



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 22, 2018, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. JANUARY 8, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-08-18.PDF](#)

PUBLIC HEARING(S)

I. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner; Brady Frick Associates, agent. Site Plan Amendment Application seeking approval for tree cutting within the 75' Shoreland Overlay zone of the property/ 25' wide Lodging Facility landscaped buffer area. No change in use proposed to the existing non-conforming/ grandfathered Lodging Facility. The parcel is located off of 1413 Post Road and is within the General Business and 250' / 75' Shoreland Overlay Districts. Tax Map 129, Lot 31.

DOCUMENTS:

[PB MEMO RE SEAGULL AMD 01-18-18.PDF](#)
[SEAGULLCUTTINGINTHESHORELANDZONE \(2\).PDF](#)

II. GRAND TRAIL PLACE II

The Daniel Chase Family Real Estate Trust, owner; Walter Pelkey of BH2M, agent; Andrew Morrell, PE, engineer. Final Subdivision Application to further subdivide the remaining land (lot 4) of the Grand Trail Place Subdivision. The major subdivision proposes to create an additional 33 residential cluster lots/dwelling units for a total of 36 lots/dwellings. Grand Trail Drive, a private road right of way, is proposed to be extended north and connect to Branch Road. Open Space areas and remaining land proposed. The parcel is located within the Residential A and Rural Districts. Tax Map 56, Lot 6.

DOCUMENTS:

[PB MEMO RE GRAND TRAIL PLACE II PH 01-18-18.PDF](#)
[GRAND TRAIL PLACE ABUTTER ACHASE LETTER 04-02-17.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner; Brady Frick Associates, agent. Site Plan Amendment Application seeking approval for tree cutting within the 75' Shoreland

Overlay zone of the property/ 25' wide Lodging Facility landscaped buffer area. No change in use proposed to the existing non-conforming/ grandfathered Lodging Facility. The parcel is located off of 1413 Post Road and is within the General Business and 250' / 75' Shoreland Overlay Districts. Tax Map 129, Lot 31.

Workshop Public Hearing Comments, Review cutting plan and make recommendations

DOCUMENTS:

SEAGULL AMEND 10 APP MEMO 01-19-18.PDF
WELLS SEAGULL CONDOMINIUMS ASSOC 1413 POST ROAD 12-15-17-2X3 VERT.PDF
SEAGULL APPLIC MGL EMAIL CCOPPI RE CUTTING01-19-18.PDF

II. GRAND TRAIL PLACE II

The Daniel Chase Family Real Estate Trust, owner; Walter Pelkey of BH2M, agent; Andrew Morrell, PE, engineer. Final Subdivision Application to further subdivide the remaining land (lot 4) of the Grand Trail Place Subdivision. The major subdivision proposes to create an additional 33 residential cluster lots/dwelling units for a total of 36 lots/dwellings. Grand Trail Drive, a private road right of way, is proposed to be extended north and connect to Branch Road. Open Space areas and remaining land proposed. The parcel is located within the Residential A and Rural Districts. Tax Map 56, Lot 6. **Workshop Public Hearing Comments and final completeness and compliance**

DOCUMENTS:

GRAND TRAIL PLACE II FINAL APP MEMO 01-19-18.PDF
GRAND TRAIL PLACE II ART VII (145-49) RESIDENTIAL CLUSTER 12-15-17.PDF
GRAND TRAIL PLACE II FINAL COMPLETENESS 01-18-18.PDF
GRAND TRAIL II RECOMMENDED PLAN NOTES 01-19-18.PDF
GRAND TRAIL II FINAL DRAFT FOF 01-18-18.PDF
MGL MEMO 1-18-18.PDF
COST ESTIMATE.PDF
GRAND TRAIL PLACE II PLAN DRAFT 01-03-18.PDF

III. PARKER RIDGE SUBDIVISION

Troy Parker, owner. Final Subdivision Amendment Application seeking approval to extend the reclamation deadline five more years from May 7, 2017 to May 7, 2022 as required as a condition of approval within the Findings of Fact & Decisions of the 2012 approval. No other changes proposed. The subdivision is located off of Perry Oliver Road and Quarry Road (506 Quarry Road) and is within the Rural District. Tax Map 37, Lot 6-3. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PARKER RIDGE AMD MEMO 01-19-18.PDF
PARKER RIDGE AMEND DRAFT 1 YR FOF 01-18-17.PDF
PARKER RIDGE AMEND DRAFT 2 YR FOF 01-18-17.PDF
PARKER RIDGE AMEND DRAFT 5 YR FOF 01-18-17.PDF
PARKER RIDGE AMD PHASE I AND II PLAN.PDF

IV. MERRIFIELD FARM SUBDIVISION

Glenn Farrell, owner/applicant; Anderson/Livingston Engineers, Inc. agent. Subdivision Amendment Application to combine previously approved lots 4 and 5 into

one 7.919 acre parcel. The lots are located off of 504 Hiltons Lane and are within the Rural District. Tax Map 11, Lots 23-4 and 23-5. **Workshop completeness, compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[MERRIFIELD FARM AMD MEMO 01-18-18.PDF](#)
[MERRIFIELD FARM AMD DRAFT COMPLETENESS 01-18-18.PDF](#)
[MERRIFIELD FARM AMD FINAL DRAFT FOF 01-18-18.PDF](#)
[MERRIFIELD FARM AMD DRAFT PLAN 01-18-18.PDF](#)

OTHER BUSINESS

I. STAFF REVIEW COMMITTEE AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[01-17-18 SRC AGENDA.PDF](#)

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