



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 12, 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](#)

II. JANUARY 22, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-22-18.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. **Close 1/22/18 Public Hearing**

DOCUMENTS:

[PB MEMO RE SEAGULL AMD 02-06-18.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. **Close 1/22/18 Public Hearing**

DOCUMENTS:

[PB MEMO RE GRAND TRAIL PLACE II PH 02-06-18.PDF](#)

III. MOODY BEACH RV PARK

MHC Moody Beach LLC, owner/applicant; Acheron Engineering Services, agent. Site Plan Amendment application seeking approval to add 71 new sites (40 RV sites and 31 Park Model

RV sites) for a total of 300 sites on the property. The property is an existing 229 site Tent and Recreational Vehicle Park. The amendment also seeks approval of a RV storage area, playground areas, a basketball court, accessory buildings, dumpster relocation, and parking relocation. The property is located off of 266 Post Road and is within the General Business and Rural Districts. Tax Map 19, Lot 8.

DOCUMENTS:

[MOODY BEACH RV PH COMMENTS AND MEMO 02-07-18.PDF](#)
[2.08.18 LETTER TO PLANNING BOARD \(GRAMSEY 02-08-18\).PDF](#)
[WELLS PLANNING RE MOODY RV CAMPGROUND FMCQUADE LETTER 02-08-18.PDF](#)
[MOODY BEACH RV PARK CONCERNS - REYNOLDS COMMENT LETTER 02-07-18.PDF](#)
[WELLSPLANNINGBOARD_MOODYBEACH PUBLIC COMMENT RESPONSE LETTER_2018_02-08.PDF](#)

IV. PUBLIC SAFETY FACILITY

Town of Wells, owner/applicant; Stantec Consulting Services, Inc, agent. Site Plan Amendment Application seeking approval for a new 40,000 SF building and associated parking for a Municipal Facility use for the Wells Police and Fire Departments. The property is located off of 1563 Post Road and is within the General Business District. Tax Map 135, Lots 45-EXE, 46-EXE, 48-EXE, 49-EXE and 50-EXE

DOCUMENTS:

[PB MEMO RE PUBLIC SAFETY COMPLEX 02-07-18.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 02-06-18.PDF](#)
[SEAGULL CONDOS EMAIL FROM KOBRIWN FWS 02-06-18.PDF](#)
[SEAGULL APPLIC MGL EMAIL CCOPPI RE CUTTING01-19-18.PDF](#)
[SEAGULLCUTTINGINTHESHORELANDZONE \(2\).PDF](#)
[WELLS SEAGULL CONDOMINIUMS ASSOC 1413 POST ROAD 12-15-17-2X3 VERT.PDF](#)
[SEAGULL AMD MGL SITE WALK MEMO 12-18-17.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 determinations**

DOCUMENTS:

GRAND TRAIL PLACE II FINAL APP MEMO 02-06-18.PDF
GRAND TRAIL II FINAL DRAFT FOF 01-18-18.PDF
GRAND TRAIL II MGL ROAD AND STORMWATER REVIEW 01-18-18.PDF
GRAND TRAIL PLACE II ART V (145-30) RURAL DIST 01-19-18.PDF
GRAND TRAIL PLACE II ART VII (145-49) RESIDENTIAL CLUSTER 12-15-17.PDF
MGL MEMO 1-18-18.PDF
COST ESTIMATE.PDF
GRAND TRAIL PLACE II PLAN DRAFT 01-03-18.PDF
DANIEL_CHASE_FAMILY_REAL_ESTATE_TRUST_L27578ANBN.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 02-06-18.PDF
PARKER RIDGE AMD PHASE I AND II PLAN.PDF
PARKER RIDGE AMEND DRAFT 5 YR FOF 01-18-17.PDF
PARKER RIDGE AMEND DRAFT 1 YR FOF 01-18-17.PDF
PARKER RIDGE AMEND DRAFT 2 YR FOF 01-18-17.PDF

IV. MOODY BEACH RV PARK

MHC Moody Beach LLC, owner/applicant; Acheron Engineering Services, agent. Site Plan Amendment application seeking approval to add 71 new sites (40 RV sites and 31 Park Model RV sites) for a total of 300 sites on the property. The property is an existing 229 site Tent and Recreational Vehicle Park. The amendment also seeks approval of a RV storage area, playground areas, a basketball court, accessory buildings, dumpster relocation, and parking relocation. The property is located off of 266 Post Road and is within the General Business and Rural Districts. Tax Map 19, Lot 8. **Workshop public hearing comments and draft completeness and compliance determinations**

DOCUMENTS:

MOODY BEACH RV CAMP AMEND APP MEMO 02-09-18.PDF
MOODY BEACH RV MGL DRAINAGE MEMO 02-09-18.PDF
MOODY BEACH RV ART VI (145-35 TO 145-47) TOWN REGS 02-09-18.PDF
MOODY BEACH RV DRAFT COMPLETENESS 02-09-18.PDF
MOODY BEACH RV ART VII (145-50) TENT REC VEHICLE PARK 02-09-18.PDF
MOODY BEACH RV ART V (145-26) GEN BUS DIST CHECKLIST 02-08-18.PDF
MOODY BEACH RV ART V (145-30) RURAL DIST CHECKLIST 02-08-18.PDF
EST_643T_FROM_GREENO_TREE_SPADE_SERVICE_LLC_8004.PDF
MOODY BEACH UTILITY DETAILS D-3 BG 1-16-18.PDF
MOODY BEACH CONSTRUCTION DETAILS D-1 BG 1-16-18.PDF
MOODY BEACH RV STORAGE AREA C-10 BG 1-16-18.PDF
MOODY BEACH EXPANSION AREA 2 AND 3 SEWER C-9 BG 1-16-18.PDF
MOODY BEACH EXPANSION AREA 2 AND 3 C-8 BG 1-16-18.PDF

MOODY BEACH EXPANSION AREA 1 SEWER C-7 BG 1-16-18.PDF
MOODY BEACH EXPANSION AREA 1 C-6 BG 1-16-18.PDF
MOODY BEACH PROPOSED SITE PLAN C-3 BG 1-16-18.PDF
MOODY BEACH EXISTING SITE PLAN C-1 BG 1-16-18.PDF
2018-01-23 MOODY BEACH SITE PLAN AMENDMENT LOT F.PDF
16056 BOUNDARY LETTER 20180119.PDF
1984 DEED WITH EASEMENT DESCRIPTION.PDF

V. PATIL BROS, LLC HOTEL

Legacy Partners III, LLC, owner; Patil Bros, LLC, applicant; Geoff Aleva, Civil Consultants, agent. Site Plan Application to develop a 60 unit Hotel/ Motel Lodging Facility and construct a 60 seat Standard Restaurant with associated parking on 3.01 acres of land. The parcel is located off of 28 Mile Road and is within the General Business District. Tax Map 123, Lot 86. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PATIL BROS HOTEL MEMO 02-09-18.PDF
PATIL BROS DRAFT COMPLETENESS 02-09-18.PDF
PATIL BROS LLC DRAFT COMPLIANCE AND FOF 02-09-18.PDF
PATIL BROS ART VII (145-52) LODGING FACILITIES CHECKLIST 02-09-17.PDF
PATIL BROS ART VI (145-35 TO 145-47) TOWN REGS 02-08-18.PDF
20180208-MILE-RD-HOTEL-SHEETS-L1-L2.PDF
20180208-MILE-RD-HOTEL-SHEETS-L3-L6.PDF

VI. BURNT MILL SUBDIVISION

Burnt Mill Holding Company, LLC, owner; William Bradley Booth, applicant; Corner Post Land Surveying, surveyor. Subdivision Amendment Application to amend note on plan regarding septic system requirements. The subdivision is located off of Hobbs Farm Road, Branch Road and Meetinghouse Road. The subdivision is located within the Rural and Shoreland Overlay Districts. The portion amended by this application is located on Tax Map 63, Lot 7. **Receive Subdivision Amendment Application, consider completeness, public hearing, compliance and Findings of Fact & Decisions for possible approval.**

DOCUMENTS:

BURNT MILL AMEND MEMO 02-06-18.PDF
BURNT MILL AMD 01-22-18.PDF
BURNT MILL AMEND FINAL COMPLETENESS DRAFT 02-06-18.PDF
BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 02-06-18.PDF

VII. PUBLIC SAFETY FACILITY

Town of Wells, owner/applicant; Stantec Consulting Services, Inc, agent. Site Plan Amendment Application seeking approval for a new 40,000 SF building and associated parking for a Municipal Facility use for the Wells Police and Fire Departments. The property is located off of 1563 Post Road and is within the General Business District. Tax Map 135, Lots 45-EXE, 46-EXE, 48-EXE, 49-EXE and 50-EXE **Workshop public comments and draft compliance determinations**

DOCUMENTS:

PUBLIC SAFETY MEMO 02-09-18.PDF
PUBLIC SAFETY DRAFT COMPLIANCE FOF 02-09-18.PDF
PUBLIC SAFETY DRAFT COMPLETENESS 02-09-18.PDF
WELLS PUBLIC SAFETY MGL DRAINAGE MEMO 02-09-18.PDF
PUBLIC SAFETY ART VI (145-35 TO 145-47) TOWN REGS 02-09-18.PDF
PUBLIC SAFETY TRAFFIC IMPACT STUDY JAN 2018.PDF

PUBLIC SAFETY STORMWATER ANALYSIS JAN 2018.PDF
50470_PS_COMBINED-PLAN-SET_20180130.PDF
CEO PARKING RECOMM.PDF
50470_PS_C_3_0_COLOR_SITE_PLAN.PDF

VIII. PARKS & RECREATION PARKING LOT

Town of Wells, owner/applicant. Site Plan Application seeking approval for a new Municipal Facility use for the construction of a parking lot. The property is located off of Burnt Mill Road and Branch Road and is within the Rural and Residential A Districts. Tax Map 56, Lot 23-EXE. **Receive Site Plan Application, determine if a new site walk is necessary, consider workshopping completeness if appropriate and determine a possible public hearing**

DOCUMENTS:

PARKS AND REC SITE PLAN APP MEMO 02-07-18.PDF
PARKS AND REC LOT ART V (145-30) RURAL DIST 02-06-18.PDF
PARKS AND REC DRAFT SITE PLAN 02-06-18.PDF
PARKS AND REC PARKING LOT SITE PLAN APP 01-29-18.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

02-06-18 SRC AGENDA.PDF

ADJOURN