



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, February 22, 2021, 7:00 P.M.

Wells Town Hall

208 Sanford Road

JOIN VIRTUALLY ON ZOOM

Register in advance for this meeting:

[HTTPS://US02WEB.ZOOM.US/MEETING/REGISTER/TZUTCUCHQDWIHITEYMW6LFFU-AUDXHNMBJDHH](https://us02web.zoom.us/join/US02WEB.ZOOM.US/MEETING/REGISTER/TZUTCUCHQDWIHITEYMW6LFFU-AUDXHNMBJDHH)

Meeting ID: 810 5996 7845

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 8, 2021 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-08-21 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. ORDINANCE CHANGE PROPOSAL

Revision to the Land Use Ordinance, Chapter 145, Section 24 (Residential Commercial District) to allow up to 5,000 SF of outside (unenclosed) use.

DOCUMENTS:

[PB MEMO RE RC ZONE CHANGE PH 02-18-21.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. ORDINANCE CHANGE PROPOSAL

Revision to the Land Use Ordinance, Chapter 145, Section 24 (Residential Commercial District) to allow up to 5,000 SF of outside (unenclosed) use. **Workshop public hearing comments and make recommendation to the Board of Selectmen for the June Town Meeting**

DOCUMENTS:

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). **Vote to sign Site Plan, approval granted 2-8-2021**

DOCUMENTS:

[PB MEMO RE LITTLEFIELD SOLAR PLANS 02-18-21.PDF](#)

III. VILLAGES AT HIGHPINE (FKA HIGHPINE VILLAGE)

Highpine Properties, LLC and Howard J. Hall; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc., agent. Final Subdivision Application for 119 dwelling units on approx. 555 acres of land. The subdivision to be a Multifamily Development with internal roadways and 458 acres of Open Space. The development is located off of 2335 Sanford Road. The development is located within the Rural, Residential A and Residential Commercial Districts. Tax Map 60, Lot 18; Map 60, Lot 17-A **Consider granting a 60 day extension**

DOCUMENTS:

[PB MEMO RE VILLAGES AT HIGHPINE 02-18-21.PDF](#)

IV. BURNT MILL SUBDIVISION

Burnt Mill Holding Company, LLC and Chinburg Development, LLC, owners. Attar Engineering, applicant and agent. Final Subdivision Amendment Application seeking approval to amend the drainage system for lots 1-16 to 1-21; to change lots 1-1 to 1-10 and 1-12 to 1-21 from Duplex (DP) lots to Single Family (SF) lots; and to change lots 1-23 to 1-25 and 1-78 to 1-90 from Single Family (SF) lots to Duplex (DP) lots. The Subdivision to remain as previously approved with 174 dwelling units. The Subdivision is located off of Hobbs Farm Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62-A, Lots 1-1 to 1-10, Lots 1-12 to 1-21, Lots 1-23 to 1-25 and Lots 1-78 to 1-90. **Consider granting a 60 day extension**

DOCUMENTS:

[PB MEMO RE BURNT MILL ESTATES 02-18-21.PDF](#)

OTHER BUSINESS

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