



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, June 15, 2020, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### **7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

#### **I. COVID19 MEETING PROCEDURES**

##### **DOCUMENTS:**

[PB PUBLIC NOTICE RE COVID MTG PROCEDURES.PDF](#)

### **MINUTES**

#### **I. MARCH 9, 2020 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 03-09-20.PDF](#)

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

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. FINCH LAND SUBDIVISION (FKA PATTERSON SUBDIVISION)**

Michael & Valerie Breen, owners; Patterson Companies, LLC applicant; Corner Post Land Surveying, surveyor. Subdivision Pre-Application for a 14 lot/dwelling unit subdivision on 40.49 acres of land located off of a 50' wide ROW off of 279 Butternut Trail. The property is located within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 37, Lot 39. **Schedule a Site Walk**

##### **DOCUMENTS:**

[PATTERSON COMPANIES PRE-APP MEMO 06-08-20.PDF](#)  
[PATTERSON COMPANIES PURCHASE AND SALE 11-18-19.PDF](#)  
[PATTERSON PRE-APP FORM SIGNED 11-21-19.PDF](#)  
[PATTERSON COMPANIES SKETCH PLANS.PDF](#)

#### **II. PARKER RIDGE SUBDIVISION**

Parker Ridge Development, LLC, owner/applicant; Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village Survey, surveyor. Subdivision Pre-Application to amend the Parker Ridge Subdivision by creating 10 new lots/dwelling units on the remaining land (Lot 4). The new lots/dwellings are to be residential cluster development lots and are to have street frontage off of a new private roadway. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6. **Schedule a Site Walk**

**DOCUMENTS:**

[PARKER RIDGE AMEND PRE-APP MEMO 06-08-20.PDF](#)  
[PARKER SKETCHPLAN.PDF](#)  
[PARKER RIDGE SUBDIVISION PRE-APP SUBMISSION 08-21-19.PDF](#)

**III. WELLS GRAVEL PIT SOLAR ARRAY**

Town of Wells, owner; Walden Solar Maine II, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a Public Utility Facility on 52 acres of land consisting of installing solar panels on concrete pads and inverters. The parcel is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. The parcel is located off of Crediford Road and is identified as Tax Map 49, Lots 1-EXE, 2-EXE, and 7- EXE. **Receive Site Plan Application and Schedule a Site Walk**

**DOCUMENTS:**

[WELLS GRAVEL PIT SOLAR APP MEMO 06-08-20.PDF](#)  
[WELLS GRAVEL PIT SOLAR SITE PLAN APP SUBMISSION.PDF](#)

**IV. WELLS PARKS & RECREATION PARKING LOT**

Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to add 62 parking spaces at the existing Municipal Facility/ Active Recreation use. The property is located off of 412 Branch Road and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 56, Lot 15-EXE. **Workshop Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[PARKS AND REC AMEND APP MEMO 06-08-20.PDF](#)  
[PARKSS AND REC AMEND DRAFT FOF 06-08-20.PDF](#)  
[WMRA AMENDMENT PUB 10JUN2020.PDF](#)

**V. GRAND TRAIL PLACE SUBDIVISION PHASE 3**

The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, engineer. Preliminary Subdivision Application to develop an additional 12 residential cluster lots/dwelling units off of Baker Road, alter Open Space and alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A. **Receive Preliminary Subdivision Application and workshop completeness**

**DOCUMENTS:**

[GRAND TRAIL PLACE II PRELIM MAJOR APP MEMO 06-12-20.PDF](#)  
[GRAND TRAIL PLACE III ART V \(145-30\) RURAL DIST 06-12-20.PDF](#)  
[GRAND TRAIL PLACE III ART VII \(145-49\) RESIDENTIAL CLUSTER 06-12-20.PDF](#)  
[GRAND TRAIL PLACE III DRAFT COMPLETENESS 06-12-20.PDF](#)  
[GRANDTRAIL2NDAMENDEDSDIVISION DOCS.PDF](#)  
[HOADOCS.PDF](#)  
[CHASE 1.PDF](#)  
[CHASE 2.PDF](#)  
[CHASE 3.PDF](#)

## VI. WOODLANDS SUBDIVISION

Gilcrest Development Inc, owner; Civil Consultants, applicant/ agent. Subdivision Amendment application to adjust the lot line of Map 25, Lot 11-D-1 and transfer 4,187 SF to the abutting property, Map 17, Lot 11-C. No changes to the number of lots or dwelling units proposed. No changes to any street ROWs proposed. The lots involved with this amendment are located within the Residential A, Rural, and 250' Shoreland Overlay Districts. The lots are located off of/ near 55 Hiltons Lane. Tax Map 25, Lot 11-D-1 **Receive Subdivision Amendment Application, determine if a Site Walk is needed; consider workshopping completeness; consider if a Public Hearing is needed; consider compliance and draft Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

THE WOODLANDS FINAL MAJOR APP MEMO 06-10-20.PDF  
THE WOODLAND DRAFT FINAL COMPLIANCE 06-10-20.PDF  
THE WOODLANDS FINAL COMPLETENESS DRAFT 06-10-20.PDF  
THE WOODLANDS ART V (145-21) RES A DIST CHECKLIST 06-10-20.PDF  
THE WOODLANDS ART V (145-30) RURAL DIST 06-10-20.PDF  
20200522-WOODLANDS-AMEND-SIGNED.PDF  
20200427-WOODLANDS-AMENDMENT-APPLICATION.PDF

## VII. BONNIEVILLE FARMERS MARKET

Bonnieville, LLC, owner; applicant. Attar Engineering, Inc. agent. Site Plan Amendment Application seeking approval to add up to 6,021 SF of Business Retail use within the existing parking lot for the seasonal Farmers Market and outdoor sales for Bo-Mar Hall Antiques and Collectibles. No changes proposed to the existing buildings or existing uses (14,158 SF Retail and 500 SF Office). The property is located off of 1622 Post Road and is within the General Business District. Tax Map 135, Lot 4. **Receive Site Plan Amendment Application and Schedule a Site Walk if necessary and review application completeness**

### DOCUMENTS:

BONNIEVILLE FARMERS MARKET AMD MEMO 06-12-20.PDF  
PQUATTROCHI EMAIL RE FARMERS MARKET 06-09-20.PDF  
BONNIEVILLE FARMERS MARKET ART V (145-26) GEN BUS DIST CHECKLIST 06-09-20.PDF  
BONNIEVILLE FARMERS MARKET ART VI (145-35 TO 145-47) TOWN REGS 06-09-20.PDF  
BONNIEVILLE FARMERS MARKET DRAFT COMPLETENESS REVIEW 06-09-20.PDF  
CPERRAULT EMAIL 03-12-20 RE FARMERS MARKET.PDF  
FARMERS MARKET SITE PLAN AMEND APPLICATION 04-22-20.PDF  
BONNIEVILLE\_BASE-SITE\_3-16-20.PDF

## VIII. VILLAGES AT HIGHPINE (FKA HIGHPINE VILLAGE)

Highpine Properties, LLC and Howard J. Hall; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc., agent. Final Subdivision Application for 119 dwelling units on approx. 555 acres of land. The subdivision to be a Multifamily Development with internal roadways and 458 acres of Open Space.

The development is located off of 2335 Sanford Road. The development is located within the Rural, Residential A and Residential Commercial Districts. Tax Map 60, Lot 18; Map 60, Lot 17-A **Project Updates and Workshop final completeness and compliance items**

**DOCUMENTS:**

VILLAGES AT HIGHPINE FINAL MEMO 06-11-20.PDF  
VILLAGES AT HIGHPINE DRAFT COMPLETENESS 06-12-20.PDF  
HPV 20200212.PDF  
ROAD NAME REQUESTS.PDF  
HIGHPIFINALAPP SUBMISSION 02-18-20.PDF  
VILLAGE AT HIGHPINE COMM IMPACT REVIEW MGL MEMO 06-11-20.PDF  
VILLAGE AT HIGHPINE COST REVIEW MGL MEMO 06-11-20.PDF  
VILLAGE AT HIGHPINE GEN REVIEW MGL MEMO 06-11-20.PDF  
VILLAGE AT HIGHPINE DOC REVIEW MGL MEMO 06-10-20.PDF  
VILLAGE AT HIGHPINE MGL DRAINAGE MEMO 04-23-20.PDF  
VILLAGES AT HIGHPINE SEPTIC DESIGN MEMO 04-08-20.PDF  
VILLAGE AT HIGHPINE DOC REVIEW MGL MEMO 04-15-20.PDF  
VILLAGES AT HIGHPINE WATER DESIGN MEMO 04-08-20.PDF  
HIGHPINE VILLAGE - DRAFT TRAFFICE MOVEMENT PERMIT 03-06-20.PDF

**IX. FAIRWAY VIEW VILLAGE SUBDIVISION**

York Building and Design Center, Inc. owner; Attar Engineering, agent. Final Subdivision to subdivide 123 acres into a 46 dwelling unit Multifamily Development Major Subdivision. The dwellings are proposed to be age-restricted (55 years or older). The parcel is located off of Fieldside Lane off of North Berwick Road. The parcel is located within the Rural District. Tax Map 32, Lot 13. **Project updates and Workshop Final Compliance Items**

**DOCUMENTS:**

FAIRWAY VIEW VILLAGE FINAL APP MEMO 06-12-20.PDF  
FAIRWAY VIEW VILLAGE COMM IMPACT MGL MEMO 04-08-20.PDF  
FAIRWAY VIEW VILLAGE COST EST MGL MEMO 04-06-20.PDF  
FAIRWAY VIEW VILLAGE DRAINAGE REVIEW MGL MEMO 04-03-20.PDF  
FAIRWAY VIEW VILLAGE SEPTIC REVIEW MGL MEMO 03-30-20.PDF  
FAIRWAY VIEW VILLAGE CONDO DOC REVIEW MGL MEMO 03-30-20.PDF  
MEMORANDUM TO M. LIVINGSTON RE FAIRWAY VIEW CONDOMINIUM - 061120.PDF  
FVV REVISED PLAN SET PUB 17APR2020.PDF  
MDOT - DRIVEWAY ENTRANCE PERMIT 201490529.PDF  
MDOT APPLICATION PACKAGE 20190529.PDF  
FVV ROADWAY IMPROVEMENTS PUB 16APR2020.PDF  
FVV SWA PEAK FLOWS 02APR2020.PDF  
FVV SWA HCAD REPORT.PDF  
FVV SWA BMP SIZING CALCS 02APR2020.PDF  
FVV SWA BMP SEPARATION SSHT 02APR2020.PDF  
FVV PLAN SET PUB2 14APR2020.PDF  
FVV PLAN SET PUB1 14APR2020.PDF

**OTHER BUSINESS**

**I. HOW TO CONDUCT SITE WALKS AND PUBLIC HEARINGS FOLLOWING SOCIAL DISTANCING REGULATIONS**

**DOCUMENTS:**

[PB MEMO RE CONDUCTING SITE WALKS AND PUBLIC HEARINGS 06-12-20.PDF](#)

**II. CEO/PLANNER SITE PLAN APPROVALS**

**DOCUMENTS:**

[ATLANTIC PINES ORAL SURGERY AMD FOF SIGNED 05-15-20.PDF](#)  
[CROSS OVER FITNESS FOF SIGNED 5-13-20.PDF](#)  
[2020 DISTILLERY SIGNED 4-27-20.PDF](#)  
[BONNIEVILLE FOF SIGNED 03-12-20.PDF](#)

**ADJOURN**