



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, January 9, 2017, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### I. DECEMBER 18, 2016 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 12-19-16.PDF](#)

### PUBLIC HEARING(S)

#### I. BRANCH BROOK ESTATES

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.

##### DOCUMENTS:

[PB MEMO RE BRANCH BROOK ESTATES PRELIM PH 01-04-17.PDF](#)

#### II. HIDDEN COVE BREWERY

Fire & Brew Inc. owner; Richard Varano, applicant; Site Plan Amendment Application to construct a new 3,800 SF building for Business Wholesale use, to eliminate the Fast-Food Restaurant use and adjust the Standard Restaurant seating. The property is located off of 73 Mile Road within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 14.

##### DOCUMENTS:

[PB MEMO RE HIDDEN COVE BREWERY PH 01-04-17.PDF](#)  
[HIDDEN COVE SHERRY RINALDI EMAIL 01-06-17.PDF](#)  
[HIDDEN COVE BREWERY COMMENT LETTER PARKE BURMEISTER  
RE TCHAFFORD 12-16-16.PDF](#)  
[HIDDEN COVE EMAIL TCAPRARO 10-03-16.PDF](#)  
[HIDDEN COVE EMAIL SRINALDI 01-09-17.PDF](#)  
[HIDDEN COVE BREWERY EMAIL SRINALDI 12-19-16.PDF](#)  
[HIDDEN COVE BREWERY EMAIL SRINALDI 10-01-16.PDF](#)  
[HIDDEN COVE EMAIL SCESARIO 09-30-16.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

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## I. LAUZE SUBDIVISION

Roland A. Cole, etal, owner; Jefferson Homes, Inc., David Lauze, applicant. Subdivision Pre-Application for a 3 lot/ dwelling unit minor subdivision located off of Littlefield Road on approximately 5 acres of an existing 75 acre parcel of land. Parcel is located within the Residential A District. Tax Map 75, Lot 1. **Receive Subdivision Pre-Application and determine a site walk**

### DOCUMENTS:

[LAUZE SUBDIVISION PRE-APP MEMO 01-04-17.PDF](#)  
[LAUZE SUBDIVISION PRE-APP SUBMISSION 12-14-16.PDF](#)  
[LAUZE SUBDIVISION RIGHT TITLE INTEREST 12-14-16.PDF](#)  
[LAUZE SUBDIVISION SKETCH PLAN 12-14-16.PDF](#)

## II. WELLS BEACH ENVIRONMENTAL

Quiland, Inc. owner; Peter Garthwaite, applicant. Post Road Surveying, Inc. agent. Site Plan Pre-Application for a Recycling Facility which shall consist of various concrete pads, buildings, a scale and scale house. The application will also involve the merging of 3 parcels into 1 parcel. The 3 parcels are part of the Berwick Road Business Park Subdivision. The properties are located within the Light Industrial District and are off of Willie Hill Road. Tax map 40, Lot 3-9, 3-10 and 3-11. **Receive Site Plan Pre-Application and determine a site walk**

### DOCUMENTS:

[WELLS BEACH ENVIRONMENTAL PRE- APP MEMO 01-04-17.PDF](#)  
[WELLS BEACH ENVIRONMENTAL SITE PLAN PRE-APP SUBMISSION 12-20-16.PDF](#)  
[WELLS BEACH ENVIRONMENTAL SKETCH PLAN 12-20-16.PDF](#)

## III. BRANCH BROOK ESTATES

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. **Workshop comments from the public hearing and Preliminary Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

[BRANCH BROOK ESTATES PRELIM MEMO 01-05-17.PDF](#)  
[BRANCH BROOK ESTATES DRAFT PRELIM FOF 01-05-17.PDF](#)  
[BRANCH BROOK MGL DRAINAGE MEMO 01-05-17.PDF](#)  
[BRANCH BROOK ESTATES ART V \(145-31\) AQUIFER PRO DIST CHECKLIST 01-05-17.PDF](#)  
[BRANCH BROOK ART V \(145-30\) RURAL DIST CHECKLIST 01-06-17.PDF](#)  
[BRANCH BROOK ESTATES ART V \(145-33\) SHORELAND OVERLAY DIST CHECKLIST 01-05-17.PDF](#)  
[BRANCH BROOK ESTATES ART VII \(145-49\) RESIDENTIAL CLUSTER CHECKLIST 01-05-17.PDF](#)  
[BRANCH BROOK ESTATES PRELIMINARY SUB APP SUBMISSION 10-](#)

28-16.PDF  
BRANCH BROOK ESTATES PRELIM PLAN SET DRAFT 10-28-16.PDF  
BRANCH BROOK ESTATES ROAD NAME APPROVAL 11-21-16.PDF  
KKWWD EMAIL RE BRANCH BROOK ESTATES - WIRE ROAD WELLS  
12-08-16.PDF  
BRANCH BROOK ESTATES PROTECTIVE COVENANTS.PDF  
BRANCH BROOK IFW LETTER 10-03-16.PDF

#### IV. HIDDEN COVE BREWERY

Fire & Brew Inc. owner; Richard Varano, applicant; Site Plan Amendment Application to construct a new 3,800 SF building for Business Wholesale use, to eliminate the Fast-Food Restaurant use and adjust the Standard Restaurant seating. The property is located off of 73 Mile Road within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 14. **Workshop comments from the public hearing and draft completeness and compliance items**

##### DOCUMENTS:

HIDDEN COVE BREWERY AMEND APP MEMO 01-06-17.PDF  
WSD-CAPACITYLETTER-HIDDENCOVEBREWERY 12-16-16.PDF  
HIDDEN COVE BREWERY COMMENT LETTER PARKE BURMEISTER  
RE TCHAFFORD 12-16-16.PDF  
HIDDEN COVE BREWERY SITE PLAN APPLICATION SUBMISSION 12-  
16-16.PDF  
HIDDEN COVE BREWING KKWWD LETTER 11-30-16.PDF  
HIDDEN COVE BREWERY DRAFT PLAN 01-06-17.PDF

#### V. PRECISION TRANSMISSION

David R. Roy, owner/ applicant; Sebago Technics, agent. Site Plan Amendment Application to amend the prior site plan approval and construct a 4,050 SF building for Business Retail/ Service use and to increase lot coverage of the property. Existing uses to remain. The property is located within the Residential Commercial District and is located off of 809 Sanford Road. Tax Map 49, Lot 29-14. **Receive Site Plan Amendment Application and workshop completeness**

##### DOCUMENTS:

PRECISION TRANSMISSION AMEND APP MEMO 01-04-17.PDF  
PRECISION TRANSMISSION AMEND ART V (145-24) 01-04-17.PDF  
PRECISION TRANSMISSION AMEND ART VI (145-35 TO 145-47) 01-04-  
17.PDF  
PRECISION TRANSMISSION AMEN DRAFT COMPLETENESS 01-04-  
17.PDF  
PRECISION TRANSMISSION SITE PLAN DRAFT 12-27-16.PDF  
PRECISION TRANSMISSION AMEN APPLICATION SUBMISSION 12-27-  
16.PDF

#### VI. DOLLAR GENERAL

LSM Inc. c/o Harold Boucher, owner; Zaremba Program Development, LLC, applicant; Nobis Engineering, agent. Site Plan Application for a 9,100 Business Retail building and associated parking to be located on a 2.06 acre parcel to be divided off of Map 144, Lot 1. Property is currently identified as being located off of 2060 Post Road and is within the General Business District. Tax Map 144, Lot

## **1. Receive Site Plan Application and workshop completeness**

### **DOCUMENTS:**

DOLLAR GENERAL SITE PLAN APP MEMO 01-06-17.PDF  
DOLLAR GENERAL TRAFFIC IMPACT ASSESSMENT 12-02-16.PDF  
DOLLAR GENERAL SITE PLAN APP SUBMISSION 12-27-16.PDF  
DOLLAR GENERAL MGL MEMO RE OWNERSHIP STATUS 01-05-17.PDF  
DOLLAR GENERAL MGL MEMO RE ISSUES 01-05-17.PDF  
DOLLAR GENERAL ART V (145-26) GEN BUS DIST CHECKLIST 01-05-17.PDF  
DOLLAR GENERAL ART VI (145-35 TO 145-47) TOWN REGS 01-05-17.PDF  
DOLLAR GENERAL ART VII PERFORMANCE STANDARDS NA CHECKLIST 01-05-17.PDF  
DOLLAR GENERAL DRAFT COMPLETENESS 01-05-17.PDF  
DOLLAR GENERAL SITE PLAN SET DRAFT 12-27-16.PDF

### **OTHER BUSINESS**

#### **I. STAFF REVIEW COMMITTEE AGENDA**

##### **DOCUMENTS:**

12-27-16 SRC AGENDA.PDF  
01-04-17 SRC AGENDA.PDF

#### **II. CEO/ PLANNER SITE PLAN REVIEWS AND APPROVALS UPDATE**

##### **DOCUMENTS:**

SEAGULL AMD 8 FOF SIGNED 12-30-16.PDF

#### **III. FIELD CHANGE APPROVALS**

##### **DOCUMENTS:**

FIELD CHANGE LETTER 12-9-16.PDF  
FIELD CHANGE PLAN 12-9-16.PDF