



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, April 2, 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 19, 2018 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 03-19-18.PDF](#)

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

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. DUE TO THE APRIL 16, 2018 MEETING BEING SCHEDULED DURING SCHOOL SPRING BREAK A QUORUM OF BOARD MEMBERS WILL NOT BE AVAILABLE**

**Consider rescheduling the April 16<sup>th</sup> Planning Board meeting to April 23<sup>rd</sup>**

##### **DOCUMENTS:**

[PB MEMO RE MOVING MEETING DATE 03-29-18.PDF](#)

#### **II. MERRIFIELD FARM SUBDIVISION**

Glenn Farrell, owner/applicant; Anderson/Livingston Engineers, Inc. agent. Subdivision Amendment Application to combine previously approved lots 4 and 5 into one 7.919 acre parcel. The lots are located off of 504 Hiltons Lane and are within the Rural District. Tax Map 11, Lots 23-4 and 23-5. **Workshop completeness, compliance/ Findings of Fact & Decisions for possible approval**

##### **DOCUMENTS:**

[MERRIFIELD FARM AMD MEMO 03-29-18.PDF](#)

[MERRIFIELD FARM AMD FINAL DRAFT FOF 03-29-18.PDF](#)

[MERRIFIELD FARM AMD DRAFT PLAN 01-18-18.PDF](#)

#### **III. BRANCH FARM SUBDIVISION**

Robert P and Joan E. Vivan, owners; Seal Harbor, LLC, applicant; Attar Engineering Inc. agent. Subdivision Pre-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 50' 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. **Receive Subdivision Pre-Application and schedule a site walk**

#### DOCUMENTS:

BRANCH FARM ROAD SUB PRE-APP MEMO 03-30-18.PDF  
BRANCH FARM ROAD PRE-APPLICATION 03-20-18.PDF  
BRANCH ROAD PURCHASE AND SALE AGREEMENT.PDF  
BRANCH FARM SKETCH032018.PDF

#### IV. CONGDON'S PARKING ANNEX

Gerald Jean, owner; Gary Leech, applicant; Attar Engineering Inc. agent. Site Plan Amendment application to pave the grass parking lot and expand parking to 92 spaces. A 20' x 135' Foot Truck area is proposed for Food Trucks to park and serve patrons (Fast-Food Restaurant use). Porta-Potty area to remain. The parcel is located off of Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lot 6. **Workshop initial Article V, VI, VII and draft completeness review comments, possibly schedule a public hearing**

#### DOCUMENTS:

CONGDONS PARKING ANNEX AMEND MEMO 03-30-18.PDF  
CONGDONS PARKING ANNEX ART VI (145-35 TO 145-47) TOWN REGS 03-30-18.PDF  
CONGDONS PARKING ANNEX ART V (145-26) GEN BUS 03-29-18.PDF  
CONGDONS PARKING ANNEX DRAFT COMPLETENESS 03-30-18.PDF  
CONGDONS DWG PKG 20MAR2018.PDF

#### V. CONGDON'S DONUTS

Congdon's Donuts Inc. owner/applicant; Corner Post Land Surveying, agent. Site Plan Amendment application to expand the Food Truck area (Fast-Food Restaurant use); utilize expanded paved parking area off-site; expand Beer-Garden/in-side seating to evening hours; and install fencing along the Nautical Mile boundary lines. The property is located off of 1090 Post Road and is within the General Business District. Tax Map 123, Lot 5. **Receive Site Plan Amendment Application, determine if a site walk is necessary, workshop initial Article V, VI, VII and draft completeness review comments (consider joint public hearing with Parking Annex)**

#### DOCUMENTS:

CONGDONS DONUTS AMD MEMO 03-30-18.PDF  
CONGDONS DONUTS ART V (145-26) GEN BUS 03-28-18.PDF  
CONGDONS DONUTS ART VI (145-35 TO 145-47) TOWN REGS 03-28-18.PDF  
CONGDONS DONUTS DRAFT COMPLETENESS 03-28-18.PDF  
CONGDONS DONUTS AMD APPLICATION FORM 03-21-18.PDF  
2017170 R-1 3-28-18 TO WELLS.PDF

#### **EXTENSIONS TO BE CONSIDERED DUE TO MEETING RESCHEDULING**

Documents:

PB MEMO RE PROJECT EXTENSIONS 03-29-18.PDF

#### I. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner; Brady Frick Associates, agent. Site Plan Amendment Application seeking approval for tree cutting within the 75' Shoreland Overlay zone of the property/ 25' wide Lodging Facility landscaped buffer area. No

change in use proposed to the existing non-conforming/ grandfathered Lodging Facility. The parcel is located off of 1413 Post Road and is within the General Business and 250' / 75' Shoreland Overlay Districts. Tax Map 129, Lot 31.

**Consider granting a 60 day extension**

**II. 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. **Consider granting a 60 day extension**

**III. GRAND TRAIL PLACE II**

The Daniel Chase Family Real Estate Trust, owner; Walter Pelkey of BH2M, agent; Andrew Morrell, PE, engineer. Final Subdivision Application to further subdivide the remaining land (lot 4) of the Grand Trail Place Subdivision. The major subdivision proposes to create an additional 33 residential cluster lots/dwelling units for a total of 36 lots/dwellings. Grand Trail Drive, a private road right of way, is proposed to be extended north and connect to Branch Road. Open Space areas and remaining land proposed. The parcel is located within the Residential A and Rural Districts. Tax Map 56, Lot 6. **Consider granting a 60 day extension**

**IV. MOODY BEACH RV PARK**

MHC Moody Beach LLC, owner/applicant; Acheron Engineering Services, agent. Site Plan Amendment application seeking approval to add 71 new sites (40 RV sites and 31 Park Model RV sites) for a total of 300 sites on the property. The property is an existing 229 site Tent and Recreational Vehicle Park. The amendment also seeks approval of a RV storage area, playground areas, a basketball court, accessory buildings, dumpster relocation, and parking relocation. The property is located off of 266 Post Road and is within the General Business and Rural Districts. Tax Map 19, Lot 8. **Consider granting a 60 day extension**

**V. PARKS & RECREATION PARKING LOT**

Town of Wells, owner/applicant. Site Plan Application seeking approval for a new Municipal Facility use for the construction of a parking lot. The property is located off of Burnt Mill Road and Branch Road and is within the Rural and Residential A Districts. Tax Map 56, Lot 23-EXE. **Consider granting a 60 day extension**

**OTHER BUSINESS**

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

**DOCUMENTS:**

[03-27-18 SRC AGENDA.PDF](#)

**ADJOURN**