



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, April 8, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

6:30 PM EXECUTIVE SESSION

Pursuant to 1 M.R.S. section 405(6)(E), to consult with the Town attorney concerning pending litigation in the case of *Seagull Condominium Association v. Town of Wells*, York County Superior Court Docket No. AP-18-39.

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 11, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-11-19.PDF](#)

II. MARCH 25, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-25-19.PDF](#)

PUBLIC HEARING(S)

I. FAIRWAY VILLAGE SUBDIVISION (FKA FIELDSIDE LANE SUBDIVISION)

York Building and Design Center, Inc. owner; Attar Engineering, agent. Preliminary Subdivision to subdivide 132 acres into a 53 dwelling unit Multifamily Development Major Subdivision. The dwellings are proposed to be age-restricted (55 years or older). The parcel is located off of Fieldside Lane off of North Berwick Road. The parcel is located within the Rural District. Tax Map 32, Lot 13.

DOCUMENTS:

[PB MEMO RE FAIRWAY VILLAGE SUB PRELIM PH 04-04-09.PDF](#)
[FAIRWAY VILLAGE COMMENTS LETTERS.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)

David Springer, owner; Mike Burgess, applicant; BH2M, agent. Preliminary Subdivision Application to subdivide 26.8 acres into 9 lots/dwelling units 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. **Report Site Walk Results**

and Consider Receiving the Preliminary Subdivision Application and workshop completeness

DOCUMENTS:

HOBBS POND WOODS PRELIM MEMO 04-04-19.PDF
HOBBS POND WOODS PRELIM COMPLETENESS 04-02-19.PDF
HOBBS POND WOODS ART V (145-30) RURAL DIST 04-02-19.PDF
HOBBS POND WOODS ART V (145-33) SHORELAND OVERLAY 04-02-19.PDF
HOBBS POND WOODS ART VII (145-49) RESCLUSTER 04-02-19.PDF
HOBBS POND WOODS SUBMISSIONPACKET 03-26-19.PDF
HOBBS POND WOODS PRELIMINARYPLANS 03-26-19.PDF

II. WEBBER RIDGE PHASE 2 SUBDIVISION

Sebago REI, LLC, owner/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. **Report Site Walk Results**

DOCUMENTS:

PB MEMO RE WEBBER RIDGE PHASE 2 04-04-09.PDF

III. 33 HILTONS LANE SUBDIVISION

Deborah Pohopek, owner; Paul Hollis of RF1 Properties, LLC, applicant; Atlantic Survey Co. surveyor. Subdivision Pre-Application to create a 2 lot/dwelling unit subdivision on 2.47 acres of land located off of 33 Hiltons Lane within the Residential A District. Tax Map 17, Lot 11-C-1. **Receive Subdivision Pre-Application, determine if a site walk is needed, provide initial comments and determinations on review procedure**

DOCUMENTS:

SUBDIVISION PRE-APP MEMO 4-4-19 - SB.PDF
33 HILTONS LANE SUBDIVISION PRE-APPLICATION COMMENT MILES 04-04-19.PDF
33 HILTONS LANE PRE-APP SUBMISSION 03-26-19.PDF
33 HILTONS LANE SKETCH PLAN 03-26-19.PDF

IV. FAIRWAY VILLAGE SUBDIVISION (FKA FIELDSIDE LANE SUBDIVISION)

York Building and Design Center, Inc. owner; Attar Engineering, agent. Preliminary Subdivision to subdivide 132 acres into a 53 dwelling unit Multifamily Development Major Subdivision. The dwellings are proposed to be age-restricted (55 years or older). The parcel is located off of Fieldside Lane off of North Berwick Road. The parcel is located within the Rural District. Tax Map 32, Lot 13. **Workshop Public Hearing comments and draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:

FAIRWAY VILLAGE PRELIM MAJOR APP MEMO 04-04-19.PDF
FAIRWAY VILLAGE SUB ART V (145-30) RURAL DIST CHECKLIST 04-02-19.PDF
FAIRWAY VILLAGE SUB ART VII (145-48) MULTIFAMILY DEVEL 03-0619.PDF
FAIRWAY VILLAGE DRAFT COMPLETENESS 04-04-19.PDF

V. SHAW'S DISTRIBUTION CENTER

Shaw's Realty Company, owner/applicant. DM Romba Consulting Engineers, agent. Site Plan Amendment Application to amend the site plan to expand the parking lot resulting in an increase of 56 new spaces. No changes are proposed to the existing 537,070 SF structure for Warehousing use on the parcel. The property is located off of 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27-

B. Consider extension or Approval

DOCUMENTS:

PB MEMO RE SHAWS DISTRIBUTION CENTER EXTENSION 04-04-19.PDF

SHAWS DISTRIBUTION CENTER - EXTENSION EMAIL 03-08-19.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

ADJOURN