



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, April 22, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. APRIL 8, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

PB MIN 04-08-19.DOCX

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Report results of Site Walk, Consider waiver of Preliminary Application submission requirements, Consider receipt of Final Application, Consider completeness, Consider if a Public Hearing is to be scheduled, Consider compliance/ Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

33 HILTONS LAN SUBDIVISION FINAL MAJOR APP MEMO 04-18-19.PDF
WAIVER REQUESTS.PDF
33 HILTONS DRAFT FINAL COMPLETENESS CHECKLIST 202-9 04-18-19.PDF
33 HILTONS LANE SUBDIVISION DRAFT COMPLIANCE FOF 04-17-19.PDF
33 HILTONS LANE SUBDIVISION PLAN DRAFT 04-19-19.PDF
33 HILTONS LANE ABUTTER LETTERS 04-19-19.PDF
SAMPLE DEED C-2 MARKUP 4-19-19.PDF
33 HILTONS LANE FINAL SUB APP 04-09-19 UNSIGNED.PDF
18165-TPITS.PDF
P-S AGMT.PDF

II. 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 Approval if MDEP approval granted**

DOCUMENTS:

SHAWS DISTRIBUTION AMEND APP MEMO 04-17-19.PDF
SHAWS DISTRIBUTION CENTER AMD ART V (145-28) LI DIST
CHECKLIST 04-18-19.PDF
SHAWS PARKING AMEND ART VI (145-35 TO 145-47) TOWN REGS 04-
18-19.PDF
SHAWS DISTRIBUTION CENTER AMD DRAFT COMPLETENESS 04-18-
19.PDF
SHAWS PARKING AMD COMPLIANCE AND FOF DRAFT 04-18-19.PDF
SHAWS DISTRIBUTION CENTER - DESIGN PLANS (4-12-19).PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

04-16-19 SRC AGENDA.PDF

ADJOURN