TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Minutes
Monday, June 15, 2020 7:00 PM
Wells Town Hall
208 Sanford Road

CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Richard DeBold, Brian Toomey, Bob Sullivan, Charles Anderson and Associate Member Rick Seiden. Mr. Seiden is voting on the minutes tonight. Staff present: Town Planner/Engineer Mike Livingston and Meeting Recorder Cinndi Davidson.

Excused: Associate Member Dennis Hardy

WELCOME BACK

Board members are seated 6 ft. apart. Everyone entering Town Hall is required to wear a mask and have their temperature checked. One representative per project/application will attend. Two applicants will be seated in the main conference room, and a third will sit in the small conference room. As one individual leaves the building another will be allowed to enter.

MINUTES

March 9, 2020

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to accept the minutes as written. Passed 5-0-1 with Mr. Sullivan abstaining.

PUBLIC HEARING

None

DEVELOPMENT REVIEW & WORKSHOPS

1. FINCH LANDING SUBDIVISION (FKA PATTERSON SUBDIVISION) – Michael & Valerie Breen, owners; Patterson Companies, LLC applicant; Corner Post Land Surveying, surveyor. Subdivision Pre-Application for a 14 lot/dwelling unit subdivision on 40.49 acres of land located off of a 50’ wide ROW off of 279 Butternut
Trail. The property is located within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 37, Lot 39. **Schedule a Site Walk**

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to receive the pre-application. Passed unanimously.

Applicant Mark Patterson was present. This will be a 14 lot major subdivision with a 50 ft. wide private paved road and approximately 75% open space.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to schedule a site walk for Monday, July 6 at 5:00 PM. Passed unanimously.

**II. PARKER RIDGE SUBDIVISION**– Parker Ridge Development, LLC, owner/applicant; Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village Survey, surveyor. Subdivision Pre-Application to amend the Parker Ridge Subdivision by creating 10 new lots/dwelling units on the remaining land (Lot 4). The new lots/dwellings are to be residential cluster development lots and are to have street frontage off of a new private roadway. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6. **Schedule a Site Walk**

Deborah Briggs of Lower Village Survey was present. The site walk was cancelled due to COVID-19 and needs to be rescheduled.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to schedule a site walk for Monday, July 6 at 5:45 PM. Passed unanimously.

**III. WELLS GRAVEL PIT SOLAR ARRAY** – Town of Wells, owner; Walden Solar Maine II, LLC, applicant; Dale Knapp, Boyle Associates, agent. **Site Plan** Application for a Public Utility Facility on 52 acres of land consisting of installing solar panels on concrete pads and inverters. The parcel is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. The parcel is located off of Crediford Road and is identified as Tax Map 49, Lots 1-EXE, 2-EXE, and 7-EXE. **Receive Site Plan Application and Schedule a Site Walk**

Dale Knapp of Boyle Associates represented the applicant.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to receive the site plan application. Passed unanimously.

Solar panels will be installed on 52 acres of Town-owned land off of Crediford Road. There will be a 250 ft. no disturb buffer around the wetland. The project will generate about 5 megawatts of power. There will be small wooden poles and no large transmission towers. The surface of the panels will capture both visible and UV light.

PB Min 06-15-20
Mr. Seiden asked how the old panels will be disposed of at the end of their useful life and if they contain any hazardous waste. Mr. Knapp said these are Class 1 panels composed of glass and steel with no hazardous materials. A plan will be filed with the DEP to restore the site. The decommissioning plan has to be funded prior to construction. The panels have a useful life of 30-35 years, and after that can still generate about 75-80% of their capacity for a secondary market. The project cost occurs during the construction phase and the Town will be protected from any financial loss. Based on recent legislation, power generated in Maine will be consumed by Maine residents, businesses or municipalities.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to schedule a site walk for Monday, June 22 at 5:00 PM. Passed unanimously.

**IV. 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 Findings of Fact & Decisions for possible approval**

Mr. Livingston represented the Town and reviewed the updates. Signage has been added, a No Left Turn sign and 2 Do Not Enter signs, plus painted arrows.

**MOTION**

Motion by Mr. Sullivan, seconded by Mr. Toomey, to find the application compliant. Passed unanimously.

The Findings of Facts & Decisions were reviewed. The proper terminology should be “revision”, rather than “amendment”. This requires a Town vote to change Chapter 145 for site plans and subdivisions. There will be 62 more parking spaces by the tennis courts. Some trees near the playground will be cleared for security. The lighting plan prevents spillage onto the road and abutting property, and the existing lighting along Branch Road has been directed away from oncoming traffic.

**MOTION**

Motion by Mr. Toomey, seconded by Mr. Sullivan, to approve the Findings of Facts and sign the Findings and plan at the end of the meeting. Passed unanimously.

**V. GRAND TRAIL PLACE PHASE 3** – The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, engineer. Preliminary Subdivision Application to develop an additional 12 residential cluster lots/dwelling units off of Baker Road, alter Open Space and alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A. **Receive Preliminary Subdivision Application and workshop completeness**

Austin Fagan of BH2M represented the applicant.
MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to receive the preliminary subdivision application. Passed unanimously.
The Board conducted a site walk last fall which Mr. Toomey, Mr. Seiden and Mr. Anderson attended. No wetlands were observed. A large culvert will be needed at the brook. Many of the test pits also need a reserve area. The ordinance requires cul-de-sacs. A turn-tee is allowed only if the site prevents a cul-de-sac and if the Fire Chief approves it. Mr. Seiden asked about sprinklers. There is a fire pond and dry hydrant. This application is scheduled for the June 23 Staff Review Committee meeting.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Toomey, to continue the workshop for up to 60 days. Passed unanimously.

VI. WOODLANDS SUBDIVISION – Gilchrest Development Inc, owner; Civil Consultants, applicant/ agent. Subdivision Amendment application to adjust the lot line of Map 25, Lot 11-D-1 and transfer 4,187 SF to the abutting property, Map 17, Lot 11-C. No changes to the number of lots or dwelling units proposed. No changes to any street ROWs proposed. The lots involved with this amendment are located within the Residential A, Rural, and 250’ Shoreland Overlay Districts. The lots are located off of near 55 Hiltons Lane. Tax Map 25, Lot 11-D-1 Receive Subdivision Amendment Application, determine if a Site Walk is needed; consider workshopping completeness; consider if a Public Hearing is needed; consider compliance and draft Findings of Fact & Decisions for possible approval

MOTION
Motion by Mr. Sullivan, seconded by Mr. Anderson, to receive the subdivision amendment application. Passed unanimously.

Geoff Aleva of Civil Consultants represented the applicant. This amendment will resolve a driveway encroachment along a lot line. The two abutters have come to an agreement for a minor land transfer. All the monuments are now shown on the plan, either granite bounds or rebar.

MOTION
Motion by Mr. DeBold, seconded by Mr. Toomey, to waive the site walk. Passed unanimously.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Toomey, to grant a waiver for the monumentation and find that what has been set is suitable. Passed unanimously.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Toomey, to find the application complete. Passed unanimously.

Mr. Anderson asked if a former slave burial ground was on this property. The cemetery is on another property farther west on Loop Road.

PB Min 06-15-20
MOTION
Motion by Mr. Sullivan, seconded by Mr. Toomey, to waive the public hearing. Passed unanimously.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Toomey, to find the application compliant and approve and sign the Findings of Facts & Decisions and the plan at the end of the meeting. Passed unanimously.

VII. BONNIEVILLE FARMERS MARKET – Bonnieville, LLC, owner; applicant. Attar Engineering, Inc. agent. Site Plan Amendment Application seeking approval to add up to 6,021 SF of Business Retail use within the existing parking lot for the seasonal Farmers Market and outdoor sales for Bo-Mar Hall Antiques and Collectibles. No changes proposed to the existing buildings or existing uses (14,158 SF Retail and 500 SF Office). The property is located off of 1622 Post Road and is within the General Business District. Tax Map 135, Lot 4. Receive Site Plan Amendment Application and Schedule a Site Walk if necessary and review application completeness

Owner Bonnie Heptig was present.

MOTION
Motion by Mr. Sullivan, seconded by Mr. DeBold, to receive the site plan amendment application. Passed unanimously.

The site is currently approved for outdoor retail, and now needs approval for the farmers market. The approval was granted by the Selectmen for 61 days for the COVID emergency, and the applicant would like to have permanent approval. The location is the parking lot of Bo-Mar Hall. Some of the abutters have concerns about noise, traffic and buffering. The yard sale permits are good for 3 days, usually Friday, Saturday and Sunday. The farmers market will be Wednesday afternoons. The consensus was that the Board should do a site walk and review the yard sale area. The lot line should be buffered adjacent to the residential uses.

MOTION
Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a site walk for Monday, June 29 at 5:00 PM. Passed unanimously.

VIII. VILLAGES AT HIGHPINE - 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 Project Updates and Workshop final completeness and compliance items

PB Min 06-15-20
Ken Wood of Attar Engineering represented the applicant. This will be a 119 unit condominium development off of Route 109. The project will involve 100 acres and the rest will be open space and conservation land. There will be common wells and septic systems. A large fire pond with dry hydrant is proposed. MDOT requires a middle turn lane in Route 109. Part of the wastewater design is being revised. DEP is reviewing the stormwater plan. Mr. Livingston is the completeness agent.

MOTION
Motion by Mr. Toomey, seconded by Mr. Sullivan, to schedule a public hearing on July 6. Passed unanimously.

IX. 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. 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. Project updates and Workshop Final Compliance Items

Ken Wood of Attar Engineering represented the applicant. The final public hearing has been held, and compliance items were reviewed. MDEP and MDOT permits are pending. Drainage needs to be approved and the culvert has been extended. Mr. Livingston and Mr. Wood will schedule a ZOOM meeting to review the updated plans.

MOTION
Motion by Mr. Sullivan, seconded by Mr. Toomey, to continue the workshop for 60 days. Passed unanimously.

Mr. Wood noted that Post Road has merged with Attar Engineering and Jim Wright and Fran Lapierre are now with Attar.

OTHER BUSINESS

I. How to conduct Site Walks and Public Hearings following Social Distancing Regulations

Site walks are fairly safe outdoors and people can distance. Mr. Livingston will bring some masks. We may hold public hearings in the parking lot while the weather is good.

II. CEO/Planner site plan approvals

Site plan amendments have been approved for Atlantic Pines Oral Surgery & Anesthesia, Cross Over Fitness, 2020 Distillery and Bonniveille.
ADJOURN

MOTION

Motion by Mr. Sullivan, seconded by Mr. Toomey, to adjourn and sign plans and Findings.
Passed unanimously.

MINUTES APPROVED July 6, 2020

ACCEPTED BY:

[Signature]

[Signature]

Brian Toomey, Secretary

Cinndi Davidson, Recorder