



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, February 8, 2021, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### **JOIN VIRTUALLY ON ZOOM**

Register in advance for this meeting:

[HTTPS://US02WEB.ZOOM.US/MEETING/REGISTER/TZISC-UQJGPETYXHRSDCPI5R0FRPEXS5OCK](https://us02web.zoom.us/meeting/register/tzisc-uqjgpetyxhrsdcpi5r0frpexs5ock)

### **6:00 PM WORKSHOP WITH FIRE CHIEF**

#### **I. FIRE CHIEF WORKSHOP**

##### **DOCUMENTS:**

[FIRE CHIEF WORKSHOP MEMO P BRD 2-2-21.PDF](#)  
[SUBDIVISION FIRE PROTECTION HISTORY 12-16-16.PDF](#)

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

#### **MINUTES**

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

##### **I. JANUARY 25, 2021 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 01-25-21 DRAFT.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. CURALEAF**

M&S Realty, LLC, owner; Remedy Compassion Center d/b/a Curaleaf, applicant; Sandra L. Guay, Esq. agent. Site Plan Amendment Application for a change of use. 2,148 SF of existing building space currently approved as Business Retail is proposed to be a Registered Marijuana Dispensary use. The property is located off of 913 Post Road and is within the General Business District. Tax Map 120, Lot 19.

#### **Workshop draft compliance/ Findings of Fact & Decisions**

##### **DOCUMENTS:**

[CURALEAF SITE PLAN AMEND MEMO 02-05-21.PDF](#)  
[CURALEAF TRAFFIC AND PARKING REVIEW MEMO 02-05-21.PDF](#)

CURALEAF ART VII (145-58.2) REGISTERED MARIJUANA DISPENSARIES 02-02-21.PDF  
CURALEAF DRAFT COMPLETENESS 02-02-21.PDF  
CURALEAF DRAFT COMPLIANCE AND FOF 02-02-21.PDF  
KKW WATER CAPACITY LETTER 01-11-21.PDF  
20292 UPDATED TRIP GEN COLLISION LETTER 2021-01-211.PDF  
ME\_WELLS\_01.21.21 A1.0 REVISED.PDF  
CURALEAF WELLS ME AMENDED AERIAL SITE PLAN REV 1-21-211.PDF

## II. 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 draft compliance/ Findings of Fact & Decisions**

#### **DOCUMENTS:**

LITTLEFIELD SOLAR APP MEMO 02-03-21.PDF  
LITTLEFIELD SOLAR DRAFT COMPLETENESS 02-03-21.PDF  
LITTLEFIELD SOLAR DRAFT FOF 02-02-21.PDF  
LITTLEFIELD SOLAR - SITE PLAN (08-31-20) - REVISED FOR TOWN (2-2-21)-C-1.0 OVERALL SITE PLAN V2.PDF  
LITTLEFIELD SOLAR - SITE PLAN (08-31-20) - REVISED FOR TOWN (2-2-21)-C-1.1 SITE PLAN (SOUTH).PDF  
LITTLEFIELD SOLAR - SITE PLAN (08-31-20) - REVISED FOR TOWN (2-2-21)-C-1.2 SITE PLAN (NORTH).PDF

## III. RAMSELL ESTATES SUBDIVISION (FKA 1086 N. BERWICK ROAD)

Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer. Final Subdivision Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24, Lot 4.

### **Receive Final Subdivision Application and workshop completeness**

#### **DOCUMENTS:**

RAMSELL ESTATES FINAL APP MEMO 02-05-21.PDF  
RAMSELL ESTATES ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST 02-05-21.PDF  
RAMSELL ESTATES FINAL COMPLETENESS 02-05-21.PDF  
20267 RAMSELL ESTATES - FINAL PLAN SET 01-26-2021.PDF  
RAMSELL ESTATES FINAL APP BINDER 2021-01-26.PDF

## IV. HOBBS POND WOODS SUBDIVISION

Springer, LLC, owner/ applicant; BH2M, engineer. Final Subdivision Amendment Application to eliminate a 200' no-disturb buffer from Lot 1, Lot 2 and the Open Space. No change proposed to the 9 lots/dwelling units or private ROW. The Subdivision is located off of Meetinghouse Road/ Brigham Lane and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A-1 to 11-A-9.

### **Receive the Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is to be scheduled, and workshop compliance**

**DOCUMENTS:**

PB MEMO RE HOBBS POND WOODS AMEND 02-03-21.PDF

**V. CONGDON'S DONUTS**

MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land Development Consultants, agent. Site Plan Amendment Application seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off the existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6. **Workshop completeness and determine Public Hearing if appropriate**

**DOCUMENTS:**

CONGDONS DONUTS AMD MEMO 02-05-21.PDF  
CONGDONS DONUTS ART V (145-21) RES A DIST 02-03-21.PDF  
CONGDONS DONUTS ART V (145-26) GEN BUS 02-03-21.PDF  
CONGDONS DONUTS ART VI (145-35 TO 145-47) TOWN REGS 02-04-21.PDF  
CONGDONS DONUTS DRAFT COMPLETENESS 02-04-21.PDF  
CONGDONS PB APPLICATION 01-25-21.PDF  
CONGDONS PLANS COMBINED 01-25-21.PDF

**VI. ORDINANCE CHANGE PROPOSAL**

Revision to the Land Use Ordinance, Chapter 145, Section 24 (Residential Commercial District) to allow some level of outside (unenclosed) use. **Review proposed options and consider scheduling a public hearing**

**DOCUMENTS:**

ORD CHANGE RC ZONE MEMO P BRD 2-2-21.PDF

**VII. ORDINANCE CHANGE PROPOSAL**

Revision to the Land Use Ordinance, Chapter 145, Section 52 (Lodging Facilities) to clarify that only buildings with hotel/motel units require sprinkler systems. **Review proposed change and consider scheduling a public hearing**

**DOCUMENTS:**

LODGING ORD CHANGES MEMO P BRD 2-2-21.PDF  
CLARIFY SPRINKLER REQUIREMENT IN HOTEL-MOTEL BUILDINGS  
DRAFT 11-12-20.PDF

**OTHER BUSINESS**

**ADJOURN**