



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, August 8, 2016, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### I. JULY 25, 2016 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 07-25-16.PDF](#)

### PUBLIC HEARING(S)

#### I. MEETINGHOUSE ROAD SUBDIVISION

Richard Moody & Sons Construction Co, LLC, owner/applicant. Rick Licht, agent. Preliminary Subdivision Application for a 13 lot/dwelling unit major residential cluster subdivision with private road ROW and Open Space. The subdivision to be located off of 1321 Meetinghouse Road and is within the Rural District. The parcel is identified as Tax Map 77, Lot 22.

##### DOCUMENTS:

[MEETINGHOUSE RD PUBLIC COMMENTS FOR PB 08-03-16.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. COULSON FARM SUBDIVISION

Sebago Real Estate Investment LLC, applicant; David & Patricia Coulson, owners. Corner Post Land Surveying, surveyor. Subdivision Pre-Application for a 11 lot/dwelling unit residential cluster major subdivision with private roadway and open space. Parcel is located within the Residential A, 250' Shoreland Overlay, and Resource Protection Districts. Parcel is located off of 227 Branch Road and is identified as Tax Map 56, Lot 25. **Report results of Site Walk**

##### DOCUMENTS:

[COULSON FARM SITE WALK MEMO 08-03-16.DOCX](#)

#### II. MEETINGHOUSE ROAD SUBDIVISION

Richard Moody & Sons Construction Co, LLC, owner/applicant. Rick Licht, agent. Preliminary Subdivision Application for a 13 lot/dwelling unit major residential cluster subdivision with private road ROW and Open Space. The subdivision to be located off of 1321 Meetinghouse Road and is within the Rural District. The parcel is identified as Tax Map 77, Lot 22. **Workshop Preliminary**

## **Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

MEETINGHOUSE ROAD PREL MEMO 08-05-16.PDF  
MEETINGHOUSE ROAD PRELIM FOF DRAFT 08-03-16.PDF  
MEETINGHOUSE ROAD VII (145-49) RESIDENTIAL CLUSTER 08-03-16.PDF  
MEETINGHOUSE ROAD SUB ART V (145-30) RURAL DIST CHECKLIST 08-03-16.PDF  
MEETINGHOUSE ROAD S1-1 PLAN REVISED 7-25-16.PDF

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

### DOCUMENTS:

ELMWOOD AMEND APP MEMO 08-05-16.PDF  
ELMWOOD RESORT ART V (145-26) GEN BUS DIST 08-05-16.PDF  
ELMWOOD AMEND ART VI (145-35 TO 145-47) TOWN REGS 08-05-16.PDF  
ELMWOOD AMEND ART VII (145-52) NEW 2013 LODGING FACILITIES 08-05-16.PDF  
ELMWOOD REV EC1 08-04-16.PDF  
ELMWOOD REV EC2 08-04-16.PDF  
ELMWOOD DRAFT COMPLETENESS 07-22-16.PDF  
ELMWOOD DRAFT COMPLIANCE AND FOF 08-05-16.PDF  
ELMWOOD FIRE CHIEF LETTER 06-08-16.PDF

### IV. BRACKETT ESTATE SUBDIVISION

Jefferson Homes, Inc. owner; Civil Consultants, agent/engineer. Final Subdivision Amendment Application to amend the septic system locations of lots 5-6, 5-9, and 5-24 and to amend the well locations of lot 5-6 and 5-10. The existing major residential cluster development subdivision is located off of Loop Road/ Brackett Lane and Rose Way. The subdivision is located within the Residential A District and is identified as Map 25, Lot 5-1 to 5-29. **Receive Subdivision Amendment Application, determine if a site walk is appropriate, workshop completeness, determine if a public hearing is required, workshop compliance/ draft Findings of Fact & Decisions is appropriate**

### DOCUMENTS:

BRACKETT ESTATES AMD 2 FINAL AMEND MEMO 08-05-16.PDF  
BRACKETT ESTATES AMD 2 DRAFT COMPLETENESS 08-04-16.PDF  
BRACKETT ESTATES AMD 2 COMPLIANCE AND DRAFT FOF 08-04-16.PDF  
BRACKETT ESTATES AMD 2 RIGHT TITLE 07-27-16.PDF  
BRACKETT AMD2 MRKUP3 080416.PDF  
BRACKETT AMD2 MRKUP2 080416.PDF

### V. ORDINANCE CHANGE PROPOSAL

**V. ORDINANCE CHANGE PROPOSAL**

**An Ordinance to Amend Chapter 145 of the Code of the Town of Wells to permit outdoor business uses in the Residential Commercial District - A** proposed zoning change application was submitted by a business owner. The Board of Selectmen determined the changes should be pursued by the Town for the November 2016 ballot. The Ordinance, §145-24.G currently requires business uses and related storage to be located within an enclosed structure. The change would be to allow some outdoor use. **Workshop and make recommendation to the Board of Selectmen and schedule a public hearing**

**DOCUMENTS:**

[ORDINANCE CHG MGL MEMO RE RC ZONE OUTDOOR SALES 07-22-16.PDF](#)  
[MAP15\\_FUTURELANDUSEPLAN.PDF](#)

**OTHER BUSINESS**

**I. SUNRISE TERRACE SUBDIVISION - NULL & VOID WORKSHOP**

**DOCUMENTS:**

[SUNRISE TERRACE MGL INSPECTION RE START OF CONSTRUCTION 08-05-16.PDF](#)

**II. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE**

**DOCUMENTS:**

[08-02-16 SRC AGENDA.PDF](#)