



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 25, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. MARCH 11, 2019 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. MEETINGHOUSE WOODS SUBDIVISION

David Springer, owner; Mike Burgess, applicant; BH2M, agent. Subdivision Pre-Application to subdivide 29 acres into 11 lots/dwelling units. 10 lots/dwellings to be developed as a Residential Cluster development with a private 50' wide ROW and Open Space. The parcel is located off of 241 Meetinghouse Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A.

Schedule a Site Walk

DOCUMENTS:

[MEETINGHOUSE WOODS PRE-APP MEMO 03-20-19.PDF](#)
[MEETINGHOUSEWOODS SKETCH.PDF](#)

II. WEBBER RIDGE PHASE 2 SUBDIVISION

Teresita Webber, owner; Sebago REI, LLC, applicant; DM Roma Consulting, agent. Subdivision Pre-Application for a 10 lot/dwelling unit residential cluster major subdivision with a 50' wide private ROW and Open Space. The subdivision is proposed off of Green Road and is located within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 16, Lot 8.

Schedule a Site Walk

DOCUMENTS:

[WEBBER RIDGE PHASE 2 PRE-APP MEMO 03-20-19.PDF](#)
[WEBBER RIDGE PHS 2 SKETCH.PDF](#)

III. FIRE DEPARTMENT SUBSTATION

Town of Wells, owner/applicant. Site Plan Amendment Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with associated parking and utilities adjacent to the existing Public Works Garage. The property is located off of 585 North Berwick Road and is within the Rural and 250' Shoreland Overlay Districts. Tax Map 40, Lot 9-EXE **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS:

FIRE SUBSTATION APP MEMO 03-22-19.PDF
FIRE SUBSTATION DRAFT COMPLETENESS 03-21-19.PDF
FIRE SUBSTATION CEO PARKING REC 03-22-19.PDF
FIRE SUBSTATION DRAFT COMPLIANCE FOF 03-21-19.PDF
LTR_LIVINGSTON_REV_SP_SUBSTATION_20190320.PDF
50470_ROUTE9_C_1_0_COVER (2).PDF
50470_ROUTE9_C_1_1_GEN_NOTES (2).PDF
50470_ROUTE9_C_1_2_SURVEY (2).PDF
50470_ROUTE9_C_3_0_OVERALL_SITE_PLAN (2).PDF
50470_ROUTE9_C_3_1_SITE_PLAN (2).PDF
50470_ROUTE9_C_4_0_GRADING (2).PDF
50470_ROUTE9_C_5_0_UTILITY (2).PDF
50470_ROUTE9_C_6_0_DETAILS (2).PDF
50470_ROUTE9_C_6_1_DETAILS (2).PDF
50470_ROUTE9_C_6_2_DETAILS (2).PDF
50470_ROUTE9_C_6_3_DETAILS (1).PDF

IV. BAREFOOT COTTAGE HOMES

Seal Harbor, LLC, applicant. Attar Engineering, Inc, agent. Site Plan Amendment Application #5 to depict the as-built conditions of the property including reconfigured parking, lot coverage, dumpster relocation, landscaping and enlarged garages; and resolve site plan approval items in default. No changes in use proposed to the existing/ grandfathered 56 Hotel/Motel units (Lodging Facility), 1 single family dwelling unit, or Accessory office, clubhouse, guardhouse, pool or patio. The property is located off of Barefoot Cottage Road/ Route One and is within the General Business and Residential A Districts. Tax Map 43, Lot 3-3.

Workshop compliance and Findings of Fact & Decisions for possible approval

DOCUMENTS:

BAREFOOT COTTAGE AMEND5 APP MEMO 03-21-19.PDF
BAREFOOT COTTAGE AMD 5 DRAFT COMPLETENESS 03-21-19.PDF
BAREFOOT COTTAGE AMD 5 COMPLIANCE FOF DRAFT 03-20-19.PDF
BAREFOOT AB_AMD 5_20190313.PDF
BAREFOOT COTTAGE HOMES INCOMPLETE ITEMS COST ESTIMATES DRAFT 03-20-19.PDF

V. FOUR SEASONS FARM (FKA BRANCH FARM ROAD) SUBDIVISION

Seal Harbor, LLC, owner/applicant; Attar Engineering Inc. agent. Final Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 60' wide private right-of-way to be constructed off of Branch Road. Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3 **Workshop compliance and draft Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

FOUR SEASONS FARM FINAL MEMO 03-22-19.PDF
FOUR SEASONS FARM DRAFT COMPLIANCE - FINAL FOF 03-07-

19.PDF
BRF PLAN REVISIONS PUB 21MAR2019.PDF
BRF PLAN REVISIONS PUB 20MAR2019.PDF
STORMWATER O-M.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

ADJOURN