



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, February 25, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. FEBRUARY 11, 2019 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 02-11-19.PDF](#)

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

- I. TO CONSIDER ORDINANCE AMENDMENTS TO CHAPTER 145 (LAND USE) TO PERMIT FARM/ LEMONADE/ EGG STANDS; TO DEFINE NET HABITABLE FLOOR AREA; TO DEFINE ACCESSORY LIVING SPACES AS NOT BEING DWELLING UNITS; TO CLARIFY THE DEFINITION OF KITCHEN FACILITY; TO CLARIFY THE DEFINITION OF HOME BUSINESS; TO PERMIT ACCESSORY RETAIL USE IN THE LIGHT INDUSTRIAL DISTRICT; TO EXEMPT UTILITY STRUCTURES FROM COMPLYING WITH SOME DIMENSIONAL REQUIREMENTS; TO ALTER BUILDING/ STRUCTURE SETBACKS FROM MULTIFAMILY DEVELOPMENTS; TO INCLUDE SOLAR ARRAYS AS A PUBLIC UTILITY FACILITY; AND TO CLARIFY DAYTIME HOURS WITHIN THE NOISE ORDINANCE.**

##### **DOCUMENTS:**

[PB MEMO RE ORDINANCE CHANGE PH 02-22-19.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. HARBORSIDE VILLAGE (FKA HARBOR WOODS ESTATES)**

Robert & Marijane Blake; and Brandy Bourassa, owners; The Landings, LLC, applicant; Joseph Coronati of Jones & Beach Engineers, Inc, agent. Final Subdivision Application for a Multifamily Development consisting of 41 dwelling units (26 dwellings to be duplex units: 13 buildings; and 15 dwellings to be single units) on one 19.45 acre parcel of land. The parcel is located off of Stephen Eaton Lane via Papa Smurf Lane and Bourassa Lane. The parcel is located within the Residential A and General Business District. Tax Map 134, Lot 70, Map 138, Lots 19C, 19D, and 19G. **Consider receipt of the Final Subdivision Application; consider compliance with Preliminary Conditions of Approval and final completeness requirements; consider request for additional time satisfy conditions of approval and obtain approvals from MDEP and Army Corps**

##### **DOCUMENTS:**

HARBORSIDE FINAL APPLIC MEMO 02-22-19.PDF  
HARBORSIDE VILLAGE COMMENT LETTERS RECIEVED FOR FINAL  
APP SUB 02-22-19.PDF  
CCOPPI RE HARBORSIDE VILLAGE 02-15-19.PDF  
HARBORSIDE VILLAGE COVER LETTER 02-13-19.PDF  
HARBORSIDE VILLAGE FINAL SUBDIVISION APPLICATION WITH  
ATTACHMENTS 02-06-19.PDF  
HARBORSIDE VILLAGE FINAL DRAFT PLAN SET.PDF

## II. 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. **Workshop Preliminary Completeness and determine a possible Preliminary Public Hearing**

### DOCUMENTS:

WESLEY BY THE SEA PHASE 3 PRELIM MAJOR APP MEMO 02-22-19.PDF  
WESLEY BY THE SEA PHASE 3 LOT 9 AND DORFIELD LN RECONFIG 02-22-19.PDF  
WESLEY BY THE SEA PHASE 3 ART V (145-30) RURAL 02-20-19.PDF  
WESLEY BY THE SEA PHASE 3 ART VII (145-49) RESIDENTIAL CLUSTER 02-20-19.PDF  
WESLEY BY THE SEA PHASE 3 PRELIM COMPLETENESS 02-20-19.PDF  
18118-LIVINGSTONRESPONSE.PDF  
SHEET 1 02-20-19.PDF  
SHEET 2 02-20-19.PDF  
SHEET 3 02-20-19.PDF

## III. BAREFOOT COTTAGE HOMES

Seal Harbor, LLC, applicant. Attar Engineering, Inc, agent. Site Plan Amendment Application #5 to depict the as-built conditions of the property including reconfigured parking, lot coverage, dumpster relocation, landscaping and enlarged garages; and resolve site plan approval items in default. No changes in use proposed to the existing/ grandfathered 56 Hotel/Motel units (Lodging Facility), 1 single family dwelling unit, or Accessory office, clubhouse, guardhouse, pool or patio. The property is located off of Barefoot Cottage Road/ Route One and is within the General Business and Residential A Districts. Tax Map 43, Lot 3-3. **Receive Site Plan Amendment, determine if a site walk is necessary, consider completeness if appropriate**

### DOCUMENTS:

BAREFOOT COTTAGE AMEND5 APP MEMO 02-22-19.PDF  
BAREFOOT COTTAGE AMD 5 DRAFT COMPLETENESS 02-22-19.PDF  
C014-19\_WELLS\_SITEAMD5\_COVER.PDF  
SITE PLAN APPLICATION\_02112018.PDF  
BAREFOOT AMD 5 DRAFT SITE PLAN.PDF

## IV. 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 60' 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 and draft Final Findings of Fact & Decisions**

**DOCUMENTS:**

FOUR SEASON FARM FINAL MEMO WITH ATTACHMENTS 02-22-19.PDF  
FOUR SEASON FARM MGL CONDO DOC REVIEW 02-22-19.PDF  
FOUR SEASON FARM MGL DESIGN REVIEW 02-21-19.PDF  
FOUR SEASON FARM MGL STORMWATER REVIEW 02-21-19.PDF  
BRF SWA SHEETS 05FEB2019.PDF  
BRF STORMWATER REPORT REV05FEB2019.PDF  
BRF PLAN SET REV 05FEB2019.PDF  
SEAL\_HARBOR\_LLC\_L28010AN.PDF  
NAE-2018-02707-PERMIT.PDF

- V. TO CONSIDER ORDINANCE AMENDMENTS TO CHAPTER 145 (LAND USE) TO PERMIT FARM/ LEMONADE/ EGG STANDS; TO DEFINE NET HABITABLE FLOOR AREA; TO DEFINE ACCESSORY LIVING SPACES AS NOT BEING DWELLING UNITS; TO CLARIFY THE DEFINITION OF KITCHEN FACILITY; TO CLARIFY THE DEFINITION OF HOME BUSINESS; TO PERMIT ACCESSORY RETAIL USE IN THE LIGHT INDUSTRIAL DISTRICT; TO EXEMPT UTILITY STRUCTURES FROM COMPLYING WITH SOME DIMENSIONAL REQUIREMENTS; TO ALTER BUILDING/ STRUCTURE SETBACKS FROM MULTIFAMILY DEVELOPMENTS; TO INCLUDE SOLAR ARRAYS AS A PUBLIC UTILITY FACILITY; AND TO CLARIFY DAYTIME HOURS WITHIN THE NOISE ORDINANCE.

**Workshop Public Comments, Workshop comments or proposed changes and make final recommendations to the Board of Selectmen.**

**DOCUMENTS:**

PB MEMO RE ORDINANCE CHANGE WORKSHOP 02-22-19.PDF  
MGL FARM LEMONADE STANDS MEMO 01-08-19.PDF  
MGL ACCESSORY DWELLING UNIT MEMO 01-08-19.PDF  
MGL ACCESSORY LIVING SPACE MEMO 02-13-19.PDF  
MGL KITCHEN CLARIFICATION MEMO 01-07-19.PDF  
MGL HOME BUSINESS MEMO 01-08-19.PDF  
MGL ACCESSORY RETAIL IN LI MEMO 01-08-19.PDF  
MGL UTILITY STRUCTURE EXEMPTIONS MEMO 01-08-19.PDF  
MGL MULTIFAMILY DEVELOPMENTS MEMO 01-08-19.PDF  
MGL NOISE ORDINANCE MEMO 01-08-19.PDF  
MGL SOLAR ARRAY MEMO 01-09-19.PDF  
MGL ZONING CHANGES COMPLIANCE WITH COMP PLAN 01-16-19.PDF

**OTHER BUSINESS**

- I. SRC & CEO SITE PLAN APPROVALS

**ADJOURN**

