



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, April 5, 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/TZMUDO2GRJOSHT10TEPPL_UFNYJG2LCC46CR](https://us02web.zoom.us/join/zoom/register/tzmudo2grjosht10teppl_ufnyjg2lcc46cr)

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 15, 2021 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-15-21 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE CONGDONS PH 04-02-21.PDF](#)

II. DELLS DOWNEAST SUBDIVISION

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

DOCUMENTS:

[PB MEMO RE DELLS DOWNEAST PRELIM PH 04-02-21.PDF](#)

III. RAMSELL ESTATES SUBDIVISION (FKA 1086 N. BERWICK ROAD)

Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer. Final Subdivision Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax

DOCUMENTS:

[PB MEMO RE RAMSELL FINAL PH 04-02-21.PDF](#)
[RAMSELL ESTATES PH COMMENTS 11-16-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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 public comments and draft compliance**

DOCUMENTS:

[CONGDONS DONUTS DRAFT COMPLETENESS 03-31-21.PDF](#)
[CONGDONS DONUTS AMD MEMO 04-02-21.PDF](#)
[CONGDONS DONUTS DRAFT COMPLIANCE FOF 04-01-21.PDF](#)
[CONGDONS REVISIONS 03-19-21.PDF](#)

II. DELLS DOWNEAST SUBDIVISION

Paul M. Bisceglia, owner; Patrick W. Johnson, Agent; JPS Surveying and Engineering, Engineer. Preliminary Subdivision Application for a 13 lot/dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural District. Tax Map 17, Lot 16. **Workshop public comments and draft preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[DELLS DOWNEAST PRELIM MAJOR APP MEMO 04-02-21.PDF](#)
[DELLS DOWNEAST PRELIM FOF DRAFT 04-01-21.PDF](#)
[DELLS DOWNEAST PRELIMINARY FILING REVISED 020121.PDF](#)

III. RAMSELL ESTATES SUBDIVISION (FKA 1086 N. BERWICK ROAD)

Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer. Final Subdivision Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24, Lot 4. **Workshop public comments and draft compliance**

DOCUMENTS:

[RAMSELL ESTATES FINAL APP MEMO 04-02-21.PDF](#)
[RECOMMENDED PLAN NOTES 04-02-21.PDF](#)
[RAMSELL ESTATES ART VII \(145-49\) RESIDENTIAL CLUSTER CHECKLIST 04-02-21.PDF](#)
[RAMSELL ESTATES FINAL COMPLETENESS 04-02-21.PDF](#)
[RAMSELL ESTATES DRAFT FINAL FOF 04-01-21.PDF](#)
[RAMSELL ESTATES MGL DESIGN MEMO 03-31-21.PDF](#)
[RAMSELL ESTATES MGL DRAINAGE MEMO 03-31-21.PDF](#)
[RAMSELL ESTATES COST REVIEW MGL MEMO 03-30-21.PDF](#)
[RAMSELL DOC REVIEW MGL MEMO 03-30-21.PDF](#)
[MDEP SEACOAST_LAND_AQUISITIONS_LL_C_L28912AN.PDF](#)
[20267 REVISED PLANS TO TOWN 03-22-2021.PDF](#)
[20267 COST ESTIMATE 03-01-2021.PDF](#)
[20267 GRANITE MONUMENTATION WAIVER.PDF](#)

IV. SPRINGER LLC

David Springer, owner/applicant. Andrew Morrell, BH2M agent. Site Plan Amendment Application for a new 6,000 SF building and 4,000 SF building both for Medical Marijuana Cultivation and Production Facility use. Additional parking and lot coverage proposed. The property is located off of 199 Willie Hill Road. Tax Map 40, Lot 3-14. **Receive Site Plan Amendment Application and workshop completeness**

DOCUMENTS:

[SPRINGER LLC AMD MEMO 04-02-21.PDF](#)
[SPRINGER LLC AMD ART V \(145-28\) LI DIST 03-30-21.PDF](#)
[SPRINGER LLC AMD ART VI \(145-35 TO 145-47\) TOWN REGS 03-30-21.PDF](#)
[SPRINGER ART VII \(145-58.3\) MEDICAL MARIJUANA CULTIVATION AND PROCESSING](#)

FACILITIES 03-31-21.PDF
SPRINGER LLC AMD COMPLETENESS DRAFT 03-30-21.PDF
WILLIEHILLRD SITE PLAN APP.PDF
SPRINGER LLC DRAFT PLAN 03-22-21.PDF

V. PARKER RIDGE SUBDIVISION

Parker Ridge Development, LLC, owner/applicant; Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village Survey, surveyor. Preliminary Subdivision Application to amend the Parker Ridge Subdivision by creating 13 new lots/dwelling units on the remaining land (Lot 4). The subdivision to consist of a total of 17 lots/dwellings. The new lots/dwellings are to be residential cluster development lots and are to have street frontage off of a new private roadway. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6. **Workshop completeness review and determine possible Preliminary Public Hearing is appropriate**

DOCUMENTS:

PARKER RIDGE PRELIM MAJOR APP MEMO 04-02-21.PDF
PARKER RIDGE ART V (145-30) RURAL DIST 03-31-21.PDF
PARKER RIDGE ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST 03-31-21.PDF
PARKER RIDGE AMEND PRELIM COMPLETENESS 03-31-21.PDF
PARKER RIDGE PRELIMINARY AMENDED SUBDIVISION 3-25-21 -TITLE BLOCK 24X36.PDF
2021-03-24 BASE -C1.0.PDF
2021-03-24 BASE -C2.0.PDF
HYDROGEOLOGIC ASSESSMENT_PARKER DEVELOPMENT_03-22-2022.PDF

OTHER BUSINESS

I. SRC AND GEO SITE PLAN APPROVALS

DOCUMENTS:

03-23-21 SRC AGENDA.PDF

ADJOURN