



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, February 13, 2017, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

**DUE TO INCLEMENT WEATHER, TOWN HALL IS CLOSED ON MONDAY, FEB. 13, 2017. THE PLANNING BOARD MEETING IS POSTPONED.**

**BOARD OF SELECTMEN PUBLIC HEARINGS, AGENDA ITEMS, JOINT PUBLIC HEARINGS AND WORKSHOPS WILL BE POSTPONED TO THE 2-21-2017 BOARD OF SELECTMEN MEETING.**

**PLANNING BOARD PUBLIC HEARINGS AND WORKSHOPS WILL BE POSTPONED TO THE 2-27-17 PLANNING BOARD MEETING.**

**EXECUTIVE SESSION AT 6:00 PM – 6:50PM : CONSULTATIONS WITH THE TOWN ATTORNEY PURSUANT TO 1 M.R.S.A. §405(6)(E)**

about the Boards' legal rights and duties regarding various proposed retroactive amendments to Chapter 145 (Land Use) of the Town Code, under both Sections 2.12.4 and 11.05(3)(b) of the Town Charter, regarding marijuana, enacting performance standards for and limiting the districts in which medical marijuana cultivation and processing facilities can be located, and clarifying that the definition of "agriculture" excludes marijuana.

**CALL TO ORDER & DETERMINATION OF QUORUM FOR JOINT MEETING**

**JOINT PUBLIC HEARINGS & WORKSHOPS**

**I. JOINT PUBLIC HEARING BETWEEN THE BOARD OF SELECTMEN, PLANNING BOARD AND ZONING BOARD OF APPEALS TO CONSIDER AN AMENDMENT TO CHAPTER 145-10, PURSUANT TO §2.12(4) OF THE TOWN CHARTER, TO RETROACTIVELY AMEND THE DEFINITION OF "AGRICULTURE" TO EXCLUDE MARIJUANA GROWING, PRODUCTION, TESTING OR PROCESSING.**

1. Open to public comment
2. Close to public comment
3. Workshop
  1. Boards to review and discuss proposed ordinance amendment and informational materials
  2. Zoning Board of Appeals to consider voting on if they concur that immediate action is required to amend the definition of "Agriculture" in the Land Use Ordinance as proposed.
  3. Planning Board to consider voting on if they concur that immediate action is required to amend the definition of "Agriculture" in the Land Use Ordinance as proposed.
  4. Board of Selectmen to consider the actions of the other Boards and consider voting to enact the proposed ordinance amendment as proposed.

**DOCUMENTS:**

**II. JOINT PUBLIC HEARING BETWEEN THE BOARD OF SELECTMEN AND PLANNING BOARD TO CONSIDER AN ORDINANCE AMENDMENT TO CHAPTER 145 (LAND USE) TO RETROACTIVELY REGULATE MEDICAL MARIJUANA CULTIVATION AND PRODUCTION FACILITIES TO ALLOW ONLY WITHIN THE LIGHT INDUSTRIAL DISTRICT; TO ADOPT AND AMEND DEFINITIONS RELATED TO MARIJUANA; AND TO ADOPT PERFORMANCE STANDARDS FOR SAID FACILITIES.**

1. [Open to public comment](#)
2. [Close to public comment](#)
3. [Workshop](#)
  1. Planning Board to review and discuss the proposed ordinance amendments.
  2. Planning Board to consider voting to make a recommendation to the Board of Selectmen to place the proposed amendments on the June 13, 2017 annual Town Meeting as written or with revisions.
  3. Board of Selectmen to review and discuss the proposed ordinance amendments and the Planning Board's recommendations.
  4. Board of Selectmen to consider voting to place the proposed amendments on the June 13, 2017 annual Town Meeting warrant as written or to revise the proposed amendments and continue the workshop to a future meeting.

**DOCUMENTS:**

[JOINT PH INFORMATION RE MARIJUANA 02-10-17.PDF](#)

**MINUTES**

**I. JANUARY 23, 2017 DRAFT MEETING MINUTES**

**DOCUMENTS:**

[PB MIN 01-23-17.PDF](#)

**PUBLIC HEARING(S)**

**I. PRECISION TRANSMISSION**

David R. Roy, owner/ applicant; Sebago Technics, agent. Site Plan Amendment Application to amend the prior site plan approval and construct a 4,050 SF building for Business Retail/ Service use and to increase lot coverage of the property. Existing uses to remain. The property is located within the Residential Commercial District and is located off of 809 Sanford Road. Tax Map 49, Lot 29-14.

**DOCUMENTS:**

[PB MEMO RE PRECISION TRANSMISSION AMEND PH.PDF](#)  
[PRECISION TRANSMISSION APPLICATION EMAIL DLYONS.PDF](#)

**DEVELOPMENT REVIEW & WORKSHOPS**

**I. PRECISION TRANSMISSION**

David R. Roy, owner/ applicant; Sebago Technics, agent. Site Plan Amendment

Application to amend the prior site plan approval and construct a 4,050 SF building for Business Retail/ Service use and to increase lot coverage of the property. Existing uses to remain. The property is located within the Residential Commercial District and is located off of 809 Sanford Road. Tax Map 49, Lot 29-14. **Workshop comments from Public Hearing and draft compliance/Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[PRECISION TRANSMISSION AMEND APP MEMO 02-10-17.PDF](#)  
[PRECISION TRANSMISSION AMEND ART VI \(145-35 TO 145-47\) 02-10-17.PDF](#)  
[PRECISION TRANSMISSION AMD DRAFT COMPLIANCE AND FOF 02-10-17.PDF](#)  
[PRECISION TRANSMISSION AMEN DRAFT COMPLETENESS 02-08-17.PDF](#)  
[PRECISION TRANSMISSION REV 02-09-17.PDF](#)

**II. 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 draft compliance/ Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[HIDDEN COVE BREWERY AMEND APP MEMO 02-10-17.PDF](#)  
[HIDDEN COVE BREWERY AMD DRAFT COMPLETENESS 02-10-17.PDF](#)  
[HIDDEN COVE BREWERY DRAFT FOF 02-10-17.PDF](#)  
[HIDDEN COVE DRAFT PLAN 02-07-17.PDF](#)

**III. BRANCH BROOK ESTATES**

Persis Ensor, Trustee of the Persis L. Ensor Revocable Trust, owner; Dogwood Circle, LLC, applicant; Kimball Survey & Design; surveyor; Nonesuch River Engineering, engineer. Final Subdivision Application for a 13 lot/dwelling unit residential cluster subdivision with designated Open Space and a private roadway with cul-de-sac. The parcel is located off of Wire Road and is within the Rural, Aquifer Protection and Shoreland Overlay Districts. Tax Map 74, Lot 2. **Receive Final Subdivision Application, workshop completeness, determine Final Public Hearing**

**DOCUMENTS:**

[BRANCH BROOK ESTATES FINAL SUB MEMO 02-07-17.PDF](#)  
[BRANCH BROOK FINAL COMPLETENESS DRAFT 02-07-17.PDF](#)  
[BRANCH BROOK ESTATES FINAL APP SUBMISSION 01-31-17.PDF](#)  
[16007-FINAL-APP-COMPLETE.PDF](#)  
[SUBDIVISION PLAN SHEET S2 1-10-17 \(2\).PDF](#)  
[16007-PLAN-PROFILE-1-27-17.PDF](#)  
[16007-ESC PLAN -12-20-16.PDF](#)  
[16007-ESC DETAILS -12-20-16.PDF](#)  
[COVER SHEET AND LOCATION MAP SHEET S1 1-10-17 \(1\).PDF](#)

#### **IV. COULSON FARM SUBDIVISION**

Sebago Real Estate Investment, LLC, owner/applicant. Attar Engineer Inc. engineer; Corner Post Survey, surveyor. Final Subdivision Application for an 11 lot/dwelling unit residential cluster development with Open Space and a private roadway. The parcel is located off of 227 Branch Road and is within the Residential A, Resource Protection and Shoreland Overlay Districts. Tax Map 56, Lot 25. **Consider receiving the Final Subdivision Application and workshop final completeness**

##### **DOCUMENTS:**

[COULSON FARM FINAL SUB MEMO 02-07-17.PDF](#)  
[PHOLLIS SUBMISSION ON 02-08-17.PDF](#)  
[COULSON FARM DRAFT DEEDS 01-31-17.PDF](#)  
[COULSON FARM FINAL PLAN DRAFT 01-31-17.PDF](#)  
[COULSON FARM FINAL SUB APPLICATION SUBMISION 01-31-17.PDF](#)

#### **V. DOLLAR GENERAL**

LSM Inc. c/o Harold Boucher, owner; Zarembo Program Development, LLC, applicant; Nobis Engineering, agent. Site Plan Application for a 9,100 Business Retail building and associated parking to be located on a 2.06 acre parcel to be divided off of Map 144, Lot 1. Property is currently identified as being located off of 2060 Post Road and is within the General Business District. Tax Map 144, Lot 1. **Workshop draft completeness**

##### **DOCUMENTS:**

[DOLLAR GENERAL SITE PLAN APP MEMO 02-07-17.PDF](#)  
[DOLLAR GENERAL MGL MEMO UPDATE 02-10-17.PDF](#)  
[DOLLAR GENERAL ART V \(145-26\) GEN BUS DIST CHECKLIST 02-10-17.PDF](#)  
[WELLS ME - SELLER CONSENT LETTER REVISED - 02.07.17.PDF](#)  
[J1167106 VRAP LSI 2060 POST ROAD WELLS ME.PDF](#)  
[04\\_WELLSDOLLARGENTRAFFICRESP.PDF](#)  
[03\\_SITE LIGHT POLE SPECIFICATIONS.PDF](#)  
[05\\_2017-02-03 STORMWATER MANAGEMENT REPORT.PDF](#)  
[06\\_2017-02-03 WELLS DG SITE PLAN SUBMITTAL SET.PDF](#)  
[08\\_A2\\_EXTERIOR ELEVATIONS.PDF](#)  
[SITE WALK BLDG PLAN SUBMITTAL.PDF](#)

#### **OTHER BUSINESS**

##### **I. WORKSHOP PRELIMINARY DRAFT OF RECREATIONAL MARIJUANA ORDINANCES AND SCHEDULE A PUBLIC HEARING FOR 2-27-17**

##### **DOCUMENTS:**

[DRAFT RECREATIONAL MJ ORDINANCE 2-9-17.PDF](#)

##### **II. WORKSHOP DRAFT OF DESIGN STANDARDS ORDINANCE FOR ROUTE 1 AND SCHEDULE A PUBLIC HEARING FOR 2-27-17 OR CONTINUE WORKSHOP**

##### **DOCUMENTS:**

[MGL MEMO RE DESIGN STANDARDS ORDINANCE CHANGES 02-10-17.PDF](#)

**III. WORKSHOP DRAFT OF PROPOSED ORDINANCE AMENDMENT TO CHANGE REFERENCES IN §145-62, §145-46 AND §145-55 FROM “USE PERMIT” TO AND “OCCUPANCY PERMIT”**

**DOCUMENTS:**

[ORDINANCE CHG MGL MEMO RE USE PERMITS FOR PB 02-9-17.PDF](#)

**IV. STAFF REVIEW COMMITTEE AGENDAS**

**DOCUMENTS:**

[01-31-17 SRC AGENDA.PDF](#)

**ADJOURN**