



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, March 5, 2018, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### **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 03-02-18.PDF](#)  
[JOHNSON MUSEUM MGL SITE WALK MEMO 10-23-17.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](#)  
[WRW RESUBMITTAL LETTER 2018-03-02.PDF](#)  
[2018-03-02 WELLS RESUBMITTAL PLANS.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 03-2-18.PDF  
PARKER RIDGE AMEND DRAFT 18 MO D FOF 02-28-18.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  
DRAINAGE ANALYSIS (REV. 1-31-18).PDF  
PLAN SET (REV. 1-26-18).PDF  
TOPOMAP\_ERID2572\_ERVERID2812 10-02-17.PDF  
MDIFWRESPONSE\_ERID2572\_ERVERID2812-FINAL 10-02-17.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 MGL TRAFFICE REVIEW MEMO 03-02-18.PDF  
HARBORSIDE VILLAGEMGL PRELIM DESIGN REVIEW MEMO 03-02-18.PDF

### **OTHER BUSINESS**

#### **I. SRC & CEO SITE PLAN APPROVALS**

#### **DOCUMENTS:**

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

### **ADJOURN**