



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, June 17, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### CALL TO ORDER & DETERMINATION OF QUORUM

### MINUTES

#### I. MAY 20, 2019 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 05-20-19.PDF](#)

#### II. JUNE 3, 2019 DRAFT MEETING MINUTES

### PUBLIC HEARING(S)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. OCEAN VIEW CEMETERY

Ocean View Cemetery, Inc. owner/applicant; Post Road Surveying, agent. Site Plan Pre-Application to expand the existing cemetery and associated driveways onto the undeveloped land and construct a new entrance/exit onto Route One. The property is located within the General Business and 250' Shoreland Overlay District. Tax Map 129, Lot 27-EXE. **Report the results of the Site Walk**

##### DOCUMENTS:

[OCEAN VIEW CEMETERY MGL SITE WALK MEMO 06-12-19.PDF](#)

#### II. HIGHPINE VILLAGE

Highpine Properties, LLC and Dwight & Janet Weaver; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc, agent. Subdivision Pre-Application for 120 dwelling units on approx. 554 acres of land. The subdivision to be a Multifamily Development with internal roadways and 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 **Receive Subdivision Pre-Application and schedule a Site Walk (last site walk was over 6 months ago)**

##### DOCUMENTS:

[HIGHPINE VILLAGE SUB PRE-APP MEMO 06-11-19.PDF](#)

[HIGHPINE VILLAGE SUB PRE-APP SUBMISSION 06-03-19.PDF](#)

### III. CLARK FARM SUBDIVISION

Richard Moody & Sons Construction Co, Inc. owner; Kimball Survey & Design, Inc, applicant/ surveyor. Minor Subdivision to create 3 lots/dwelling units on 7.49 acres of land off of 81 Clark Road. The property is located within the Rural District and is identified as Tax Map 83, Lot 28. **Receive Minor Subdivision Application and Schedule a Site Walk**

#### DOCUMENTS:

CLARK FARM MINOR APP MEMO 06-12-19.PDF  
CLARK FARM COMMENT EMAIL MWALSH 06-13-19.PDF  
CLARK FARM MINOR SUB APP SUBMISSION 06-03-19.PDF  
CLARKFARM SUB PLAN.PDF

### IV. WEBBER RIDGE PHASE 2 SUBDIVISION

Great Lots of Maine, LLC, owner/applicant; DM Roma Consulting, agent. Final 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. **Receive Final Subdivision Application, determine compliance with Preliminary Conditions of Approval, consider final completeness workshop**

#### DOCUMENTS:

WEBBER RIDGE PHASE 2 FINAL MEMO 06-12-19.PDF  
WEBBER RIDGE PHASE 2 TEST PIT MEMO 06-12-19.PDF  
WEBBER RIDGE PHASE 2 DRAFT FINAL COMPLETENESS 06-12-19.PDF  
DESCRIPTION EASEMENT - DRAINAGE.PDF  
WEBBER RIDGE PHASE 2 SAMPLE DEED 06-14-19.PDF  
WEBBER RIDGE PHASE 2 FIRE POND EASEMENT DRAFT 06-14-19.PDF  
WEBBER RIDGE PHASE 2 IFW LETTER 05-16-19.PDF  
WEBBER RIDGE PHASE 2 MOYSE ENVIRONMENTAL 06-13-19.PDF  
WEBBER RIDGE PHASE 2 FINAL SUB APP SUBMISSION 06-04-19.PDF  
WEBBER RIDGE PHASE 2 REV PLAN 06-13-19.PDF

### V. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)

Springer, LLC, owner; Mike Burgess, applicant; BH2M, agent. Final 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. **Receive Final Subdivision Application, determine compliance with Preliminary Conditions of Approval, consider final completeness workshop**

#### DOCUMENTS:

HOBBS POND WOODS FINAL MEMO 06-12-19.PDF  
HOBBS POND WOODS FINAL COMPLETENESS DRAFT 06-12-19.PDF  
GIS HOBBS POND.PDF  
HOBBS POND WOODS FINAL SUB SUBMISSION 06-04-19.PDF

HOBBS POND WOODS SHEET 1 06-04-19.PDF  
HOBBS POND WOODS SHEET 2 06-04-19.PDF  
HOBBS POND WOODS SHEET 3 06-04-19.PDF  
HOBBS POND WOODS SHEET 4 06-04-19.PDF

## **VI. GRANITE RIDGE SUBDIVISION**

Angelo Sicari, owner/applicant; Corner Post Land Surveying Inc. surveyor. Final Subdivision Amendment Application to amend the septic system and well locations for Lot 5 and 6 within the Granite Ridge Subdivision. The parcels are located within the Rural District and are off of Granite Ridge Drive. Tax Map 37, Lots 41-5 and 41-6. **Receive Final Subdivision Amendment Application, determine a site walk, consider completeness, determine a public hearing, and workshop compliance/ Findings of Fact & Decisions**

### **DOCUMENTS:**

GRANITE RIDGE SUB AMEND FINAL MAJOR APP MEMO 06-12-19.PDF  
GRANITE RIDGE DRAFT FINAL COMPLETENESS 06-11-19.PDF  
GRANITE RIDGE DRAFT COMPLIANCE FOF 06-12-19.PDF  
2017077 GRANITE RIDGE R1 6-13-2019.PDF

## **OTHER BUSINESS**

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

#### **DOCUMENTS:**

06-11-19 SRC AGENDA.PDF

## **ADJOURN**