



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, March 15, 2021, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### JOIN VIRTUALLY ON ZOOM

Register in advance for this meeting:

[HTTPS://US02WEB.ZOOM.US/MEETING/REGISTER/TZMSDUCOPZIOHDX\\_YKJNRMGWBKILUFPPMZMQ](https://us02web.zoom.us/join/zoom/register/tzmsducopziohdx_ykijnrmgwbkilufppmzmq)

### 7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

#### MINUTES

##### I. MARCH 1, 2021 DRAFT MEETING MINUTES

###### DOCUMENTS:

[PB MIN 03-01-21 DRAFT.PDF](#)

#### PUBLIC HEARING(S)

#### DEVELOPMENT REVIEW & WORKSHOPS

##### I. HOBBS POND WOODS SUBDIVISION

Springer, LLC, owner/ applicant; BH2M, engineer. Final Subdivision Amendment Application to eliminate a 200' no-disturb buffer from Lot 1, Lot 2 and the Open Space. No change proposed to the 9 lots/dwelling units or private ROW. The Subdivision is located off of Meetinghouse Road/ Brigham Lane and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A-1 to 11-A-9. **Workshop completeness and compliance/ Final Findings of Fact & Decisions for possible approval**

###### DOCUMENTS:

[HOBBS POND WOODS FINAL MEMO 03-12-21.PDF](#)  
[HOBBS POND WOODS COMPLIANCE FOF 03-12-21.PDF](#)  
[APPROVED ARTICLES OF INCORPORATIONS.PDF](#)  
[HOBBS POND WOODS 3-10-21.PDF](#)

##### II. CONGDON'S DONUTS

MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land Development Consultants, agent. Site Plan Amendment Application seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off the existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6. **Workshop completeness and determine Public Hearing**

###### DOCUMENTS:

[CONGDONS DONUTS AMD MEMO 03-12-21.PDF](#)  
[CONGDONS DONUTS ART V \(145-26\) GEN BUS 03-10-21.PDF](#)

### III. DELLS DOWNEAST SUBDIVISION

Paul M. Bisceglia, owner; Patrick W. Johnson, Agent; JPS Surveying and Engineering, Engineer. Preliminary Subdivision Application for a 13 lot/ 12 dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural District. Tax Map 17, Lot 16. **Workshop completeness and determine a public hearing if appropriate**

#### DOCUMENTS:

DELLS DOWNEAST PRELIM MAJOR APP MEMO 03-21-21.PDF  
DELLS DOWNEAST ART VII (145-49) RESIDENTIAL CLUSTER 03-11-21.PDF  
DELLS DOWNEAST PRELIM COMPLETENESS 03-11-21.PDF  
DELLS DOWNEAST MDIFW SUBMITTAL 031221.PDF  
DELLS DOWNEAST ROAD NAME APPROVAL 03-11-21.PDF  
DELLS DOWNEAST PRELIMINARY FILING REVISED 020121.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. **Workshop compliance and Final Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

BURNT MILL AMEND MEMO 03-12-21.PDF  
BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 03-12-21.PDF  
2021-03-11 - LITTLE MEADOW COURT - BURNT MILL - GRADING AND DETAILS.PDF  
BURNT MILL S6-S11 03-10-2021.PDF  
BURNT MILL S1-S5 03-10-2021.PDF

### V. 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. **Project Update, Workshop Phasing and Performance Guarantees**

#### DOCUMENTS:

VILLAGES AT HIGHPINE FINAL MEMO 03-12-21.PDF  
VHP PLANS 20201116.PDF

## **OTHER BUSINESS**

### I. CEO & SRC SITE PLAN APPLICATIONS

## **ADJOURN**