



TOWN OF WELLS, MAINE PLANNING BOARD

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

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

PUBLIC HEARING(S)

I. BURNT MILL SITE PLAN

Burnt Mill Holding Company, LLC, owner, William Bradley Booth, applicant; Hart Howerton & Corner Post Land Surveying, Inc, engineer/surveyor. Site Plan Application for permitted uses within portions of the Burnt Mill Estates Subdivision open space including an 18-hole Golf Course and Driving Range (Low-intensity commercial recreation use); a Kids Club, a Fitness Club with pool, a Golf Clubhouse with Event Barn, and Maintenance Buildings, sheds, restrooms and associated parking (Club use); and a Standard Restaurant use with the Golf Clubhouse are proposed. Parcels are located within the Rural & 75' Shoreland Overlay Districts and are off or in the vicinity of Hobbs Farm Road. Tax Map 62, Lots 12, and 13 and Map 63, Lot 7.

DOCUMENTS: [PB MEMO RE BURNT MILL SITE PLAN PH03-02-16.PDF](#)

II. MILLBROOKE FARM SUBDIVISION

Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Final 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: [PB MEMO RE MILLBROOK FARM FINAL PH03-02-16.PDF](#)

III. PROPOSED ZONING ORDINANCE CHANGES FOR THE JUNE TOWN MEETING

III.i. Building Height

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Maximum Building Height in the General Business District for Municipal Facilities and Public Schools.

Documents: [PB MEMO RE BUILDING HEIGHT PH 03-02-16.PDF](#)

III.ii. Code References Corrected

An Ordinance to Amend Chapter 1 (General Provisions), Chapter 91 (Building Construction), Chapter 116 (Floodplain Management), Chapter 132 (Historic Preservation), Chapter 145 (Land Use), Chapter 201 (Streets and Sidewalks), and Chapter 202 (Subdivision of Land) to Revise all outdated references to

Chapter 260 which is now Chapter 202, Chapter 174 which no longer exists, and Chapter 115 which is now Chapter 116.

Documents: [PB MEMO RE CODE REFERENCE CHANGES PH 03-02-16.PDF](#)

III.iii. Residential Cluster Developments

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Performance Standards of Residential Cluster Developments to allow an increase in lot coverage in the Rural District from 20% to 40%, to no longer require the submission of a standard nonclustered subdivision layout, and to Clarify that areas of a cluster subdivision within an Aquifer Protection or Shoreland Overlay District shall be dedicated as undeveloped Open Space.

Documents: [PB MEMO RE CLUSTER CHANGES PH 03-02-16.PDF](#)

III.iv. Reviewing Authority Chart

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise Reviewing Authority Chart references, to Amend the site plan expiration for discontinued use, to Add the Planner to the Review and Approval Process, and to Amend Attachment 1, (the Chart) to include the review of Minor Alterations, addition of Planner review, and address land area versus lot coverage changes.

Documents: [PB MEMO RE REVIEW AUTHORITY CHART CHANGES PH 03-02-16.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. BURNT MILL SITE PLAN

- I. Burnt Mill Holding Company, LLC, owner, William Bradley Booth, applicant; Hart Howerton & Corner Post Land Surveying, Inc, engineer/surveyor. Site Plan Application for permitted uses within portions of the Burnt Mill Estates Subdivision open space including an 18-hole Golf Course and Driving Range (Low-intensity commercial recreation use); a Kids Club, a Fitness Club with pool, a Golf Clubhouse with Event Barn, and Maintenance Buildings, sheds, restrooms and associated parking (Club use); and a Standard Restaurant use with the Golf Clubhouse are proposed. Parcels are located within the Rural & 75' Shoreland Overlay Districts and are off or in the vicinity of Hobbs Farm Road. Tax Map 62, Lots 12, and 13 and Map 63, Lot 7. **Workshop draft compliance**

DOCUMENTS: [BURNT MILL C6_0,REV2,021716.PDF](#), [BURNT MILL -C6.1 REV10 03-07-16.PDF](#), [BURNT MILL - C6.2 REV10 03-07-16.PDF](#), [BURNT MILL - C6_5,REV8,021716.PDF](#), [BURNT MILL-C6.6 REV6 03-07-16.PDF](#), [BURNT MILL-C6_7,REV10,021716.PDF](#), [BURNT MILL-C6_8,REV9,021716.PDF](#), [BURNT MILL-C6_9,REV8,021716.PDF](#), [BURNT MILL-C6.18 REV8 03-07-16.PDF](#)

II. MILLBROOKE FARM SUBDIVISION

Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Final 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 draft compliance**

[DOCUMENTS:MILLBROOKE FARM FINAL SUB MEMO03-04-16.PDF](#), [04426-PHS6-OPEN SPACE-OS.PDF](#)

III. MOODY BEACH RV CAMPGROUND

MHC Moody Beach, LLC, owner; Jason Russo, applicant; Kirk Ball, PE agent. Site Plan Pre-Application to amend the site plan for 71 RV sites, eliminate location of previously approved/ unconstructed RV sites, and depict existing conditions of the property. The property is located within the General Business & Rural Districts and is located off of 266 Post Road. Tax Map 19, Lot 8. **Report results of Site Walk**

[DOCUMENTS:MOODY BEACH RV SITE WALK MEMO 02-29-16.PDF](#)

IV. ELMWOOD RESORT

Elmwood Condominium Association, owner; Scott DeFelice, applicant. Site Plan Amendment Application to construct a new entry for the pool building and for after-the-fact approval of various changes made since the 1990 site plan approval. The property is located off of 1351 Post Road and is within the General Business and 75' Shoreland Overlay Districts. Tax Map 129, Lot 35. **Report results of Site Walk**

[DOCUMENTS:ELMWOOD AMEND APP MEMO 03-01-16.PDF](#)

V. SEAGLASS VILLAGE

Village Developers, LLC, owners/ applicants. Attar Engineering, Inc. agent. Site Plan Amendment #9 to eliminate the 60' x 120' all-purpose court and replace with grass parking and remove 2 grass parking spaces near the office. No other changes are proposed to this Lodging Facility. The property is located off of Route One and Old County Road and is within the General Business, Rural and 75' Shoreland Overlay Districts. The parcel is identified as Tax Map 19, Lot 31. **Workshop Compliance and Findings of Fact & Decisions for possible approval**

[DOCUMENTS:SEAGLASS VILLAGE AMD 9 AMEND APP MEMO 03-01-16.PDF](#), [SEAGLASS VILLAGE AMD 9 COMPLIANCE AND FOF DRAFT 03-01-16.PDF](#), [SEAGLASS VILLAGE AMD 9 DRAFT PLAN 02-25-16.PDF](#)

VI. WATERCREST CONDOMINIUMS

Watercrest Condominium Association, owner; Lynn Wood, applicant; Thomas Bullard, surveyor. Site Plan Amendment Application seeking approval for existing Lodging Facility conditions and changes made since the 1997 site plan approval including 11 units and 1.5 acres added to the parcel after 1989 site plan approval; dumpster relocation; additional paved areas; changes to landscaping. The parcel is located off of 1277 Post Road and is within the General Business District. Tax Map 126, Lot 17. **Consider granting an extension**

[DOCUMENTS:WATER CREST AMEND APP MEMO 03-01-16.PDF](#)

VII. PROPOSED ZONING ORDINANCE CHANGES FOR THE JUNE TOWN MEETING

VII.i. Building Height

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Documents: [PB MEMO RE ZONING CHANGES FOR03-07-16 PB MTG.PDF](#), [ORDINANCE TO AMEND BUILDING HEIGHT IN THE GB ZONE \(MUNICIPAL AND SCHOOL BUILDINGS\) 03-02-16.PDF](#)

VII.ii. Code References Corrected

An Ordinance to Amend Chapter 1 (General Provisions), Chapter 91 (Building

Construction), Chapter 116 (Floodplain Management), Chapter 132 (Historic Preservation), Chapter 145 (Land Use), Chapter 201 (Streets and Sidewalks), and Chapter 202 (Subdivision of Land) to Revise all outdated references to Chapter 260 which is now Chapter 202, Chapter 174 which no longer exists, and Chapter 115 which is now Chapter 116. **Review and comment for Board of Selectmen**

Documents: [PB MEMO RE ZONING CHANGES FOR03-07-16 PB MTG.PDF](#),
[ORDINANCE TO AMEND OUTDATED REFERENCES.PDF](#)

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An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Performance Standards of Residential Cluster Developments to allow an increase in lot coverage in the Rural District from 20% to 40%, to no longer require the submission of a standard nonclustered subdivision layout, and to Clarify that areas of a cluster subdivision within an Aquifer Protection or Shoreland Overlay District shall be dedicated as undeveloped Open Space.

Review and comment for Board of Selectmen

Documents: [PB MEMO RE ZONING CHANGES FOR03-07-16 PB MTG.PDF](#),
[ORDINANCE TO RESIDENTIAL CLUSTER STANDARDS 03-02-16.PDF](#)

VII.iv. Reviewing Authority Chart

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[ORDINANCE TO CHANGE REVIEWING AUTHORITY STANDARDS 03-01-16.PDF](#)

OTHER BUSINESS

I. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE

[DOCUMENTS\FRILLS LLC FIELD CHANGE APPROVAL SIGNED 02-26-16.PDF](#)

ADJOURN