



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, June 4, 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 21, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 05-21-18.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. CLUFF BILLS LANE PIT

Wilbur C. Cluff, Jr. owner/applicant. Tom Harmon, PE of Civil Consultants, agent. Site Plan Application for a 17.85 acre Mineral Extraction (Gravel Pit) operation on a 31.75 acre parcel of land. The parcel is located off of Bills Lane and is within the Rural District. Tax Map 47, Lot 39. **Receive Site Plan Application and schedule a site walk**

DOCUMENTS:

[BILLS LANE PIT APP MEMO 05-31-18.PDF](#)
[BILLS LANE PIT ART V \(145-30\) RURAL DIST 05-31-18.PDF](#)
[BILLS LANE PIT ART VI \(145-35 TO 145-47\) TOWN REGS 05-31-18.PDF](#)
[BILLS LANE PIT ART VII \(145-53\) MINERAL EXTRACTION 05-31-18.PDF](#)
[BILLS LANE PIT DRAFT COMPLETENESS 05-31-18.PDF](#)
[BILLS LANE PIT SITE PLAN SUBMISSION 05-14-18.PDF](#)
[BILLS LANE PIT DRAFT SITE PLAN 05-14-18.PDF](#)

II. FIELDSTONE LANE SUBDIVISION

York Building and Design Center, Inc. Ken Wood PE of Attar Engineering, agent. Subdivision Pre-Application for a 51 dwelling unit Multifamily Development major subdivision consisting of 42 elderly-housing units (55 years and older) and 9 non-age restricted dwelling units. The parcel is 132.2 acres in area. The parcel is located within the Rural District, Resource Protection District and 250' Shoreland Overlay District. The parcel is located off of Fieldstone Lane. Tax Map 32, Lot 13. **Receive Subdivision Pre-Application and schedule a Site Walk**

DOCUMENTS:

[FIELDSIDE LANE SUB PRE-APP MEMO 05-31-18.PDF](#)
[FEILDSIDE LANE SUB ART V \(145-30\) RURAL DIST CHECKLIST 05-31-18.PDF](#)

FIELDSDIE LANE SUB ART VII (145-48) MULTIFAMILY DEVEL 05-31-18.PDF
FIELDSDIE LANE SUBDIVISION SKETCH PLAN 05-25-18.PDF
FIELDSDIE LANE PRE-APP SUBMISSION 05-22-18.PDF

III. 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. **Review Traffic Study, determine if peer review is needed, review other preliminary items**

DOCUMENTS:

HARBORSIDE VILLAGE PRELIM MAJOR APP MEMO 06-01-18.PDF
HARBORSIDE VILLAGE DRAFT PRELIM COMPLETENESS 02-23-18.PDF
HARBORSIDE VILLAGE MGL RESPONSE TO PEER REVIEW MEMO 05-17-18.PDF
HARBORSIDE VILLAGE PEER REVIEW 5-16-17.PDF
STEPHEN-EATON-SIDEWALK-H1 04-23-18.PDF
WELLSHARBORSIDETIS BY DIANE MORABITO 06-01-18.PDF
MBLAIR EMAIL FW TRAFFIC SAFETY PEER REVIEW HARBORSIDE VILLAGE 06-01-18.PDF

IV. GRANITE RIDGE SUBDIVISION

Pepin Wells, LLC and Stonewood Enterprises, LLC, owners/ applicants; Dana Libby, agent. Final 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. **Receive Final Subdivision Application, workshop completeness and determined a Final Public Hearing**

DOCUMENTS:

GRANITE RIDGE SUB FINAL MAJOR APP MEMO 06-01-18.PDF
GRANITE RIDGE SUB ART VII (145-49) RESIDENTIAL CLUSTER 05-30-18.PDF
GRANITE RIDGE DRAFT FINAL COMPLETENESS 05-30-18.PDF
GRANITE RIDGE DRAFT COMPLIANCE FOF 06-01-18.PDF
GRANITE RIDGE MGL DRAINAGE REVIEW 05-31-18.PDF
GRANITE RIDGE MGL HOA REVIEW 05-31-18.PDF
GRANITE RIDGE SUB FINAL APP SUBMISSION 05-22-18.PDF
GRANITE RIDGE SUB SHEET 1 06-01-18.PDF
GRANITE RIDGE RECLAMATION PLANS 2016.PDF
GRANITE RIDGE SUB FULL SET 040618.PDF
GRANITE RIDGE FIRE CHIEF CISTERN APPROVAL EMAIL 05-14-18.PDF
GRANITE RIDGE DRAFT FIRE CISTERN ACCESS EASEMENT 05-22-18.PDF
GRANITE RIDGE DRAFT OPEN SPACE EASEMENT DEED 05-22-18.PDF
GRANITE RIDGE HYDROGEOLOGICAL STUDY 05-22-18.PDF

GRANITE RIDGE COST ESTIMATE 05-15-18.PDF
GRANITE RIDGE RIGHT TITLE INTEREST FOR FINAL SUB
SUBMISSION.PDF
GRANITERIDGE1 MARKUP 060118.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:

PB MEMO RE BELLEVUE AMD 06-01-18.PDF
NICOLE EMAIL RE BELLEVUE 06-01-18.PDF

VI. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner; Brady Frick Associates, agent. Site Plan Amendment Application seeking approval for tree cutting within the 75' Shoreland Overlay zone of the property/ 25' wide Lodging Facility landscaped buffer area. No change in use proposed to the existing non-conforming/ grandfathered Lodging Facility. The parcel is located off of 1413 Post Road and is within the General Business and 250'/ 75' Shoreland Overlay Districts. Tax Map 129, Lot 31.

Consider granting a 60 day extension

DOCUMENTS:

PB MEMO RE SEAGULL AMD 05-30-18.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

05-30-18 SRC AGENDA.PDF

II. COPIES OF BACKGROUND INFORMATION AND FINAL DRAFT MAPS FOR THE COMPREHENSIVE PLAN UPDATE

ADJOURN