



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, January 11, 2021, 7:00 P.M.

Wells Town Hall

208 Sanford Road

### **7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

#### **MINUTES**

##### **I. DECEMBER 21, 2020 DRAFT MEETING MINUTES**

###### **DOCUMENTS:**

[PB MIN 12-21-20 DRAFT.PDF](#)

#### **PUBLIC HEARING(S)**

##### **I. LITTLEFIELD SOLAR**

Town of Wells, owner; Littlefield Solar, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a 19.7-acre Public Utility Facility on 29.71 acres of land consisting of installing solar panels on concrete pads and inverters; access roads, equipment and tree clearing also proposed. The parcels are located off 515, 529 and 573 Littlefield Road (former Abenaki Trail). The parcels are located within the Residential A, 75' Shoreland Overlay and Rural Districts. Tax Map 34, Lots 6, 6-A, 6-A-1, 6-B, 7, 6-4, 6-5, 6-6, 6-7, 6-9 and 6-10 (EXE).

###### **DOCUMENTS:**

[LITTLEFIELD SOLAR - PH COMMENTS 01-06-21.PDF](#)

#### **DEVELOPMENT REVIEW & WORKSHOPS**

##### **I. LITTLEFIELD SOLAR**

Town of Wells, owner; Littlefield Solar, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a 19.7-acre Public Utility Facility on 29.71 acres of land consisting of installing solar panels on concrete pads and inverters; access roads, equipment and tree clearing also proposed. The parcels are located off 515, 529 and 573 Littlefield Road (former Abenaki Trail). The parcels are located within the Residential A, 75' Shoreland Overlay and Rural Districts. Tax Map 34, Lots 6, 6-A, 6-A-1, 6-B, 7, 6-4, 6-5, 6-6, 6-7, 6-9 and 6-10 (EXE).

**Workshop public comments, draft compliance and continue review**

###### **DOCUMENTS:**

LITTLEFIELD SOLAR APP MEMO 01-06-21.PDF  
SOLAR 9B DRAINAGE REVIEW MGL MEMO 1-06-21.PDF  
LITTLEFIELD SOLAR ART V (145-21) RES A DIST 01-05-21.PDF  
LITTLEFIELD SOLAR ART VI (145-35 TO 145-47) TOWN REGS 01-05-  
21.PDF  
LITTLEFIELD SOLAR DRAFT COMPLETENESS 01-05-21.PDF  
PLANNING BOARD MEETING JAN 2021 RSEIDEN COMMENTS.PDF  
LITTLEFIELD BUFFER PLAN 2021.01.11.PDF  
LITTLEFIELD FINAL SUPPLEMENTAL SUBMISSION 12\_30\_2020.PDF  
DALE KNAPP EMAIL RE PLAN NOTES 12-30-20.PDF  
LITTLEFIELD SOLAR JKENWORTHY MEMO 01-04-21.PDF

**OTHER BUSINESS**

**ADJOURN**