



## **TOWN OF WELLS, MAINE PLANNING BOARD**

Meeting Agenda  
Monday, March 20, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. MARCH 6, 2017 DRAFT MEETING MINUTES**

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

- I. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO REPLACE THE TERM "USE PERMIT" WITH "CERTIFICATE OF OCCUPANCY.**

##### **DOCUMENTS:**

[PB MEMO RE USE PERMITS 03-15-17.PDF](#)

- II. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO ELIMINATE THE ENCLOSED STRUCTURE REQUIREMENT FOR BUSINESSES IN THE RESIDENTIAL COMMERCIAL DISTRICTS WEST OF INTERSTATE I-95.**

##### **DOCUMENTS:**

[PB MEMO RE DESIGN STANDARDS 03-15-17.PDF](#)  
[EMAIL RE PROPOSED CHANGE TO RESIDENTIAL - COMMERCIAL DISTRICT FOR THE JUNE MEETING 03-06-17.PDF](#)

- III. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO PROHIBIT BOTH RETAIL MARIJUANA ESTABLISHMENTS AND RETAIL MARIJUANA SOCIAL CLUBS WITHIN THE TOWN OF WELLS.**

##### **DOCUMENTS:**

[PB MEMO RE RETAIL MARIJUANA CHANGE 03-15-17.PDF](#)

- IV. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO REQUIRE BUILDING DESIGN AND CONSTRUCTION STANDARDS IN A PORTION OF THE ROUTE ONE CORRIDOR NORTH OF THE INTERSECTION OF ROUTE 109**

##### **DOCUMENTS:**

[PB MEMO RE DESIGN STANDARDS 03-15-17.PDF](#)

- V. BRANCH BROOK ESTATES**

Persis Ensor, Trustee of the Persis L. Ensor Revocable Trust, owner; Dogwood Circle, LLC, applicant; Kimball Survey & Design; surveyor; Nonesuch River Engineering, engineer. Final Subdivision Application for a 13 lot/dwelling unit residential cluster subdivision with designated Open Space and a private roadway with cul-de-sac. The parcel is located off of Wire Road and is within the Rural, Aquifer Protection and Shoreland Overlay Districts. Tax Map 74, Lot 2.

**DOCUMENTS:**

[PB MEMO RE BRANCH BROOK ESTATES FINAL PH 03-15-17.PDF](#)

**VI. 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.

**DOCUMENTS:**

[PB MEMO RE COULSON FARM FINAL PH 03-15-17.PDF](#)

**DEVELOPMENT REVIEW & WORKSHOPS**

**I. BRANCH BROOK ESTATES**

Persis Ensor, Trustee of the Persis L. Ensor Revocable Trust, owner; Dogwood Circle, LLC, applicant; Kimball Survey & Design; surveyor; Nonesuch River Engineering, engineer. Final Subdivision Application for a 13 lot/dwelling unit residential cluster subdivision with designated Open Space and a private roadway with cul-de-sac. The parcel is located off of Wire Road and is within the Rural, Aquifer Protection and Shoreland Overlay Districts. Tax Map 74, Lot 2.

**Workshop public comments and draft compliance/ Final Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[BRANCH BROOK ESTATES FINAL SUB MEMO 03-16-17.PDF](#)  
[BRANCH BROOK ESTATES FIRE CHIEF EMAIL 02-10-17.PDF](#)  
[BRANCH BROOK ESTATES DRAFT COMPLIANT AND FINAL FOF 03-17-17.PDF](#)  
[DEED-HOA MEMO.PDF](#)  
[BRANCH BROOK ESTATES SUBDIVISION PLAN SHEET S2 3-17-17.PDF](#)  
[BRANCH BROOK ESTATES-PLAN-PROFILE 3-17-17.PDF](#)

**II. 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 public comments and draft compliance/ Final Findings of**

---

## **Fact & Decisions, continue workshop**

### **DOCUMENTS:**

[COULSON FARM FINAL SUB MEMO 03-17-17.PDF](#)  
[COULSON FARM COST ESTIMATE REV 03-08-17.PDF](#)  
[COULSON FARM MGL DEED AND HOA REVIEW MEMO 03-16-17.PDF](#)  
[COULSON FARM REV SHT 1 3-9-2017.PDF](#)  
[COULSON FARM GRD PUB 09MAR2017.PDF](#)

### **III. COLONIAL SQUARE CONDOMINIUMS**

Colonial Square Condominium, owners; Tom Wellman, agent; Civil Consultants, engineer. Site Plan Amendment seeking approval of existing as-built conditions and change of use approvals for various condominium units. No change proposed to existing 4 dwelling units on the property. Property is located within the General Business District and is located off of 952 Post Road. The property is identified as Tax Map 120, Lot 12. **Receive Site Plan Amendment, Determine if a Site Walk is necessary, Workshop completeness**

### **DOCUMENTS:**

[COLONIAL SQUARE SITE PLAN AMEND MEMO 03-16-17.PDF](#)  
[COLONIAL SQUARE AMD ART V \(145-26\) GEN BUS DIST 03-16-17.PDF](#)  
[COLONIAL SQUARE SITE PLAN AMEND SUBMISSION 03-07-17.PDF](#)  
[COLONIAL SQUARE SITE PLAN DRAFT 03-07-17.PDF](#)  
[COLONIAL SQUARE 2015 CONDITIONS OF APPROVAL.PDF](#)  
[952 POST RD LLC PLAN SIGNED 06-15-2015.PDF](#)

### **IV. BETSY'S REMNANT SUBDIVISION**

Roland A. Cole, Charlene Bailey, Roxanne Cole, Cheryl Cole, Roland A. Cole et al, owners; Jefferson Homes, Inc. applicant; Civil Consultants, engineer. Minor Subdivision Application for a 3 lot/ dwelling unit subdivision on 7.14 acres of land. Parcel is located off of Littlefield Road and is within the Residential A District. Tax Map 25, Lot 1. **Receive Minor Subdivision Application, consider scheduling a site walk in April, workshop draft completeness**

### **DOCUMENTS:**

[BETSEYS REMNANT MINOR APP MEMO 03-16-17.PDF](#)  
[BETSEYS REMNANT RES A DIST CHECKLIST 03-17-17.PDF](#)  
[BETSEYS DRAFT COMPLETENESS 03-17-17.PDF](#)  
[BETSEYS REMNANT DEED.PDF](#)  
[BETSEYS REMNANT SOIL INFO 12-28-16.PDF](#)  
[BETSEYS REMNANT SUB MINOR APP 03-07-17.PDF](#)  
[BETSEYS REMNANT SUB PLAN S1 03-08-17.PDF](#)  
[BETSEYS REMNANT SUB PLAN C1 03-08-17.PDF](#)

### **V. SEA ORCHARD SUBDIVISION**

Thomas & Ruth Bergen, owner. Robert Libby, BH2M, applicant/agent. Subdivision Amendment Application for a 15' wide access easement on lot 5 for the use of lot 6. The parcels are located off of Autumn Lane off of Route One. The parcels are located within the Residential A District and are identified as Tax Map 135, Lots 9-5 and 9-6. **Consider an extension**

### **DOCUMENTS:**

PB MEMO RE SEA ORCHARD EXTENSION 03-15-17.PDF  
SEA ORCHARD AMENDED PLAN - EMAIL RE EXTENSION 03-07-  
17.PDF

**VI. DOGGIE COTTAGE**

Colette Akerly, owner; Sean & Renee Kelley, applicant. Site Plan Pre-Application for a Kennel to include daycare and boarding within the existing garage/barn, construct a 15' x 20' addition; outdoor play-yards; and associated parking. The property is located within the Rural District and is off of 1103 North Berwick Road. Tax Map 24, Lot 45. **Consider an extension**

**DOCUMENTS:**

PB MEMO RE DOGGIE COTTAGE EXTENSION 03-15-17.PDF  
DOGGIE COTTAGE - EMAIL RE EXTENSION 03-08-17.PDF

**VII. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO REPLACE THE TERM "USE PERMIT" WITH "CERTIFICATE OF OCCUPANCY.**

**Workshop and make recommendations for Board of Selectmen**

**DOCUMENTS:**

USE PERMIT QUESTION 3-15-17.PDF

**VIII. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO ELIMINATE THE ENCLOSED STRUCTURE REQUIREMENT FOR BUSINESSES IN THE RESIDENTIAL COMMERCIAL DISTRICTS WEST OF INTERSTATE I-95.**

**Workshop and make recommendations for Board of Selectmen**

**DOCUMENTS:**

ORDINANCE RC ZONE ENCLOSED STRUC DRAFT 03-15-17.PDF

**IX. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO PROHIBIT BOTH RETAIL MARIJUANA ESTABLISHMENTS AND RETAIL MARIJUANA SOCIAL CLUBS WITHIN THE TOWN OF WELLS.**

**Workshop and make recommendations for Board of Selectmen**

**DOCUMENTS:**

ORDINANCE TO PROHIBIT RETAIL MARIJUANA 3-15-17.PDF

**X. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO REQUIRE BUILDING DESIGN AND CONSTRUCTION STANDARDS IN A PORTION OF THE ROUTE ONE CORRIDOR NORTH OF THE INTERSECTION OF ROUTE 109**

**Workshop and make recommendations for Board of Selectmen**

**DOCUMENTS:**

CHAPTER 145 BUILDING DESIGN QUESTION 3-15-17.PDF

**OTHER BUSINESS**

**I. STAFF REVIEW COMMITTEE AND CEO SITE PLAN APPROVALS**

**DOCUMENTS:**

[03-14-17 SRC AGENDA.PDF](#)

**ADJOURN**