



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 28, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. JANUARY 14, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-14-19.PDF](#)

PUBLIC HEARING(S)

I. FIRE DEPARTMENT SUBSTATION

Town of Wells, owner/applicant. Site Plan Amendment Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with associated 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

DOCUMENTS:

[PB MEMO RE FIRE SUBSTATION PH 01-24-19.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. FIRE DEPARTMENT SUBSTATION

Town of Wells, owner/applicant. Site Plan Amendment Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with associated 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 **Workshop comments from public hearing and draft compliance**

DOCUMENTS:

[FIRE SUBSTATION APP MEMO 01-25-19.PDF](#)

[FIRE SUBSTATION MGL DRAINAGE UPDATE MEMO 01-28-19.PDF](#)

[FIRE SUBSTATION ART V \(145-30\) RURAL DIST CHECKLIST 01-24-19.PDF](#)

[FIRE SUBSTATION ART VII \(145-53\) MINERAL EXTRACTION CHECKLIST 01-24-19.PDF](#)

[FIRE SUBSTATION DRAFT COMPLETENESS 01-24-19.PDF](#)

[FIRE SUBSTATION DRAFT COMPLIANCE FOF 01-24-19.PDF](#)

[MIN EXTR LIMITS GIS PLOT.PDF](#)

[50470_ROUTE9_C_3_0_OVERALL_SITE_PLAN.PDF](#)

50470_ROUTE9_C_1_2_SURVEY.PDF
50470_ROUTE9_C_6_0_DETAILS.PDF
50470_ROUTE9_C_5_0_UTILITY.PDF
50470_ROUTE9_C_4_0_GRADING.PDF
50470_ROUTE9_C_3_1_SITE_PLAN.PDF
50470_ROUTE9_C_1_0_COVER.PDF
50470_ROUTE9_C_2_0_EX_REMOVALS.PDF
50470_ROUTE9_C_1_1_GEN_NOTES.PDF
50470_ROUTE9_C_6_3_DETAILS.PDF
50470_ROUTE9_C_6_2_DETAILS.PDF
50470_ROUTE9_C_6_1_DETAILS.PDF
50470_ROUTE9_ES_1_ELECTRICAL_SITE_PLAN.PDF
SUB_LOR_1_SITE-PLAN_FIRE-SUBSTATION_20190122.PDF

II. 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 compliance**

DOCUMENTS:

FOUR SEASONS FARM FINAL MEMO 01-25-19.PDF
LEW CHAMBERLAIN EMAIL RE FOUR SEASONS FARM SUBDIVISION
01-25-19.PDF
CAROL MURRAY DPW RE FOUR SEASONS FARM SUBDIVISION 01-
25-19.PDF
DRIVEWAYS.PDF
DEFAULT MEMOS-INFO.PDF

III. WESLEY BY THE SEA PHASE 3

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harriseckett Road. The property is approximately 25 acres in size and is located with the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3. **Receive Preliminary Subdivision Application and workshop completeness**

DOCUMENTS:

WESLEY BY THE SEA PHASE 3 PRELIM MAJOR APP MEMO 01-25-
19.PDF
WESLEY BY THE SEA PHASE 3 ART V (145-30) RURAL 01-25-19.PDF
WESLEY BY THE SEA PHASE 3 ART V (145-33) SHORELAND
OVERLAY 01-25-19.PDF
WESLEY BY THE SEA PHASE 3 ART VII (145-49) RESIDENTIAL
CLUSTER 01-25-19.PDF
WESLEY BY THE SEA PHASE 3 PRELIM COMPLETENESS 01-25-
19.PDF
WESLEY BY THE SEA - PHASE 3 PRELIM SUB APP 01-15-19.PDF
18118-PLANSET.PDF
ARCHITECTURAL PLANS.PDF
STORMWATER MANAGEMENT REPORT NARRATIVE JAN 2019.PDF
ALBERT FRICK SOILS NARRATIVE REPORT 12-12-18.PDF

MAINE HISTORIC PRESERVATION COMM LTR 10-30-18.PDF
DEPT AGRICULT - RARE BOTANICAL FEATURES LETTER 10-04-
18.PDF
IFW LETTER 10-19-18.PDF
WESLEY BY THE SEA MAINLY SOILS REPORT 08-23-18.PDF
KKWWD AVAILABILTY LETTER 11-15-18.PDF
DEEDS RIGHTTITILEINTEREST.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

01-23-19 SRC AGENDA.PDF

ADJOURN