



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 6, 2017, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. FEBRUARY 27, 2017 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-27-17 \(JOINT MEETING\).PDF](#)

PUBLIC HEARING(S)

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 Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[PRECISION TRANSMISSION AMEND APP MEMO 03-03-17.PDF](#)
[PRECISION TRANSMISSION AMD DRAFT COMPLIANCE AND FOF 03-03-17.PDF](#)

II. GARTHWAITE ENERGY

G&C Realty Trust, owner; Garthwaite Energy, Inc. applicant; Post Road Surveying Inc, surveyor/ Attar Engineering, Inc, engineer. Site Plan Application for a 2,520 SF Business Contractor/Business Service/ Business Office use with a 517 SF propane filling area, 1,600 enclosed outdoor storage area, and associated parking. Parcel is located off of North Berwick Road within the Light Industrial District. Tax Map 40, Lot 3.1. **Receive Site Plan Application, Workshop draft completeness and determine possible public hearing**

DOCUMENTS:

[GARTHWAITE ENERGY MEMO 03-03-17.PDF](#)
[GARTHWAITE ENERGY ART V \(145-28\) LI DIST CHECKLIST 02-28-17.PDF](#)
[GARTHWAITE ENERGY ART VI \(145-35 TO 145-47\) TOWN REGS 03-02-](#)

17.PDF
GARTHWAITE ENERGY ART VII PERFORMANCE STANDARDS NA
CHECKLIST 03-02-17.PDF
GARTHWAITE ENERGY DRAFT COMPLETENESS 03-02-17.PDF
GARTHWAITE ENERGY SITE PLAN SUBMISSION 02-14-17.PDF
GARTHWAITE ENERGY SHEET 1 DRAFT 02-14-17.PDF
GARTHWAITE ENERGY SHEET 2 DRAFT 02-14-17.PDF

III. 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. **Workshop Final Subdivision Application completeness**

DOCUMENTS:

COULSON FARM FINAL SUB MEMO 03-03-17.PDF
COULSON FARM - PHOLLIS FIRE PROTECTION PROPOSAL 03-02-
17.PDF
COULSON FARM REV SUB PLAN SHEET 1 03-02-17.PDF
COULSON FINAL COMPLETENESS DRAFT 03-03-17.PDF

OTHER BUSINESS

I. I. WORKSHOP DRAFT OF DESIGN STANDARDS ORDINANCE FOR ROUTE 1 AND CONSIDER PUBLIC HEARING FOR 3-20-17 MEETING

DOCUMENTS:

MGL MEMO BUILDING DESIGN ORDINANCE 03-3-17.PDF
CHAPTER 145 BUILDING DESIGN QUESTION A 3-2-17.PDF
CHAPTER 145 BUILDING DESIGN QUESTION B 3-2-17.PDF