



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, November 21, 2016, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. NOVEMBER 7, 2016 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 11-07-16.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. GARTHWAITE ENERGY

G&C Realty Trust, owner; Garthwaite Energy, Inc. applicant; Post Road Surveying Inc, surveyor. Site Plan Pre-Application for a 3,502 SF Business Contractor/Business Service/ Business Office use with associated parking and propane storage. Parcel is located off of North Berwick Road within the Light Industrial District. Tax Map 40, Lot 3.1. **Receive Site Plan Pre-Application and schedule a Site Walk**

DOCUMENTS:

[GARTHWAITE ENERGY PRE-APP MEMO 11-16-16.PDF](#)
[GARTHWAITE ENERGY DRAFT SITE PLAN.PDF](#)
[GARTHWAITE ENERGY SITE PLAN PRE-APP SUBMISSION 11-02-16.PDF](#)

II. FARMERS MARKET

Two Hundred Seventy One LLC, owner and Senior Needs Comm. Of Wells – Ogunquit, owner; Kristen Hagan, applicant. Site Plan Amendment Application to locate the Farmers Market of Wells (Business Retail use) to the Wonder Mountain Expansion parking lot with customer access via the Senior Center property. The parcel is located off of 272 and 300 Post Road and is within the General Business District. Tax Map 19, Lot 11.1 and 30.exe. **Receive Site Plan Amendment Application and schedule a Site Walk**

DOCUMENTS:

[FARMER MARKET AMEND APP MEMO 11-16-16.PDF](#)
[FARMERS MARKET SITE PLAN AMEND APP 11-04-16.PDF](#)
[FARMERS MARKET SKETCH PLANS.PDF](#)

III. WESLEY BY THE SEA

Preacher's Aid Society of New England, owner; Stephen Bushey, agent. Subdivision Amendment Application to reflect As-Built conditions of the subdivision and changes made to the drainage including drainage easements and wooded buffers. The subdivision is located off of Charles Wesley Court off of Harriseckett Road and Willow Way. The subdivision is located within the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lots 1-1 to 1-14. **Receive Subdivision Amendment Application, review memo, and schedule a Site Walk if determined to be necessary**

DOCUMENTS:

[WESLEY BY THE SEA REVIEW MEMO 11-04-16.PDF](#)
[WESLEY BY THE SEA AMEND MEMO 11-03-16.PDF](#)
[WESLEY BY THE SEA DRAFT PLAN SUBMISSION 10-12-16.PDF](#)
[WESLEY BY THE SEA AMENDMENT SUBMISSION 10-12-16.PDF](#)

IV. SEA ORCHARD SUBDIVISION

Thomas & Ruth Bergen, owner. Robert Libby, BH2M, applicant/agent. Subdivision Amendment Application for a 15' wide access easement on lot 5 for the use of lot 6. The parcels are located off of Autumn Lane off of Route One. The parcels are located within the Residential A District and are identified as Tax Map 135, Lots 9-5 and 9-6. **Report the results of the Site Walk, workshop draft completeness, determine if a public hearing is necessary**

DOCUMENTS:

[SEA ORCHARD AMD 3 MEMO 11-16-16.PDF](#)
[SEA ORCHARD AMD 3 SITE WALK MEMO 11-16-16.PDF](#)
[SEA ORCHARD AMD 3 DRAFT PLAN 10-21-16.PDF](#)
[SEA ORCHARD AMD SUBMISSION 10-21-16.PDF](#)

V. WIRE ROAD SUBDIVISION

Highpine Properties, LLC, owner/applicant. Attar Engineering Inc., agent. Final Subdivision Amendment Application to revise the subsurface wastewater disposal system from concrete chamber to Presby EnviroSeptic pipes and to revise the box culvert at Brendan's Way to three 30" diameter high-density culverts. No new lots/dwellings proposed. Residential Cluster Subdivision approved for 40 lots/dwelling units. Subdivision is located off of Wire Road and is within the Rural District. Tax Map 75, Lot 1. **Receive Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[WIRE ROAD AMEND 2 FINAL MAJOR APP MEMO 11-18-16.PDF](#)
[WIRE ROAD AMEND 2 FINAL COMPLETNEESS DRAFT 11-18-16.PDF](#)
[WIRE ROAD AMEND 2 DRAFT COMPLIANCE AND FOF 11-18-16.PDF](#)
[SUBDIVISION AMENDMENT APP 2_11-8-16.PDF](#)
[WIRE ROAD AMD 2 DRAFT SUB PLANS 11-08-16.PDF](#)
[WIRE ROAD AMD 2 STORMWATER MANAGEMENT PLAN 10-8-16.PDF](#)

VI. BRANCH BROOK ESTATES

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Persis Ensor, Trustee of the Persis L. Ensor Revocable Trust, owner; Dogwood Circle, LLC, applicant; Kimball Survey & Design; surveyor; Nonesuch River Engineering, engineer. Preliminary Subdivision Application for a 13 lot/dwelling unit residential cluster subdivision with designated Open Space and a private roadway with cul-de-sac. The parcel is located off of Wire Road and is within the Rural, Aquifer Protection and Shoreland Overlay Districts. Tax Map 74, Lot 2.

Receive Preliminary Subdivision Application, workshop completeness and determine a public hearing if appropriate

DOCUMENTS:

BRANCH BROOK ESTATES PRELIM MEMO 11-18-16.PDF
BRANCH BROOK ESTATES DRAFT PRELIM COMPLETENESS 11-16-16.PDF
BRANCH BROOK ART V (145-30) RURAL DIST CHECKLIST 11-16-16.PDF
BRANCH BROOK ESTATES ART V (145-31) AQUIFER PRO DIST CHECKLIST 11-16-16.PDF
BRANCH BROOK ESTATES ART V (145-33) SHORELAND OVERLAY DIST CHECKLIST 11-16-16.PDF
BRANCH BROOK ESTATES ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST 11-17-16.PDF
BRANCH BROOK ESTATES ROAD NAME APPROVAL 11-21-16.PDF
BRANCH BROOK ESTATES PRELIMINARY SUB APP SUBMISSION 10-28-16.PDF
BRANCH BROOK ESTATES PRELIM PLAN SET DRAFT 10-28-16.PDF

VII. COULSON FARM SUBDIVISION

Sebago Real Estate Investment, LLC, owner/applicant. Attar Engineer Inc. engineer; Corner Post Survey, surveyor. Preliminary Subdivision Application for an 11 lot/dwelling unit residential cluster development with Open Space and a private roadway. The parcel is located off of 227 Branch Road and is within the Residential A, Resource Protection and Shoreland Overlay Districts. Tax Map 56, Lot 25. **Receive Preliminary Subdivision Application, workshop completeness and determine a public hearing if appropriate**

DOCUMENTS:

COULSON FARM PRELIM MEMO 11-18-16.PDF
COULSON FARM ART V (145-21) RES A DIST CHECKLIST 11-17-16.PDF
COULSON FARM ART V (145-32) RESOURCE PRO DIST CHECKLIST 11-18-16.PDF
COULSON FARM ART V (145-33) SHORELAND OVERLAY DIST CHECKLIST 11-18-16.PDF
COULSON FARM ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST 11-17-16.PDF
COULSON FARM SUB PRELIM COVER LETTER 11-08-16.PDF
COULSON FARM SWEET ASSOCIATES-GROUNDWATER IMPACT STUDY 11-09-16.PDF
COULSON FARM PRELIM SUBDIVISION APPLICATION SCAN 11-8-16.PDF
COULSON FARM PRELIM SUB DRAFT PLAN 11-07-16.PDF
COULSON FARM DWG PKG 08NOV2016.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN REVIEWS AND APPROVALS UPDATE

DOCUMENTS:

[11-15-16 SRC AGENDA.PDF](#)

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