



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, June 18, 2018 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. JUNE 4, 2018 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 06-04-18.PDF](#)

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

#### **I. 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.

##### **DOCUMENTS:**

[PB MEMO RE GRANITE RIDGE FINAL PH 06-15-18.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. FIELDSIDE 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. **Report Results of Site Walk**

##### **DOCUMENTS:**

[PB MEMO RE FIELDSIDE LANE SUB 06-12-18.PDF](#)  
[FIELDSIDE LANE MGL SITE WALK MEMO 06-18-18.PDF](#)

#### **II. 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. **Report Results of Site Walk, Workshop Completeness, Determine possible Public Hearing**

**DOCUMENTS:**

BILLS LANE PIT APP MEMO 06-14-18.PDF  
BILLS LANE PIT SITE WALK MEMO 06-12-18.PDF  
BILLS LANE PIT CEO PARKING 06-15-18.PDF  
BILLS LANE PIT DRAFT COMPLETENESS 06-14-18.PDF  
BILLS LANE PIT ART VII (145-53) MINERAL EXTRACTION 05-31-18.PDF

**III. 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. **Workshop comments from the Public Hearing, Workshop Compliance and draft Final Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

GRANITE RIDGE SUB FINAL MAJOR APP MEMO 06-15-18.PDF  
GRANITE RIDGE DRAFT COMPLIANCE FOF 06-18-18.PDF  
GRANITE RIDGE COST ESTIMATE 06-11-18.PDF  
GRANITE RIDGE TOWN ATTY LETTER.PDF  
2017077 FINAL R-33 TO WELLS 6-15-18.PDF  
SAMPLE DEED -- LOT 41-10.PDF  
1-OPEN SPACE EASEMENT ACCESS OVER GRANITE DRIVE.PDF  
2-FIRE CISTERN EASEMENT.PDF  
3-DECLARATION OF COVENANTS.PDF  
BYLAWS 6-15-18.PDF  
6 - BASTON DEEDS (BOUNDARY ADJUST AND ROW FRONTAGE).PDF  
1-OPEN SPACE EASEMENT ACCESS OVER GRANITE DRIVE SIGNED 06-13-18.PDF  
GRANITE RIDGE WAIVER REQUEST MON 06-14-18.PDF

**IV. 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 06-12-18.PDF  
BELLEVUE CONDO DRAFT FOF 06-12-18.PDF  
BELLEVUEREVISED MAY 30 2018.PDF

**OTHER BUSINESS**

**I. STAFF REVIEW COMMITTEE AND CEO SITE PLAN APPROVALS**

**DOCUMENTS:**

[05-30-18 SRC AGENDA.PDF](#)

**II. PROVIDE THE PLANNING BOARD WITH ANY ADDITIONAL INFORMATION ON THE COMPREHENSIVE PLAN REVIEW PROCESS**

**ADJOURN**