



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, January 14, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. DECEMBER 17, 2018 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 12-17-18.PDF](#)

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

#### **I. FOUR SEASONS FARM (FKA BRANCH FARM ROAD) SUBDIVISION**

Seal Harbor, LLC, owner/applicant; Attar Engineering Inc. agent. Final Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 50' wide private right-of-way to be constructed off of Branch Road. Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3

##### **DOCUMENTS:**

[FOUR SEASONS FARM FINAL PH COMMENTS 01-11-19.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. YORK COUNTY PEDIATRIC DENTISTRY**

James & Teresa Conroy, owners; Pamela Moody-Maxon, applicant; Site Plan Pre-Application for a change of use from Business Retail to Personal Service Business/ Office Business use for a Dentist and to expand parking. Property is located off of 1750 Post Road and is within the General Business District. Tax Map 139, Lot 13.

##### **Report results of Site Walk**

##### **DOCUMENTS:**

[YORK COUNTY PEDIATRIC DENTISTRY MGL SITE WALK MEMO 01-07-19.PDF](#)

#### **II. WEBBER RIDGE PHASE 2 SUBDIVISION**

Teresita Webber, owner; Sebago REI, LLC, applicant; DM Roma Consulting, agent. Subdivision Pre-Application for a 10 lot/dwelling unit residential cluster major subdivision with a 50' wide private ROW and Open Space. The subdivision is proposed off of Green Road and is located within the Rural, Resource Protection

and 250' Shoreland Overlay District. Tax Map 16, Lot 8. **Receive Subdivision Pre-Application and discuss scheduling a Site Walk**

**DOCUMENTS:**

WEBBER RIDGE PHASE 2 PRE-APP MEMO 01-07-19.PDF  
14 LOT GREEN RD PLAN WITH TEST PITS FIRE POND  
LOCATION\_.PDF  
WEBBER RIDGE PHASE 2 PRE-APP 12-31-18.PDF  
WEBBER RIDGE PHASE 2 SOIL SUITABILITY 09-20-18.PDF  
WEBBER RIDGE PHS 2 SKETCH.PDF

**III. FIRE DEPARTMENT SUBSTATION**

Town of Wells, owner/applicant. Site Plan Amendment Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with association parking and utilities adjacent to the existing Public Works Garage. The property is located off of 585 North Berwick Road and is within the Rural and 250' Shoreland Overlay Districts. Tax Map 40, Lot 9-EXE **Receive the Site Plan Amendment Application, workshop completeness and schedule a public hearing if appropriate**

**DOCUMENTS:**

FIRE SUBSTATION APP MEMO 01-11-19.PDF  
FIRE SUBSTATION CEO PARKING REC 01-10-19.PDF  
FIRE SUBSTATION MGL DRAINAGE REVIEW MEMO 01-11-19.PDF  
FIRE SUBSTATION DRAFT COMPLETENESS 01-10-19.PDF  
FIRE SUBSTATION ART V (145-30) RURAL DIST CHECKLIST 01-09-19.PDF  
FIRE SUBSTATION ART V (145-33) SHORELAND OVERLAY DIST 01-10-19.PDF  
FIRE SUBSTATION ART V (145-32) RESOURCE PRO DIST 01-10-19.PDF  
FIRE SUBSTATION ART VI (145-35 TO 145-47) TOWN REGS 01-10-19.PDF  
50470\_ROUTE9\_FULL\_SET (1).PDF  
SUB\_SITE-PLAN\_SUB\_SUBSTATION\_20181218\_FINAL-SIGNED.PDF

**IV. FOUR SEASONS FARM (FKA BRANCH FARM ROAD) SUBDIVISION**

Seal Harbor, LLC, owner/applicant; Attar Engineering Inc. agent. Final Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 50' wide private right-of-way to be constructed off of Branch Road. Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3 **Workshop completeness and compliance**

**DOCUMENTS:**

FOUR SEASONS FARM FINAL MEMO 01-10-19.PDF  
FOUR SEASONS FARM ROAD NAME APPROVAL 01-10-19.PDF  
FOUR SEASON FARM FINAL PLAN COMPLETENESS 01-09-19.PDF  
FOUR SEASONS FARM DRAFT COMPLIANCE - FINAL FOF 01-09-19.PDF  
FOUR SEASON FARM MGL STORMWATER REVIEW 01-09-19.PDF  
FOUR SEASON FARM MGL DESIGN REVIEW 01-09-19.PDF  
BRF SITE GRADING PUB 20DEC2018.PDF  
FOUR SEASONS FARM PLAN SET 04DEC2018.PDF

4 SEASONS FARM TP DATA DEC. 2018.PDF  
FOUR SEASON FARM STORMWATER REPORT 12-04-18.PDF  
FOUR SEASONS FARM HYDROCAD SHEETS PUB 04DEC2018.PDF  
FOUR SEASONS FARM FINAL SUB APP 12-04-18.PDF

#### **V. BIRCH FARM SUBDIVISION**

Richard Moody & Sons, owner; applicant. Lower Village Survey, agent. Subdivision Amendment Application to relocate septic systems for lots 22-11 and 22-12. No change proposed to the existing 13 lot/dwelling unit major subdivision. The subdivision is located off of Meetinghouse Road and Birch Farm Way. The subdivision is located within the Rural District and is identified as Tax Map 77, Lot 22-11 and 22-12. **Receive Subdivision Amendment, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance and draft Findings for possible approval**

#### **DOCUMENTS:**

BIRCH FARM AMD 1 FINAL MEMO 01-10-19.PDF  
BIRCH FARM FINAL COMPLETENESS DRAFT 01-07-19.PDF  
BIRCH FARM AMD 1 DRAFT COMPLIANCE AND FOF 01-07-19.PDF  
BIRCH FARM - LOT 11 SEPTIC DESIGN 10-30-18.PDF  
BIRCH FARM - LOT 12 SEPTIC DESIGN 10-30-18.PDF  
BIRCH FARM SUB AMD PLAN DRAFT.PDF

#### **OTHER BUSINESS**

##### **I. STAFF REVIEW COMMITTEE AND CEO SITE PLAN APPROVALS**

#### **DOCUMENTS:**

WCSC WELLS SUPER WASH FOF SIGNED 12-28-18.PDF

##### **II. ELECTION OF OFFICERS/ WELCOME NEW MEMBER**

#### **DOCUMENTS:**

PB MEMO RE APPOINTMENT OF OFFICERS 01-11-19.PDF  
R DEBOLD PB APPT LETTER 01-09-19.PDF

##### **III. CONSIDER RECOMMENDATIONS ON REVISIONS TO THE ORDINANCES CONCERNING WETLANDS**

#### **DOCUMENTS:**

PB MEMO RE WETLANDS 01-11-19.PDF  
PB MEMO RE WETLANDS 09-07-18.PDF

#### **ADJOURN**