



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, February 26, 2018, 7:00 P.M.

Wells Town Hall

208 Sanford Road

MEETING HAS BEEN CANCELLED - LACK OF QUORUM

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

MINUTES

I. FEBRUARY 12, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-12-18.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. JOHNSON HALL MUSEUM

Dr. Jo Johnson, owner/ applicant; Bill Walsh, Walsh Engineering Associates, agent. Site Plan Amendment to construct additional parking to serve as overflow for Function Hall events. No change of use proposed; Business Personal Service; single family dwelling units, Museum and Function Hall uses remain. Parcel is located off of 2713 Post Road and is within the Rural District. Tax Map 80, Lot 1-A. **Report results of Site Walk, Workshop completeness, determine a public hearing if appropriate, and workshop draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[JOHNSON MUSEUM AMD 3 AMEND APP MEMO 02-21-18.PDF](#)
[JOHNSON MUSEUM AMD ART V \(145-30\) RURAL DIST 02-21-18.PDF](#)
[JOHNSON MUSEUM ART VI \(145-35 TO 145-47\) TOWN REGS 02-21-18.PDF](#)
[JOHNSON MUSEUM AMD COMPLETENESS DRAFT 02-21-18.PDF](#)
[JOHNSON MUSEUM REV SUBMITTAL 02-02-18.PDF](#)
[JOHNSON MUSEUM MGL SITE WALK MEMO 10-23-17.PDF](#)

II. 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 02-21-18.PDF
PARKER RIDGE AMEND DRAFT 18 MO D FOF 02-21-18.PDF
PARKER RIDGE RECLAMATION PLAN PHASE I 10-1-18 DEADLINE
AND PHASE II 07-15-19 DEADLINE.PDF

III. 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. Preliminary Subdivision Application for a Multifamily Development consisting of 42 dwelling units (26 dwellings to be duplex units: 13 buildings; and 16 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. **Workshop preliminary completeness**

DOCUMENTS:

HARBORSIDE VILLAGE PRELIM MAJOR APP MEMO 02-23-18.PDF
HARBORSIDE VILLAGE ART V (145-21) RES A DIST CHECKLIST 02-23-18.PDF
HARBORSIDE VILLAGE ART VII (145-48) MULTIFAMILY DEVEL CHECKLIST 02-23-18.PDF
HARBORSIDE VILLAGE DRAFT PRELIM COMPLETENESS 02-23-18.PDF
GTRIFARO EMAIL FW NOTICE TO ABUTTERS FEBRUARY 26 MEETING PDFHARBORSIDE VILLAGE 02-20-18.PDF
HARBORSIDE VILLAGE RESPONSE LETTER WITH ATTACHMENTS 01-22-18.PDF
HARBORSIDE VILLAGE DRAINAGE ANALYSIS REV 1-31-18.PDF
HARBORSIDE VILLAGE PLAN SET REV 1-26-18.PDF
TOPOMAP_ERID2572_ERVERID2812 10-02-17.PDF
MDIFWRESPONSE_ERID2572_ERVERID2812-FINAL 10-02-17.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

CVS AMEND FOF SIGNED 02-15-18.PDF
CVS2 SIGNED 021518.PDF
CVS1 SIGNED 021518.PDF
GARTHWAITE ENERGY AMD FOF SIGNED 02-14-18.PDF
GARTHWAITE ENERGY SIGNED 021418.PDF

II. MERRIFIELD FARM SUBDIVISION AMENDMENT

Glenn Farrell, owner/applicant; Anderson/Livingston Engineers, Inc. agent. Subdivision Amendment Application to combine previously approved lots 4 and 5 into one 7.919 acre parcel. The lots are located off of 504 Hiltons Lane and are within the Rural District. Tax Map 11, Lots 23-4 and 23-5. **Workshop completeness,**

compliance/ Findings of Fact & Decisions for possible approval

DOCUMENTS:

MERRIFIELD FARM AMD MEMO 02-23-18.PDF
MERRIFIELD FARM AMD FINAL DRAFT FOF 02-23-18.PDF
MERRIFIELD FARM AMD DRAFT PLAN 01-18-18.PDF

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