



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 23, 2017, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. JANUARY 9, 2017 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-09-17.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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 01-20-17.PDF](#)
[HIDDEN COVE BREWERY AMD DRAFT COMPLETENESS 01-19-17.PDF](#)
[HIDDEN COVE BREWERY DRAFT FOF 01-20-17.PDF](#)
[HIDDEN COVE REV PLAN DRAFT 01-19-17.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. **Review abutter letters, report on individual observations, determine if a Site Walk is necessary**

DOCUMENTS:

WELLS BEACH ENVIRONMENTAL PRE- APP MEMO 01-20-17.PDF
WELLS BEACH ENVIRONMENTAL MGL SITE WALK MEMO 01-20-17.PDF
WELLS BEACH ENVIRONMENTAL ABUTTER EMAIL DOLAN 01-17-17.PDF
WELLS BEACH ENVIRONMENTAL ABUTTER LETTERS 01-10-17.PDF

III. DOGGIE COTTAGE -

Colette Akerly, owner; Sean & Renee Kelley, applicant. Site Plan Application for a Kennel to include daycare and boarding within the existing garage/barn, construct a 15' x 20' addition; outdoor play-yards; and associated parking. The property is located within the Rural District and is off of 1103 North Berwick Road. Tax Map 24, Lot 45. **Consider receiving Site Plan Application, workshop initial review comments - POSTPONED FROM THE 1-23-17 AGENDA**

DOCUMENTS:

DOGGIE COTTAGE APP MEMO 01-20-17.PDF
DOGGIE COTTAGE DRAFT COMPLETNESS 01-20-17.PDF
DOGGIE COTTAGE SITE PLAN APP SUBMISSION 01-09-17.PDF

OTHER BUSINESS

I. STAFF REVIEW COMMITTEE AGENDA

DOCUMENTS:

01-18-17 SRC AGENDA.PDF

II. WORKSHOP PRELIMINARY DRAFT OF MEDICAL MARIJUANA ORDINANCES

DOCUMENTS:

PB MEMO RE MEDICAL MARIJUANA FACILITY MEMO 01-20-17.PDF
CHAPTER 145 MJ PROPOSED DRAFT 1-20-17.PDF
ORDINANCE QUESTION MED MJ RETRO DRAFT 01-19-17.PDF

III. WORKSHOP PRELIMINARY DRAFT OF RECREATIONAL MARIJUANA ORDINANCES

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