



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, May 21, 2018, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. MAY 7, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 05-07-18.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Report results of the Site Walk**

DOCUMENTS:

[HIDDEN TREASURES MGL SITE WALK MEMO 05-15-18.PDF](#)
[HIDDEN TREASURES MGL DESIGN REVIEW MEMO 05-16-15.PDF](#)

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

DOCUMENTS:

[POST AND COLE AMEND APP MEMO 05-17-18.PDF](#)
[BASSROCKS LLC DRAFT FOF 05-16-18.PDF](#)
[20180517-BASSROCKS-SITEPLAN-AMENDMENT.PDF](#)
[20180516-BASSROCKS-ASBUILT-COVERAGE-WORKSHEET.PDF](#)

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

DOCUMENTS:

THE FOREST AMD FINAL MAJOR APP MEMO 05-16-18.PDF
THE FOREST AMD DRAFT FINAL COMPLETENESS 05-16-18.PDF
THE FOREST AMD DRAFT COMPLIANCE 05-16-18.PDF
20180517-LOT12-THE FOREST PLAN.PDF

IV. 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 peer review of Stephen Eaton Lane upgrades/sidewalk, workshop other plan review comments and information provided, continue workshop**

DOCUMENTS:

PB MEMO RE HARBORSIDE VILLAGE - TRAFFIC 05-18-18.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

05-15-18 SRC AGENDA.PDF

II. COMPREHENSIVE PLAN COPIES DISTRIBUTION AND BRIEFING ON PROCESS/TASKS

Link to full Comprehensive Plan Document
online: [HTTPS://WWW.FLIPSNACK.COM/SBELANGER/INVENTORY-TABLE-OF-CONTENTS.HTML](https://www.flipsnack.com/sbelanger/inventory-table-of-contents.html)

DOCUMENTS:

COMP PLAN MGL MEMO TO PB 05-18-18.PDF
FINAL WELLS COVER STRATEGIC PLAN 5-7-18.PDF
FINAL TABLE OF CONTENTS 5-7-18.PDF
FINAL INTRODUCTION 5-7-18.PDF
FINAL VISION STATEMENT 05-7-18.PDF
FINAL REGIONAL COOPERATION 05-7-18.PDF
FINAL BUILT HEALTH 5-7-18.PDF
FINAL ECONOMIC HEALTH 05-7-18.PDF
FINAL WELLNESS 05-7-18.PDF
FINAL ENVIRONMENTAL HEALTH 05-7-18.PDF
FINAL FUTURE LAND USE 5-7-18.PDF
FINAL MAPS 05-7-18.PDF
FINAL DEFINITIONS AND ACRONYMS 05-7-18.PDF

FINAL ALL POLICIES AND STRATEGIES 5-7-18.PDF
FINAL COMP PLAN INVENTORY SECTION 5-7-18.PDF

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