TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Agenda
Monday,May 16, 2016, 7:00 PM
Littlefield Meeting Room, 2nd Floor, Town Hall
208 Sanford Road

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

MINUTES

I. MAY 2, 2016 DRAFT MEETING MINUTES

DOCUMENTS:PB MIN 05-02-16.PDF

PUBLIC HEARING(S)

I. COMPASS POINTE SITE AND SUBDIVISION PLAN AMENDMENT

Seal Harbor, LLC, owner/applicant; Attar Engineering Inc. agent. Site Plan and Final Subdivision Amendment Application to relocate a sewer pump station. No change of use or to the number of hotel/motel units or dwelling units proposed. The parcel is located off of 45 Post Road and is within the General Business, Residential A and Shoreland Overlay Districts. Tax Map 105, Lot 159.

DOCUMENTS:PB MEMO RE COMPASS POINT AMD 6 PH 05-11-16.PDF

DEVELOPMENT REVIEW & WORKSHOPS

I. HOLLIS SUBDIVISION

IPAGuillemette Living Trust & Nelson and Barbara Welch, owners; Sebago Real Estate Investment LLC, applicant; Corner Post Land Surveying Inc, engineer. Subdivision Pre-Application for a 4 lot/dwelling unit minor subdivision on 9.22 acres of land (8.39 acres Guillemette + .83 acres Welch) off of Crediford Road/ Sanford Road. The parcel is located in the Rural District and is identified as Tax Map 49, Lot 11. **Receive Subdivision Pre-Application and schedule a Site Walk**

DOCUMENTS:HOLLIS SUBDIVISION PRE-APP MEMO 05-10-16.PDF, HOLLIS SUB SKETCH PLAN 05-02-16.PDF, HOLLIS SUB PURCHASE AND SALE GUILLEMETTE 05-02-16.PDF, HOLLIS SUBDIVISION PRE-APPLICAITON SUBMISSION 05-02-16.PDF, HOLLIS SUB PURCHASE AND SALE WELCH 05-05-16.PDF

II. COMPASS POINTE SITE AND SUBDIVISION PLAN AMENDMENT

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DOCUMENTS:COMPASS POINTE SITE AND SUB AMEND 6 MEMO 05-11-16.PDF, COMPASS POINTE AMD 6 SITE PLAN DRAFT COMPLIANCE FOF 5-10-16.PDF, COMPASS POINTE AMD 6 DRAFT SUBDIVISION COMPLIANCE

16-16.PDF, COMPASS POINTE AMD 6 DRAFT SUBDIVISION COMPLIANCE AND FOF 05-11-16.PDF, TRASH REVISIONS.PDF, COMPASS POINE AMD 6 SHT 1.1 05-11-16.PDF, COMPASS POINTE AMD 6 SHT 1.2 05-11-16.PDF, COMPASS POINTE AMD 6 SHT 2 05-11-16.PDF

III. PETTINGA SUBDIVISION AMENDMENT

Judith & Peter Pettinga, owners/applicants; Middle Branch, LLC, surveyor. Minor Subdivision Amendment application proposes to divide lot "C" in the Phyllis Foster Realty Trust Subdivision into two 2.3+ acre parcels. The subdivision is located off of Burnt Mill Road and Branch Road and is within the Rural District. Tax Map 63, Lot 29-A. **Report Results of the Site Walk, workshop completeness, determine a public hearing, workshop compliance if appropriate**

DOCUMENTS: PETTINGA SUBD MGL SITE WALK MEMO 5-11-16.PDF, PETTINGA AMD COMPLIANCE AND DRAFT FOF 05-13-16.PDF, PETTINGA AMD COMPLETENESS CHECKLIS 05-13-16.PDF, PETTINGA MINOR AMD APP MEMO 05-13-16.PDF, PETTINGA RECOMMENDED NOTES DRAFT 05-10-16.DOCX, PETTINGA051116.PDF

IV. GRANITE RIDGE GRAVEL

Pepin Wells, LLC/ Stonewood Enterprises, LLC; owner/applicant. Corner Post Land Surveying, surveyor. Site Plan Amendment Application to revise the mineral extraction buffer limits and expand the mineral extraction area from 3.67 acres to approximately 4.2 +/- acres of the 22.72 acre parcel. The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map 37, Lot 41. **Report Results of the Site Walk, workshop completeness if appropriate**

DOCUMENTS: GRANITE RIDGE GRAVEL AMEND APP MEMO 05-11-16.PDF

V. 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. **Workshop compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS: WATER CREST AMEND APP MEMO 05-11-16.PDF, WATERCREST DRAFT COMPLETENESS 05-11-16.PDF, WATERCREST DRAFT COMPLIANCE AND FOF 05-16-16.PDF, WATERCREST PLAN 6 DRAFT.PDF, WATERCREST PLAND 5 DRAFT.PDF, WATERCREST PLAN 4 DRAFT.PDF, WATERCREST PLAN 3 DRAFT.PDF, WATERCREST PLAN 2 DRAFT.PDF, WATERCREST PLAN 1 DRAFT.PDF

OTHER BUSINESS

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