



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, April 23, 2018, 7:00 P.M.

Wells Town Hall

208 Sanford Road

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

I. APRIL 2, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 04-02-18.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE CONGDONS PARKING AND CONGDONS DONUTS PH
04-19-18.PDF](#)

[EMAIL DYER RE CONGDONS EXPANSION 03-30-18.PDF](#)

II. 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.

DOCUMENTS:

DEVELOPMENT REVIEW & WORKSHOPS

I. FIRE DEPARTMENT SUBSTATION

Town of Wells, owner/applicant. Darrin Stairs of Stantec Consulting Services, Inc, agent. Site Plan Application for a 4,950 SF Fire Substation (Municipal Use) with associated parking, driveway access and utilities. The property is located off of Sanford Road and is within the Residential A District. Tax Map 55, Lot 13-EXE. **Receive Site Plan Application and schedule a site walk (location changes and its over 6 months since Pre-Application Site Walk was held)**

DOCUMENTS:

FIRE DEPARTMENT SUBSTATION APP MEMO 04-12-18.PDF
FIRE DEPT SUBSTATION ART V (145-21) RES A DIST 04-12-18.PDF
FIRE DEPT SUBSTATION ART VI (145-35 TO 145-47) TOWN REGS 04-12-18.PDF
FIRE DEPT SUBSTATION DRAFT COMPLETENESS 04-12-18.PDF
50470_SUB_C_1_0_COVER.PDF
50470_SUB_C_1_1_GEN_NOTES.PDF
50470_SUB_C_4_0_GRADING_PLAN.PDF
50470_SUB_C_5_0_UTILITY_PLAN.PDF
50470_SUB_C_6_0_DETAILS.PDF
50470_SUB_C_6_1_DETAILS.PDF
50470_SUB_C_6_2_DETAILS.PDF
LTR_SITE-PLAN_FIRE-SUBSTATION_20180410_FINAL.PDF
50470_SUB_C_3_0_SITE_PLAN.PDF

II. 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 Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3. **Report results of Site Walk**

DOCUMENTS:

BRANCH FARM RD MGL SITE WALK MEMO 04-18-18.PDF

III. ABBOTT SUBDIVISION

Clayton Abbott, owner; Lew Chamberlain, agent. Subdivision Pre-Application for an 18 lot/dwelling unit major subdivision Residential Cluster development with open space and private roadways. The parcel is approximately 200 acres in size and is located within the Rural District. The parcel is located off of North Berwick Road and is identified as Tax Map 32, Lot 5-A. **Receive Subdivision Pre-Application and schedule a Site Walk**

DOCUMENTS:

ABBOTT PRE-APP MEMO 04-11-18.PDF
ABBOTT SUBDIVISION PRE-APPLICATION SUBMISSION 04-09-18.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 comments from public hearing and draft compliance and Findings of Fact & Decisions**

DOCUMENTS:

CONGDONS PARKING ANNEX AMEND MEMO 04-19-18.PDF
CONGDONS ANNEX REV PUB 17APR2018.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. **Workshop comments from public hearing and draft compliance and Findings of Fact & Decisions**

DOCUMENTS:

CONGDONS DONUTS AMD MEMO 04-19-18.PDF
2017170 R-4 4-10-18 SUBMITTED TO PB.PDF

VI. COULSON FARM SUBDIVISION AMENDMENT #4

Sebago Real Estate Investment, owner; South Coast Construction, applicant; Line Pro Surveys, surveyor. Subdivision Amendment Application to relocate the septic system on lot 25-2. The property is located off of Branch Road/ Tree Top Lane and is within the Residential A District. Tax Map 56, Lot 25-2. **Receive Subdivision Amendment, Determine if a Site Walk is necessary, Workshop Completeness, Determine if a Public Hearing is necessary, Workshop compliance and draft Findings of Fact & Decisions**

DOCUMENTS:

COULSON FARM FINAL SUB AMD 4 MEMO 04-19-18.PDF
COULSON FARM AMEND 4 DRAFT FINAL FOF 04-19-18.PDF
COULSON AMD 4 COMPLETENESS DRAFT 04-19-18.PDF
COULSON FARM AMD 4 SUB AMEND SUBMISSION 04-04-18.PDF
COULSON FARM AMD 4 DRAFT PLAN 04-09-18.PDF

VII. BELLEVUE CONDOMINIUMS

Bellevue Condominiums, owner/applicants; Frank Emery, III, surveyor. Site Plan Amendment application seeking approval of changes made since 1988/88 site plan approvals: parking reconfiguration, unit footprints, deck/stair alterations. No changes are proposed to the existing uses: Hotel/Motel units, cottage units, 1 manager's unit or accessory Lodging Facility buildings. The property is located off of 376 Mile Road and is within the Beach Business and 250' Shoreland Overlay Districts. Tax Map 122, Lot 57-A. **Receive Site Plan Amendment, Determine if a Site Walk is**

necessary, Workshop preliminary review comments and waivers; and Determine if a Public Hearing is necessary

DOCUMENTS:

BELLEVUE CONDO AMEND APP MEMO 04-18-18.PDF
PLAN NOTES BELLEVUE 04-13-18.PDF
BELLEVUE376MILERDMARCH2018 LAYOUT2-LAYOUT1 (1).PDF
BELLEVUE SITE PLAN AMD APP FORM 04-09-18.PDF

VIII. POST & COLE, LLC (BASSROCKS, LLC)

Bassrocks, LLC, owner; Dana Markos, applicant; Geoff Aleva, agent. Site Plan Amendment Application to add a Function Hall use to the existing 4,480 SF Standard Restaurant building and to alter hours of operation based on parking requirements. No other changes to use or lot coverage proposed. The property is located off of 2178 Post Road and is located within the General Business District. Tax Map 147, Lot 5. **Receive Site Plan Amendment, Determine if a Site Walk is necessary, Workshop preliminary review comments and waivers; and Determine if a Public Hearing is necessary**

DOCUMENTS:

POST AND COLE AMEND APP MEMO 04-19-18.PDF
POST AND COLE ART V (145-26) GEN BUS DIST CHECKLIST 04-16-18.PDF
POST AND COLE DRAFT COMPLETENESS REVIEW 04-16-18.PDF
AMANDA MARKOS 2178 POST ROAD WELLS MAP 147 LOT 5.PDF
P5275-SEWER CAPACITY 04-17-18.PDF
POST AND COLE LLC SITE PLAN AMEND APP FORM 04-10-18.PDF
20180314-1222605-L1-SITEPLAN AMENDMENT 2018.PDF

IX. 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. **Workshop draft compliance and Final Findings of Fact & Decisions**

DOCUMENTS:

PB MEMO RE GRAND TRAIL PLACE II 04-19-18.PDF

X. 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. **Workshop proposed Stephen Eaton Lane improvements**

DOCUMENTS:

HARBORSIDE VILLAGE PRELIM MAJOR APP MEMO 04-19-18.PDF
HARBORSIDE VILLAGE STEPHEN EATON LANE UPGRADES MEMO
04-19-18 W ATTACHMENTS.PDF
HARBORSIDE H1 MARKUP 04-19-18.PDF
HARBORSIDE VILLAGE PLAN SET REV 04-10-18.PDF
HARBORSIDE VILLAGE RESPONSE LETTER 04-10-18.PDF
HARBORSIDE VILLAGE KQUIMBY COMMENT EMAIL 03-28-18.PDF

XI. BEACH DREAMS COTTAGE COMPLEX

Michael Gallo/ Philip Cavaretta, owners/applicants; Attar Engineering, Inc. agent. Site Plan Amendment Application seeking approval to add a 10' 16' deck to seasonal cottage unit 291 and add a 10' x 16' deck to seasonal cottage unit 295. No changes to existing uses proposed. The existing development consists of: 3 dwelling units (units C-1, C-2, and C-3) (Multifamily Development); 6 hotel/motel units (D-1, D-2, D-3, D-4, D-5 and D-6); 2,740 SF Business Retail/ Office use; 216 seasonal cottage units (non-conforming use); unit S-1 a seasonal cottage unit (non-conforming use); a paved main access road; various gravel parking lots; tennis court; pool; bocce courts; 3-story Clubhouse with management and check-in/out Office (unit S-1 location); pool, kids pool, Jacuzzi, and gazebo area; basketball court; gazebo at cul-de-sac; single story clubhouse with basement and pool area; gatehouse and gates; dumpster area; gazebo at entrance; and a cemetery. The property is located off of 412 Post Road and is located within the General Business and Rural Districts. Tax Map 27, Lot 3. **Receive Site Plan Amendment, Determine if a Site Walk is necessary, Workshop preliminary review comments and waivers; and Determine if a Public Hearing is necessary**

DOCUMENTS:

BEACH DREAMS AMD 7 SITE PLAN AMEND MEMO 04-19-18.PDF
BEACH DRAMS AMD DRAFT COMPLETENESS 04-16-18.PDF
SITEPLANAMENDAPP20180410.PDF
ABUTTERS FORM 04-10-18.PDF
BEACH DREAMS AMD DRAFT NOTES.PDF
BEACH DREAMS CONDO RE LETTER TO 291 295 04-18-18.PDF
BEACHDREAMS 1.PDF
BEACHDREAMS 3.PDF
BEACH DREAMS ST3.PDF

OTHER BUSINESS

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