



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, May 7, 2018, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. APRIL 23, 2018 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 04-23-18.PDF](#)

### **PUBLIC HEARING(S)**

#### **I. GRANITE RIDGE SUBDIVISION**

Pepin Wells, LLC and Stonewood Enterprises, LLC, owners/ applicants; Dana Libby, agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision with a private 50' wide ROW and Open Space. The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map 37, Lot 41.

##### **DOCUMENTS:**

[05-07-18 PH GRANITE RIDGE.PDF](#)

### **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.

**Report results of Site Walk, workshop draft completeness and schedule possible public hearing**

##### **DOCUMENTS:**

[FIRE DEPARTMENT SUBSTATION APP MEMO 05-03-18.PDF](#)  
[FIRE SUBSTATION SITE WALK MEMO 05-01-18.PDF](#)  
[FIRE DEPT SUBSTATION ART V \(145-21\) RES A DIST 05-03-18.PDF](#)  
[FIRE DEPT SUBSTATION ART VI \(145-35 TO 145-47\) TOWN REGS 05-03-18.PDF](#)  
[FIRE DEPT SUBSTATION DRAFT COMPLETENESS 05-03-18.PDF](#)  
[LOR\\_1\\_SITE-PLAN\\_FIRE-SUBSTATION\\_20180502.PDF](#)  
[FIRE-SUBSTATION\\_COMBINED\\_REV\\_PERMIT-SET\\_20180501.PDF](#)

## II. 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

### DOCUMENTS:

[ABBOTT SUB MGL SITE WALK MEMO 05-01-18.PDF](#)

## III. HIDDEN TREASURES SUBDIVISION

Scott McLeod, owner/applicant; Corner Post Surveying Inc, agent. Subdivision Pre-Application for a 6 lot/dwelling unit major subdivision with a private road off of Ridings Road. The parcel is to be served by public water and sewer. The parcel is located within the Residential A and 250' Shoreland Overlay Districts. Tax Map 118, Lot 2. **Receive Subdivision Pre-Application and schedule a site walk**

### DOCUMENTS:

[H TREASURES PRE-APP MEMO 05-01-18.PDF](#)  
[HIDDEN TREASURES PRE-APP FORM 04-24-18.PDF](#)  
[HIDDEN TREASURES IFW LETTER 04-04-18.PDF](#)  
[HIDDEN TREASURES RARE AND EXEMPLARY BOTANICAL FEATURES 04-03-18.PDF](#)  
[HIDDEN TREASURES SOILS 03-27-18.PDF](#)  
[HIDDEN TREASURES PREAPP PLAN.PDF](#)

## IV. GRANITE RIDGE SUBDIVISION

Pepin Wells, LLC and Stonewood Enterprises, LLC, owners/ applicants; Dana Libby, agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision with a private 50' wide ROW and Open Space. The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map 37, Lot 41. **Workshop Preliminary Public Hearing comments and draft Preliminary Findings of Fact & Decisions**

### DOCUMENTS:

[GRANITE RIDGE PRELIM MAJOR APP MEMO 05-04-18.PDF](#)  
[GRANITE RIDGE SUB ART VII \(145-49\) RESIDENTIAL CLUSTER 05-04-18.PDF](#)  
[GRANITE RIDGE PRELIM SUBDIVISION FOF DRAFT 05-03-18.PDF](#)  
[2017077 PROPLOTS R-23 TO WELLS 4-24-18.PDF](#)  
[17144-0FULL SET040618.PDF](#)

## V. 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. **Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

BELLEVUE CONDO AMEND APP MEMO 05-03-18.PDF  
BELLEVUE ART V (145-25) BEACH BUS 05-02-18.PDF  
BELLEVUE CONDO ART V (145-33) SHORELAND OVERLAY 05-02-18.PDF  
BELLEVUE CONDO ART VI (145-35 TO 145-47) TOWN REGS 05-02-18.PDF  
BELLEVUE CONDO ART VII (145-52) 05-02-18.PDF  
BELLEVUE DRAFT COMPLETENESS 05-02-18.PDF  
BELLEVUE CONDO DRAFT FOF 05-03-18.PDF  
BELLEUVEREVISEDAPRIL2018 LAYOUT2-LAYOUT1 (1).PDF

#### **VI. POST & COLE**

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. **Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

#### **DOCUMENTS:**

POST AND COLE AMEND APP MEMO 05-4-18.PDF  
POST AND COLE ART V (145-26) GEN BUS DIST CHECKLIST 05-4-18.PDF  
POST AND COLE DRAFT COMPLETENESS REVIEW 05-4-18.PDF  
BASSROCKS LLC DRAFT FOF 05-04-18.PDF  
20180502-1222605-L1-BASSROCKS-SITE-PLAN-2018-PROGRESS.PDF

#### **VII. BEACH DREAMS**

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. **Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

#### **DOCUMENTS:**

BEACH DREAMS AMD 7 SITE PLAN AMEND MEMO 05-02-18.PDF  
BEACH DREAMS AMD SITE PLAN DRAFT FOF 05-02-18.PDF  
BEACH DREAMS AMD ART V (145-30) RURAL DIST 05-02-18.PDF  
BEACH DREAMS AMD ART V (145-26) GEN BUS DIST 05-02-18.PDF  
BEACH DREAMS ART VI (145-35 TO 145-47) TOWN REGS 05-02-18.PDF  
BEACH DREAMS AMD VII (145-52) LODGING FACILITIES 05-02-18.PDF  
BEACH DREAMS AMD ART VII (145-48) MULTIFAMILY DEVEL 05-02-

18.PDF  
BEACH DRAMS AMD DRAFT COMPLETENESS 05-02-18.PDF  
BD GALLO AMD 20180430.PDF

#### VIII. 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 for possible approval**

#### DOCUMENTS:

GRAND TRAIL PLACE II FINAL APP MEMO 05-03-18.PDF  
GRAND TRAIL II FINAL DRAFT FOF 5-03-18.PDF  
LETTER TO MIKE LIVINGSTON 5.3.18.PDF  
SHEET 15.PDF  
SHEET 14.PDF  
SHEET 13.PDF  
SHEET 12.PDF  
SHEET 11.PDF  
SHEET 10.PDF  
SHEET 9.PDF  
SHEET 8.PDF  
SHEET 7.PDF  
SHEET 6.PDF  
SHEET 5.PDF  
SHEET 4 (2).PDF  
SHEET 3 (2).PDF  
SHEET 2 (2).PDF  
SHEET 1 (2).PDF  
COVERSHEET (2).PDF  
COVERSHEET.PDF

#### IX. 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 draft compliance and Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

CONGDONS PARKING ANNEX AMEND MEMO 05-04-18.PDF  
CONGDONS PARKING AMD MGL DRAINAGE MEMO 05-04-18.PDF  
CONGDONS PARKING ANNEX DRAFT COMPLETENESS 05-04-18.PDF  
CONGDONS PARKING ANNEX AMD DRAFT COMPLIANCE AND FOF  
05-04-18.PDF  
CONGDONS ANNEX REV PUB 27APR2018.PDF  
CONGDONS SW MANAGEMENT PLAN 03MAY2018.PDF

## X. 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 draft compliance and Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

CONGDONS DONUTS AMD MEMO 05-04-18.PDF  
CONGDONS DONUTS DRAFT COMPLETENESS 05-04-18.PDF  
CONGDONS DONUTS DRAFT COMPLIANCE AND FOF 05-04-18.PDF  
2017170 R-4 5-1-18 TO WELLS.PDF

## XI. MOODY BEACH RV PARK

MHC Moody Beach LLC, owner/applicant; Acheron Engineering Services, agent. Site Plan Amendment application seeking approval to add 71 new sites (40 RV sites and 31 Park Model RV sites) for a total of 300 sites on the property. The property is an existing 229 site Tent and Recreational Vehicle Park. The amendment also seeks approval of a RV storage area, playground areas, a basketball court, accessory buildings, dumpster relocation, and parking relocation. The property is located off of 266 Post Road and is within the General Business and Rural Districts. Tax Map 19, Lot 8. **Workshop compliance and draft Findings of Fact & Decisions**

### DOCUMENTS:

MOODY BEACH RV CAMP AMEND APP MEMO 05-03-18.PDF  
MOODY BEACH RV MGL DRAINAGE MEMO 05-02-18.PDF  
MOODY BEACH RV ART V (145-26) GEN BUS DIST CHECKLIST 02-08-18.PDF  
MOODY BEACH RV ART VI (145-35 TO 145-47) TOWN REGS 05-03-18.PDF  
MOODY BEACH RV ART VII (145-50) TENT REC VEHICLE PARK 05-03-18.PDF  
MOODY BEACH RV DRAFT COMPLETENESS 05-03-18.PDF  
MOODY BEACH RV DRAFT COMPLIANCE AND FOF 05-03-18.PDF  
2018-04-30 MOODY BEACH SITE PLAN AMENDMENT LOT.PDF  
MOODY BEACH, SET, F, 4-24-18.PDF

## XII. THE FOREST SUBDIVISION

Rosemary Riggieri, owner; Richard Moody & Sons Construction, applicant; Civil Consultants, surveyor. Final Subdivision Amendment Application to reduce the 100' setback from Bragdon Brook to 75' for lot 001-12. The parcel is located within the Forest Subdivision and is located within the Rural District. The parcel is identified as Tax Map 27, Lot 001-12. **Receive Subdivision Amendment Application, determine if a site walk is necessary, workshop draft completeness, determine if a public hearing is necessary**

### DOCUMENTS:

THE FOREST AMD FINAL MAJOR APP MEMO 05-04-18.PDF  
THE FOREST SUBDIVISION SUBDIVISION APPLICATION 04-25-18.PDF  
THE FOREST SUBDIVISION \_ LOT 12 HOA NOTICE 04-24-18.PDF  
LOT 12 MDEP APPROVAL JUNE 2012.PDF  
THE FOREST SUBDIVISION - LOT 12 DRAFT PLAN.PDF

**OTHER BUSINESS**

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

**DOCUMENTS:**

04-24-18 SRC AGENDA.DOCX

**ADJOURN**