TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 9, 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: Richard DeBold, Brian Toomey and Associate Member Rick Seiden. Mr. Seiden is voting tonight. Staff present: Mike Livingston, Town Engineer/Planner, Meeting Recorder Cinndi Davidson

MINUTES

February 24, 2020

MOTION
Motion by Mr. Seiden, seconded by Mr. DeBold, to accept the minutes as written. PASSED unanimously.

PUBLIC HEARING

I. WELLS PARKS & RECREATION PARKING LOT – Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to add 62 parking spaces at the existing Municipal Facility/Active Recreation use. The property is located off of 412 Branch Road and is within the Rural, Residential A and 75’ Shoreland Overlay Districts. Tax Map 56, Lot 15-EXE.

Director Tina LeBlanc presented the plan to expand the parking area by 62 spaces. This will accommodate large events safely, as the previous plan required attendees to cross Branch Road to the parking area. There are some old trees in bad condition that should be removed. More security cameras will be added for a full view of the area.

There were no questions or comments from the public, but a memo was received describing the glare from the existing lights. The lights over the sign shine into oncoming cars that are heading toward Route 109. Mr. Livingston said an engineer did a photoelectric analysis of the entire area. Lights will be LED’s and will be shielded.

Mr. DeBold said there should be signage about traffic exiting the lot and making a left turn onto 9A. There should be signage with arrows and Do Not Enter signs.

PB Min 03-09-2020
MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to close the public hearing. PASSED unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

I. WELLS PARKS & RECREATION PARKING LOT – Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to add 62 parking spaces at the existing Municipal Facility/ Active Recreation use. The property is located off of 412 Branch Road and is within the Rural, Residential A and 75’ Shoreland Overlay Districts. Tax Map 56, Lot 15-EXE. Workshop public comments, compliance and draft Findings of Fact & Decisions for possible approval

The comments in Mr. Livingston’s memo were reviewed. The lighting plan will ensure that there is no glare. The landscaped buffer along Route 9A and Hobbs Pond Road was reviewed. Some trees have to be removed and 3” shade trees will be planted.

MOTION
Motion by Mr. DeBold, seconded by Mr. Seiden, to approve the proposed landscaped buffer. PASSED unanimously.

The parking area will be striped and the ADA spaces will have signage. There will be a 25’ no disturb buffer by the cemetery. Mr. Seiden asked about snow storage. The storage and runoff won’t affect the cemetery.

MOTION
Motion by Mr. Toomey, seconded by Mr. Seiden, to waive the need for a new boundary survey. PASSED unanimously.

The proposed signage will be reviewed at the next meeting.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to extend the workshop for 30 days. PASSED unanimously.

II. RIVERBEND OAKS SUBDIVISION – Barry J. and Joanne N. Middleton, owners; Civil Consultants, applicant/ engineer. Final Subdivision Amendment Application to convey 3.64 acres of land from abutting lot 21 to lot 19-13 within the Riverbend Oaks Subdivision. Lot 19-3 to become 5.86 acres in size. The parcel is located within the Rural District and 75’ Shoreland Overlay District. Tax Map 13, Lot 19-13 and Lot 21. Determine public hearing, workshop compliance and draft Findings of Fact & Decisions for possible approval

Mike Peverett of Civil Consultants represented the applicants and presented their plan to convey acreage from one lot to another and build a single family residence. This is a revision of a
previously approved subdivision. One abutter submitted questions which the engineer has addressed.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to waive the public hearing. PASSED unanimously.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to find the proposed monumentation acceptable. PASSED unanimously.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to find that no performance guarantees are required. PASSED unanimously.

The Findings of Facts have been updated to reflect that the lot is more compliant. The lot is approved for only one dwelling unit.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the Findings of Facts and sign the plans and Findings at the end of the meeting. PASSED unanimously.

III. VILLAGES AT HIGHPINE (FKA HIGHPINE VILLAGE) – Highpine Properties, LLC and Howard J. Hall; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc., agent. Final Subdivision Application for 119 dwelling units on approx. 555 acres of land. The subdivision to be a Multifamily Development with internal roadways and 458 acres of Open Space. The development is located off of 2335 Sanford Road. The development is located within the Rural, Residential A and Residential Commercial Districts. Tax Map 60, Lot 18; Map 60, Lot 17-A Consider receiving the Final Subdivision Application, workshop preliminary conditions of approval, workshop completeness

Lew Chamberlain of Attar Engineering represented the applicant.

MOTION
Motion by Mr. Toomey, seconded by Mr. Seiden, to receive the final subdivision application. PASSED unanimously.

The preliminary conditions of approval were reviewed. The applicant has asked for a waiver to identify brooks and streams in the open space. IF&W recommends a 100 ft. undisturbed buffer along streams. The streams near the area to be developed have been located and the source, such as GIS, will be identified.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to grant the waiver. PASSED unanimously. Completeness items were discussed. The applicant requests a waiver of identifying the trees greater than 24” in diameter. Cutting in the open space will be selective as desired by the Conservation Commission.

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MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to grant the waiver. PASSED unanimously.
The Fire Chief will comment on the proposed fire protection at the Staff Review Committee meeting on March 17.

A road construction plan has been submitted and the road width within the subdivision varies. The Planning Board determines the road standards. The Fire Chief’s input is needed on turn-arounds. Mr. Seiden felt that 20 ft. is too narrow for a 2-way road. Guest parking is proposed in some areas. The condo documents prohibit parking on the roads when they are snow covered. Mr. Toomey asked Mr. Chamberlain to provide more information about the roads at the next meeting.

MDOT has required a middle turn lane in Route 109. The traffic engineer submitted a plan based on a right turn lane, but DOT used other tables and prefers a left turn lane. The traffic movement permit is based on a left turn and the regional office approves the final design. If an easement from the Town is necessary, it will require a Town vote in November. Other options include rip rap slopes and a guard rail or widening the east side of Route 109.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to grant a 60 day extension. PASSED unanimously.

IV. WEBBER RIDGE PHASE 2 AMENDMENT - Great Lots of Maine, LLC, owner/applicant. Final Subdivision Amendment Application to revised the Findings of Fact & Decisions to allow for phased construction of the roadway and fire pond. The Subdivision is approved as a 10 lot/dwelling unit residential cluster major subdivision with a 50’ wide private ROW and Open Space. The subdivision is located off of Green Road and is located within the Rural, Resource Protection and 250’ Shoreland Overlay District. Tax Map 16, Lot 8. Consider receiving the Subdivision Amendment Application, workshop completeness and compliance and draft Findings of Fact & Decisions for possible approval

MOTION
Motion by Mr. Toomey, seconded by Mr. Seiden, to receive the final subdivision amendment application. PASSED unanimously.

Applicant Paul Hollis presented the request to phase the road construction, utility installation and fire pond. When the first section of road is complete he would convey the first 3 lots. Phase 1 of the road would allow construction of the fire pond and a temporary turn-tee for the trucks. The Fire Chief approved this temporary arrangement.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, that a site walk is not necessary. PASSED unanimously.

MOTION

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Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application complete. **PASSED** unanimously.

**MOTION**
Motion by Mr. Toomey, seconded by Mr. DeBold, that a public hearing is not necessary. **PASSED** unanimously.

The Findings of Facts have been amended to cover pre-construction meetings for each phase and provide the details of each phase. The financial guarantees shall be phased proportionally.

**MOTION**
Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. **PASSED** unanimously.

**MOTION**
Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the Findings and authorize the Chairman to sign them at the end of the meeting. **PASSED** unanimously.

**ADJOURN**

**MOTION**
Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn and sign plans and Findings of Facts. **PASSED** unanimously.

MINUTES APPROVED _June 15__, 2020.

ACCEPTED BY:

[Signatures]

Brian Toomey, Secretary
Cinndi Davidson, Recorder