



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 12, 2016, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. AUGUST 22, 2016 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 08-22-16.DOCX](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. BRANCH BROOK ESTATES

Persis L. Ensor Trustee, owner; Donald Murphy, applicant; Kimball Survey & Design, Inc., agent. Subdivision Pre-Application for a 13 lot/dwelling unit residential cluster major subdivision located on 40 acres of land off of Wire Road with a proposed private street right-of-way to be constructed. The parcel is located within the Rural, Aquifer Protection, and 250' Shoreland Overlay Districts. Tax Map 74, Lot 2. **Reiceve Subdivision Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[BRANCH BROOK PRE-APP MEMO 09-9-16.DOCX](#)
[BRANCH BROOK PRE-APP SUBMISSION 08-26-16.PDF](#)
[BRANCH BROOK LOCATION MAPS 08-26-16.PDF](#)
[BRANCH BROOK RIGHT TITLE INTEREST 08-26-16.PDF](#)
[BRANCH BROOK SKETCH PLAN DRAFT 08-26-16.PDF](#)

II. BIRCH FARM SUBDIVISION (FORMERLY MEETINGHOUSE ROAD SUBDIVISION)

Richard Moody & Sons Construction Co, LLC, owner/applicant. Rick Licht, agent. Final 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. **Receive Final Subdivision Application, Workshop Completeness, Determine Final Public Hearing**

DOCUMENTS:

[BIRCH FARM FINAL SUB MEMO 09-09-16.DOCX](#)
[BIRCH FARM FINAL COMPLETENESS DRAFT 09-09-16.PDF](#)
[MEETINGHOUSE ROAD ROAD NAME APPROVAL 08-30-16.PDF](#)
[RICHARD_MOODY__SONS_CONSTRUCTION_CO._LLC_L27169AN.PDF](#)
[BIRCH FARM STORMWATER REPORT_8-29-16.PDF](#)
[BIRCH FARM FINAL SUBDIVISION APPLICATION SUBMISSION 08-26-16.PDF](#)

III. SUMMERSCAPE COTTAGES

Summerscape Cottages Condominium Association, owners; Sherry Allan Bucar, Condominium President, applicant. Site Plan Amendment Application to eliminate the “on-site” manager requirement per note 20 on the approved site plan. No changes proposed to the 70 unit seasonal cottage complex lodging facility. The parcel is located off of 91 College Drive and is within the Rural District. Tax Map 43, Lot 4. **Receive Site Plan Amendment Application, Discuss the proposed Changes**

DOCUMENTS:

CEO LODGING OFFICE MEMO 09-09-16.PDF
SUMMERSCAPE AMD 5 APP MEMO 09-09-16.DOCX
SUMMERSCAPE AMD 5 COMMENT LETTER FROM MMORSE 09-08-16.PDF
ORDINANCE SECTIONS FOR REVIEW.PDF
SUMMERSCAPE AMD 5 COVER LETTER 08-25-16.PDF
SUMMERSCAPE AMD 5 DRAFT PLAN 08-25-16.PDF
SUMMERSCAPE AMD 5 SITE PLAN AMEND SUBMISSION 08-25-16.PDF
SUMMERSCAPE OPERATING PROCEDURES.PDF

IV. LITTLEFIELD ACRES SUBDIVISION

C. Hutchins Co, Inc., owner/applicant. Final Subdivision Amendment Application to revise the subsurface septic system locations on lots 3 and 4 within the subdivision. No other changes proposed. The subdivision is located off of Wire Road and is located within the Rural and Residential A Districts. Tax Map 74, Lots 5-3 and 5-4. **Receive Subdivision Amendment Application, determine Site Walk if appropriate, workshop completeness if appropriate, determine a public hearing if necessary, workshop compliance and draft Findings of Fact & Decisions is appropriate for possible approval**

DOCUMENTS:

LITTLEFIELD ACRES MEMO 09-09-16.DOCX
LITTLEFIELD ACRES DRAFT COMPLETNESS 09-07-16.DOCX
LITTLEFIELD ACRES DRAFT COMPLIANCE AND FOF 09-07-16.DOCX
LITTLEFIELD ACRES COVER LETTER 08-18-16.PDF
LITTLEFIELD ACRES DEED.PDF
LITTLEFIELD ACRES SUB AMEND APP 08-18-16.PDF
LITTLEFIELD ACRES TEST PITS 07-15-16.PDF
LITTLEFIELD ACRES DRAFT PLAN 08-12-16.PDF

V. THREE BROOKS WEST SUBDIVISION

Dennis Andrews Efstathiou, owner. The Three Brooks West Subdivision was approved by the Wells Planning Board on April 7, 2008. Town Subdivision Ordinance §202-9C(6) states “failure to commence substantial construction of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void. This means that due to the fact that no construction for the subdivision occurred by April 7, 2013, the subdivision must be determined by the Planning Board to be null and void as of April 7, 2013 and notice shall be placed at the Registry of Deeds. **Discuss voiding the subdivision approval and lot impacts**

DOCUMENTS:

THREE BROOKS WEST PB MEMO RE VOID APPROVAL 09-08-16.DOCX
THREE BROOKS WEST SHT 2 SIGNED 04-07-08.PDF
LAND ACQUIRED BY DANDREWS PLAN.PDF
THREE BROOKS WEST LETTER TO EFSTATHIOU RE VOID 09-06-16.DOCX
TFREEMAN LETTER TO EFSTATHIOU SUBDIV LOT ISSUE 08-23-16.PDF
MGL LETTER 4-23-12.PDF
T FREEMAN LETTER 1-25-12.PDF
THREE BROOKS WEST FINAL FOF SIGNED.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE

DOCUMENTS:

09-07-16 SRC AGENDA.DOCX
PB MEMO RE CEO- PLANNER APPLICATIONS REVIEW 09-09-16.DOCX