



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, March 19, 2018, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. MARCH 5, 2018 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 03-05-18.PDF](#)

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

#### **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. 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.

##### **DOCUMENTS:**

[HARBORSIDE VILLAGE PRELIM PH ALL COMMENTS 03-16-18.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. COASTAL RIPTIDE**

Wells-Ogunquit Little League, owner; Coastal Riptide, LLC, applicant; Jon Moody, agent. Site Plan Pre-Application to amend the existing site plan for the Active Recreation use by constructing a 125' x 220' air dome with and accessory 38' x 32' office/ "pro-shop, an accessory 20' x 12' maintenance building and an accessory 50' x 36' canopy for batting cages. The property is located off of 635 North Berwick Road and is within the Rural District. Tax Map 40, Lot 6-EXE. **Receive Site Plan Pre-Application, determine a Site Walk, and provide initial review comments**

##### **DOCUMENTS:**

[COASTAL RIPTIDE PRE-APP MEMO 03-14-18.PDF](#)

[CHAPTER 145- DEFINITIONS.PDF](#)

[COASTAL RIPTIDE PRE-APPLICATION SUBMISSION 03-06-18.PDF](#)

[COASTAL RIPTIDE SKETCH PLAN 03-06-18.PDF](#)

## II. 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.

**Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

JOHNSON MUSEUM AMD 3 AMEND APP MEMO 03-15-18.PDF  
JOHNSON MUSEUM AMD COMPLETENESS DRAFT 03-14-18.PDF  
JOHNSON MUSEUM AMD FOF DRAFT 03-15-18.PDF  
JOHNSON MUSEUM AMD ART V (145-30) RURAL DIST 03-14-18.PDF  
JOHNSON MUSEUM ART VI (145-35 TO 145-47) TOWN REGS 03-14-18.PDF  
2018-03-16 WELLS RESUBMITTAL.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 public hearing comments and compliance items**

### DOCUMENTS:

HARBORSIDE VILLAGE PRELIM MAJOR APP MEMO 03-15-18.PDF  
HARBORSIDE VILLAGE DRAFT PRELIM COMPLETENESS 02-23-18.PDF  
PLAN SET (REV. 1-26-18).PDF  
AUTUMN LANE EMAIL RE HARBORSIDE VILLAGE 03-16-18.PDF

## IV. PUBLIC SAFETY FACILITY

Town of Wells, owner/applicant; Stantec Consulting Services, Inc, agent. Site Plan Amendment Application seeking approval for a new 40,000 SF building and associated parking for a Municipal Facility use for the Wells Police and Fire Departments. The property is located off of 1563 Post Road and is within the General Business District. Tax Map 135, Lots 45-EXE, 46-EXE, 48-EXE, 49-EXE and 50-EXE

**Workshop draft compliance and Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

PUBLIC SAFETY MEMO 03-16-18.PDF  
PUBLIC SAFETY RECOMM NOTES 03-15-18.PDF  
PUBLIC SAFETY DRAFT COMPLIANCE FOF 03-15-18.PDF  
PUBLIC SAFETY DRAFT COMPLETENESS 03-15-18.PDF  
PUBLIC SAFETY ART VI (145-35 TO 145-47) TOWN REGS 03-15-18.PDF  
PUBLIC SAFETY ART V (145-26) GEN BUS DIST 03-15-18.PDF  
LOR\_2\_SITE-PLAN\_PUBLIC-SAFETY\_20180313.PDF  
50470\_PS\_SL\_100\_LIGHTING.PDF

50470\_COMBINED\_MINUS\_SURVEY\_LIGHTING.PDF  
RPT\_SWM\_20180312.PDF

**OTHER BUSINESS**

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

**DOCUMENTS:**

03-13-18 SRC AGENDA.PDF

**ADJOURN**