC owner; South Ash Development, LLC, applicant. Attar Engineering, Inc. agent. Preliminary Subdivision Application for a 9 lot/dwelling unit Residential Cluster Major Subdivision located off of Loop Road. The property is located within the Rural District, Resource Protection District and 250’ Shoreland Overlay District. Tax Map 25, Lot 11 Receive Preliminary Subdivision Application and workshop completeness

MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to receive the preliminary subdivision application. PASSED unanimously.

Ken Wood and Mike Sudak of Attar Engineering represented the applicant and presented the plan for a 9 unit residential cluster subdivision.

Mr. Livingston discussed the initial completeness review. Several wetland crossings are needed to avoid disturbing an old cemetery on the property. A large open space area contains a pond and is designated RP. An updated boundary survey is required. The applicant requests a waiver of the requirement to show trees greater than 24” in diameter. The open space will remain undeveloped and there will not be any timber harvesting.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to waive the requirement to show trees greater than 24” in diameter. PASSED unanimously.

The preliminary stormwater design is satisfactory. The applicant changed the location of the entrance. The road now curves to avoid headlight glare into the house across the street. Glare will be directed toward the garage or barn and away from the house. Abutting parcels need to be updated on the plan. The flood zone will be determined by the elevation and the existing dam. The nitrate report and IF&W letter are pending.

MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to appoint Mr. Livingston completeness agent and authorize him to schedule a preliminary public hearing when the application is complete. PASSED unanimously.
III. FAIRWAY VILLAGE SUBDIVISION (FKA Fieldside Lane Subdivision) –
York Building and Design Center, Inc. owner; Attar Engineering, agent. Final
Subdivision to subdivide 123 acres into a 46 dwelling unit Multifamily Development
Major Subdivision. The dwellings are proposed to be age-restricted (55 years or
older). The parcel is located off of Fieldside Lane off of North Berwick Road. The
parcel is located within the Rural District. Tax Map 32, Lot 13. Workshop
compliance with Preliminary Conditions of Approval and draft final
completeness review

Ken Wood and Mike Sudak of Attar Engineering represented the applicant. Mr. Livingston
reviewed the outstanding compliance items and requirements for the final application
submission. The Assessor has approved the road name change.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to allow the MDEP Site Location Permit to
be provided prior to final plan approval rather than when the final application is submitted. PASSED unanimously.

MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to allow the ACOE Permit to be provided
prior to final plan approval rather than when the final application is submitted. PASSED unanimously.

Shared septic systems have been designed with each handling less than 2,000 gallons per day.
The trigger for DHS approval is more than 2,000 gallons per day. Mr. Anderson made a motion
to get an opinion from DHS because of the size and complexity of the project. The Board
discussion focused on the review by Mr. Livingston and the Code Office and that DHS review
seemed superfluous. Mr. Anderson withdrew his motion. Mr. Livingston discussed the
regulations for a central water system. The State limit is 25 people served by one well, and 15
services. The Fire Chief’s letter on the proposed fire protection system is pending. The
construction cost estimates and estimated taxable assessed valuation have been provided.
Traffic generation data was reviewed. The age restricted units are considered “Senior Adult
Housing” and the ITE manual (10th edition, September 2017) estimates 3.70 average daily trips.
The applicant deleted two age restricted units which calculates an ADT of 199 trips. The Town
Ordinance requires traffic generation to be based on the 1988 edition which is not available.

MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to grant a waiver and use the 10th edition
requiring the calculation of 3.70 ADT per unit. PASSED unanimously.

The Board recommended an ordinance change to 202-12 to call for “the most current edition of
the ITE Manual.”

MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to appoint Mr. Livingston completeness agent
and authorize him to schedule a preliminary public hearing for February 10, 2020. PASSED
unanimously.

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OTHER BUSINESS

I. Possible Ordinance Change Proposals

None

II. Staff Review Committee and CEO site plan approvals

The SRC approved a change of use for TC Hafford Basement Systems.

III. Election of Planning Board Officers for 2020

MOTION
Motion by Mr. Seiden, seconded by Mr. Anderson, to retain the current officers. PASSED unanimously.

Congratulations to Mr. Seiden and Mr. Anderson who were reappointed by the Board of Selectmen for an additional 2 years on the Planning Board.

Thank you to Mr. Sullivan for volunteering to serve as the Planning Board representative to the Comprehensive Plan Update Committee.

ADJOURN

MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to adjourn and sign plans and Findings. PASSED unanimously.

MINUTES APPROVED February 24, 2020.

ACCEPTED BY:

Brian Toomey, Secretary

Cinndi Davidson, Recorder