



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 4, 2016, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER AT 7:00 pm & DETERMINATION OF QUORUM MINUTES

I. DECEMBER 21, 2015 DRAFT MEETING MINUTES

DOCUMENTS:[PB MIN 12-21-15.PDF](#)

PUBLIC HEARING(S)

I. MILLBROOKE FARM SUBDIVISION

Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Preliminary Subdivision Application consisting of 70 dwelling units located within 35 duplex (two-family) buildings on land totaling 80.82 acres of which 60.69 acres to be dedicated as open space (Multifamily Development). The major subdivision proposes roadways and shall be connected to public water and public sewer. The subdivision is located within the Rural and 75' Shoreland Overlay Districts and is located off of Willow Way/ Gateway Drive and Midway Drive. Tax Map 72, Lots 4B, 12 and 13.

DOCUMENTS:[WINWARD POINTE LETTER 12-31-15.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. MILLBROOKE FARM SUBDIVISION

Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Preliminary Subdivision Application consisting of 70 dwelling units located within 35 duplex (two-family) buildings on land totaling 80.82 acres of which 60.69 acres to be dedicated as open space (Multifamily Development). The major subdivision proposes roadways and shall be connected to public water and public sewer. The subdivision is located within the Rural and 75' Shoreland Overlay Districts and is located off of Willow Way/ Gateway Drive and Midway Drive. Tax Map 72, Lots 4B, 12 and 13. **Workshop Preliminary Completeness and draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:[MILLBROOKE FARM PRELIM SUB MEMO 12-31-15.PDF](#),
[MILLBROOK FARM ART VII \(145-48\) MULTIFAMILY DEVEL NEW CHECKLIST 12-30-15.PDF](#),
[MILLBROOK FARM PRELIM COMPLETENESS 12-30-15R.PDF](#),
[MILLBROOK FARM PRELIM FOF DRAFT 12-31-15R.PDF](#),
[MILLBROOKE FRAM FULL PLAN SET 122215.PDF](#),
[MILLBROOK FARM COVER LETTER TO DIRECTOR 12-31-15.PDF](#)

II. QUAIL RUN SUBDIVISION

IRoger Berube Builders, Inc. owner. Post Road Surveying, Inc. Agent. Final Subdivision Amendment Application to revised well exclusion areas on Lots 2, 3, and 4. No new lots or dwellings are proposed for the existing 5 lot major subdivision or the Quail Run Lane right of way. The subdivision is located off of Sanford Road and is located within the Residential A district. Tax Map 66, Lots 30.2, 30.3, and 30.4. **Receive Final Subdivision Amendment Application, if appropriate determine a site walk, completeness, public hearing, compliance and Final Findings of Fact & Decisions.**

DOCUMENTS:QUAIL RUN AMD 2 AMEND FINAL MEMO 12-30-15R.PDF, QUAIL RUN AMD 2 SUBDIVISION COMPLETENESS 12-29-15.PDF, QUAIL RUN AMD 2 COMPLIANCE AND FOF DRAFT 12-30-15.PDF, QUAIL RUN AMD 2 SUBDIVISION PLAN DRAFT 12-16-15.PDF, QUAIL RUN AMD 2 HYDROGEOLOGIC OPINION LETTER 12-16-15.PDF

III. YORK COUNTY COMMUNITY COLLEGE AMENDMENT

Maine Community College System, owner; Nancy Drouin, YCCS, applicant; Kerry Green, Oak Point Associates, agent. Site Plan Amendment Application to construct an 18,300 SF academic building for classrooms, auditorium and study spaces and to expand parking. The property is located off of 112 College Drive and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 43, Lot 3A.EXE. **Workshop compliance , permitting updates, performance guarantees and inspections**

DOCUMENTS:YCCC SITE PLAN AMEND APP MEMO 12-31-15.DOCX, YCCC AMEND DRAFT COMPLETENESS 12-31-15.DOCX, TOWN ATTY MEMO.DOCX, YCCC SITE PLAN AMENDMENT DRAWINGS 12-23-15.PDF, YCCC MDEP SLODA REVISION APPROVAL LETTER.PDF, YCCC EMAIL RE MDOT PERMIT 12-31-15.TXT

OTHER BUSINESS

I. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE

DOCUMENTS:12-29-15 SRC AGENDA.PDF

II. PB BUILDING HEIGHT ORDINANCE CHANGE MEMO

DOCUMENTS:PB MEMO RE BUILDING HEIGHT 12-31-15.PDF

III. JUNE 2016 DRAFT ORDINANCE CHANGE PROPOSALS

DOCUMENTS:PB MEMO RE VARIUS ORDINANCE CHANGES TO CONSIDER 12-31-15.PDF

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