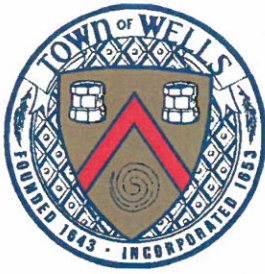


APPROVED



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, February 4, 2020, 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner Mike Livingston. Members present: Public Works Department Representative Paula Green, Police Chief Jo-Ann Putnam, Code Enforcement Officer Jodine Adams, Fire Chief Mark Dupuis, Assistant Planner Shannon Belanger, Meeting Recorder Cinndi Davidson/

MINUTES

January 7, 2020

MOTION

Motion by Jo-Ann Putnam, seconded by Jodine Adams, to approve the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **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 **Comment on Preliminary Subdivision Application for the Planning Board**

Mike Sudak of Attar Engineering represented the applicant. The parcel was previously divided and this plan will develop the remainder into 9 residential lots. A new private road will come off of Loop Road. There will be 2 brook crossings and the road curves to avoid an old cemetery. The Planning Board is holding a public hearing next Monday.

The sight distances are adequate for cars exiting but there is a blind corner for oncoming traffic where the road curves. Jo-Ann Putnam recommended signage at the curve that there is a blind driveway ahead. The applicant will ask for a waiver for sprinkler systems. The subdivision will use the fire pond at Woodlands Subdivision which is less than 1 mile away and appears to have enough capacity. The HOA will probably be responsible for maintaining the cemetery as part of

1 their landscaping, and there will be a footpath for access. Setbacks and screening for the
2 backyards were discussed and parts of some lots are in the Shoreland Zone. There will be no
3 shared driveways. The cul-de-sac will have green space in the center with no curb and no
4 streetlights. The curve will provide enough room for fire trucks to maneuver.

5
6 **II. FAIRWAY VIEW VILLAGE SUBDIVISION (FKA Fieldside Lane**
7 **Subdivision)** – York Building and Design Center, Inc. owner; Attar Engineering,
8 agent. Final Subdivision to subdivide 123 acres into a 46 dwelling unit
9 Multifamily Development Major Subdivision. 42 dwellings are proposed to be
10 age-restricted (55 years or older). The parcel is located off of Fieldside Lane off
11 of North Berwick Road. The parcel is located within the Rural District. Tax Map
12 32, Lot 13. **Comment on the Final Subdivision Application for the Planning**
13 **Board**
14

15 Mike Sudak of Attar Engineering represented the applicant. The project has been modified to
16 have 42 of the 46 units age-restricted. Access will come off of Fieldside Lane. This is a
17 condominium project with 4 single family houses and the rest duplexes. The club house and
18 storage units will be at the back of the property. The central mailboxes will be near the club
19 house. There will be one septic tank for each duplex and the beds will be scattered in the upland
20 area. There will be chambers and pre-treatment systems.

21
22 Proposed fire protection consists of 3 10,000 gallon cisterns. Mark Dupuis said the water doesn't
23 circulate and tends to turn into sludge. The schedule for maintenance and inspections needs to be
24 strictly enforced. A note can be added to the plan or condo documents which would be recorded.
25 Cisterns were chosen because there isn't enough space for a fire pond. The wells will be shared,
26 and the condo association will be responsible for wells and septic systems. Road construction
27 will be phased. The street name sign should be installed before any construction in case of an
28 accident. A new catch basin will be installed at the Route 9 culvert. The MDOT entrance permit
29 needs to be updated. For final approval, written approval of the turn-tees from the Fire Chief is
30 required. The DEP has approved the offsite mitigation plan for the wetlands. The Planning
31 Board is holding a public hearing next Monday.

32
33 **ADJOURN**
34

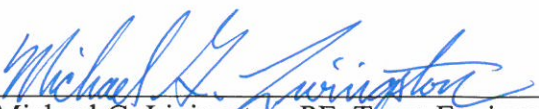
35 **MOTION**

36 Motion by Paula Green, seconded by Jodine Adams, to adjourn. **PASSED** unanimously.
37

38 **RESPECTFULLY SUBMITTED:**

39
40 
41 _____
42 Cinni Davidson, Meeting Recorder
43

44 **ACCEPTED BY:**

45
46 
47 _____
48 Michael G. Livingston, PE, Town Engineer/Planner