



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, May 6, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### CALL TO ORDER & DETERMINATION OF QUORUM

### MINUTES

#### I. APRIL 22, 2019 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 04-22-19.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. 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 Findings of Fact & Decisions for approval**

##### DOCUMENTS:

[SHAWS DISTRIBUTION AMEND APP MEMO 04-30-19.PDF](#)  
[SHAWS PARKING AMD COMPLIANCE AND FOF DRAFT 04-30-19.PDF](#)  
[03 - SITE PLAN.PDF](#)  
[SHAWS\\_REALTY\\_COMPANY\\_L08093IB.PDF](#)

#### II. 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. **Workshop completeness and consider scheduling a Preliminary Public Hearing**

##### DOCUMENTS:

[HOBBS POND WOODS PRELIM MEMO 04-30-19.PDF](#)  
[HOBBS POND WOODS PRELIM COMPLETENESS 04-30-19.PDF](#)  
[HOBBS POND WOODS ART V \(145-30\) RURAL DIST 04-30-19.PDF](#)  
[HOBBS POND WOODS ART V \(145-33\) SHORELAND OVERLAY 04-30-19.PDF](#)  
[HOBBS POND WOODS ART VII \(145-49\) RESCLUSTER 04-30-19.PDF](#)

HOBBS POND WOODS DOCUMENTS 04-26-19.PDF  
MDIFWRESPONSE\_ERID3327\_ERVERID3704-FINAL.PDF  
MDIFW TOPOMAP\_ERID3327\_ERVERID3704.PDF  
HOBBS POND WOODS PLANS 04-26-19.PDF

### III. WEBBER RIDGE PHASE 2 SUBDIVISION

Sebago REI, LLC, owner/applicant; DM Roma Consulting, agent. Preliminary Subdivision 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. **Consider receiving the Preliminary Application, workshop completeness, and determine a Preliminary Public Hearing is appropriate**

#### DOCUMENTS:

WEBBER RIDGE PHASE 2 PRELIM MEMO 05-02-19.PDF  
WEBBER RIDGE PHASE 2 PRELIM COMPLETENESS 05-01-19.PDF  
WEBBER RIDGE PHASE 2 ART V (145-30) RURAL DIST 05-01-19.PDF  
WEBBER RIDGE PHASE 2 ART V (145-33) SHORELAND OVERLAY DIST 05-01-19.PDF  
WEBBER RIDGE PHASE 2 ART VII (145-49) RESIDENTIAL CLUSTER 05-01-19.PDF  
WEBBER RIDGE STORMWATER MGL MEMO 5-2-19.PDF  
WEBBER RIDGE PHASE 2 PRELIM SUB APP 04-23-19.PDF  
WARRANTY DEED GREAT LOTS OF MAINE LLC 17883-737.PDF  
WEBBER RIDGE PHASE 2 LAND DESCRIPTION.PDF  
WEBBER RIDGE PHASE 2 SOIL SUMMARY TABLE.PDF  
WEBBER RIDGE PHASE 2 SOILS.PDF  
WEBBER RIDGE PHASE 2 FIRM.PDF  
WEBBER RIDGE PHASE 2 STORMWATER.PDF  
WEBBER RIDGE PHASE 2 FIRE POND DETAILS.PDF  
WEBBER RIDGE 1 DRAFT PRELIM PLAN.PDF  
WEBBER RIDGE PLAN PROFILE DRAINAGE SHEETS.PDF

### IV. WESLEY BY THE SEA PHASE 3

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harissect Road. The property is approximately 25 acres in size and is located with the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3. **Consider receiving the Final Application, workshop completeness and determine if a Final Public Hearing is to be scheduled**

#### DOCUMENTS:

WESLEY BY THE SEA FINAL MAJOR APP MEMO 05-02-19.PDF  
WESLEY BY THE SEA PHASE 3 DRAFT FINAL COMPLETENESS 05-01-19.PDF  
WESLEY BY THE SEA PHASE 3 ART V (145-30) RURAL 05-01-19.PDF  
WESLEY BY THE SEA PHASE 3 ART VII (145-49) RESIDENTIAL CLUSTER 05-01-19.PDF  
18118-STORMWATERREPORT.PDF  
SHEET A.PDF  
SHEET B.PDF  
SHEET 5.PDF  
SHEET 7.PDF

SHEET 8.PDF  
WESLEY BY THE SEA-FINALAPPLICATION04-23-19.PDF  
WESLEY BY THE SEA 18118-PLANSET 04-23-19.PDF

**OTHER BUSINESS**

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

**DOCUMENTS:**

04-16-19 SRC AGENDA.PDF

**ADJOURN**