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 Cimndi 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 SRC Min 02-04-2020
their landscaping, and there will be a footpath for access. Setbacks and screening for the
backyards were discussed and parts of some lots are in the Shoreland Zone. There will be no
shared driveways. The cul-de-sac will have green space in the center with no curb and no
streetlights. The curve will provide enough room for fire trucks to maneuver.

II. FAIRWAY VIEW 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. 42 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. Comment on the Final Subdivision Application for the Planning
Board

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

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

ADJOURN

MOTION
Motion by Paula Green, seconded by Jodine Adams, to adjourn. PASSED unanimously.

RESPECTFULLY SUBMITTED:

[Signature]
Cindi Davidson, Meeting Recorder

ACCEPTED BY:

[Signature]
Michael G. Livingston, PE, Town Engineer/Planner

SRC Min 02-04-2020