



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 22, 2014, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. SEPTEMBER 26, 2016 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. HIDDEN COVE BREWERY

Fire & Brew Inc. owner; Richard Varano, applicant; Site Plan Pre-Application to construct a 4,000 SF building for Business Wholesale use, to eliminate the Fast-Food Restaurant use and adjust the Standard Restaurant seating. No change to existing building proposed. The property is located off of 73 Mile Road within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 14.

Receive Site Plan Pre-Application and schedule a Site Walk

DOCUMENTS:

[HIDDEN COVE BREWERY PRE-APP MEMO 09-29-16.PDF](#)
[HIDDEN COVE BREWER PRE-APPLICATION SUBMISSION 09-20-16.PDF](#)
[HIDDEN COVE BREWERY SKETCH PLAN SEPT 2016.PDF](#)

II. WELLS PARKS & RECREATION PARKING LOT

Town of Wells, owner/applicant. Site Plan Pre-Application to construct a municipal use parking lot to consist of approximately 100 parking spaces and some "pickle-ball-courts." The property is located within the Rural District and Residential A District. The property is off of Branch Road and Burnt Mill Road. Tax Map 56, Lot 23-EXE. **Receive Site Plan Pre-Application and schedule a Site Walk**

DOCUMENTS:

[WELLS PARKS AND REC PARKING LOT PRE-APP MEMO 09-29-16.PDF](#)
[PARKS AND REC FULL SITE PLAN APPLICATION SIGNED 09-20-16.PDF](#)
[PARKS AND REC PARKING LOT DRAFT PLAN.PDF](#)

III. BURNT MILL ESTATES AMENDMENT

Burnt Mill Holding Company, LLC; Brad Booth, agent; Corner Post Land Surveying, surveyor. Final Subdivision Amendment Application to relocate cluster

lot #62 from Storer Lane to Route 9A, adjacent to cluster lot #103 and add a driveway onto Route 9A .No change to the number of lots or dwellings proposed. The area of the subdivision amendment is located off of Hobbs Farm Road, Route 9A, and Storer Lane, and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62, Lot 12 and Map 63, Lot 7. **Report Results of Site Walk, Workshop draft completeness and Determine if Public Hearing is needed**

DOCUMENTS:

[PB MEMO RE BURNT MILL ESTATES AMD SITE WALK 09-30-16.PDF](#)

IV. 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. **Workshop Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[BIRCH FARM FINAL SUB MEMO 09-30-16.PDF](#)
[BIRCH FARM DRAFT COMPLIANCE AND FOF 09-28-16.PDF](#)
[BIRCH FARM COST ESTIMATE 9-28-16.PDF](#)
[BIRCH FARM TOWN ATTY MEMO 09-26-16.PDF](#)
[BIRCH FARM FIRE LETTER SIGNED 09-23-16.PDF](#)
[BIRCH FARM - BASE-C3.2 09-30-16.PDF](#)
[BIRCH FARM - BASE-C3.1 09-30-16.PDF](#)
[BIRCH FARM - BASE-C2.0 09-30-16.PDF](#)

OTHER BUSINESS

I. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE

DOCUMENTS:

[10-12-16 SRC AGENDA.PDF](#)

ADJOURN