



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, July 2, 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 18, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

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

PUBLIC HEARING(S)

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.

DOCUMENTS:

[PB MEMO RE BILLS LANE PIT PH 06-27-18.PDF](#)

II. FIRE DEPARTMENT SUBSTATION

Town of Wells, owner/applicant. Darrin Stairs of Stantec Consulting Services, Inc, agent. Site Plan Application for a 4,950 SF Fire Substation (Municipal Use) with associated parking, driveway access and utilities. The property is located off of Sanford Road and is within the Residential A District. Tax Map 55, Lot 13-EXE.

DOCUMENTS:

[PB MEMO RE FIRE SUBSTATION PH 06-27-18.PDF](#)
[FIRE SUBSTATION - PUBLIC SAFETY FACILITY L Davis COMMENT](#)
[EMAIL 09-11-17.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. POLISHED CONCRETE OF NEW ENGLAND

G&C Realty Trust; Dexcon LLC, owner; Polished Concrete, applicant; Civil Consultants, agent. Site Plan Application to construct a 6,848 SF building for Business Contractor and Warehousing use. The property is located off of North Berwick Road and is within the Light Industrial District. Tax Map 40, Lot 3-3.

Receive Site Plan Application and schedule a Site Walk

DOCUMENTS:

POLISHED CONCRETE SITE PLAN MEMO 06-26-18.PDF
POLISHED CONCRETE SITE PLAN APP SUBMISSION 06-08-18.PDF
POLISHED CONCRETE CC-AUTHOR-WELLSPROLETTER6.23.18.PDF
POLISHED CONCRETE DRAFT SITE PLAN 20180608.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. **Workshop public hearing comments and workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

BILLS LANE PIT APP MEMO 06-29-18.PDF
BILLS LANE PIT ART VII (145-53) MINERAL EXTRACTION 06-29-18.PDF
BILLS LANE PIT DRAFT COMPLETENESS 06-29-18.PDF
BILLS LANE PIT DRAFT COMPLIANCE AND FOF 06-29-18.PDF
BILLS LANE PIT REV SITE PLAN 06-28-18.PDF
BILLS LANE PIT CEO PARKING 06-15-18.PDF

III. FIRE DEPARTMENT SUBSTATION

Town of Wells, owner/applicant. Darrin Stairs of Stantec Consulting Services, Inc, agent. Site Plan Application for a 4,950 SF Fire Substation (Municipal Use) with associated parking, driveway access and utilities. The property is located off of Sanford Road and is within the Residential A District. Tax Map 55, Lot 13-EXE. **Workshop public comments and draft compliance items**

DOCUMENTS:

FIRE DEPARTMENT SUBSTATION APP MEMO 06-29-18.PDF
FIRE DEPT SUBSTATION DRAFT COMPLETENESS 6-27-18.PDF
FIRE SUBSTATION DRAFT COMPLIANCE FOF 06-27-18.PDF
MDOT FIRE SUBSTATION DRIVEWAY PERMITAGREEMENT.PDF
50470_SUBSTATION_SITE_COLOR 06-28-18.PDF
FIRE-SUBSTATION_COMBINED-PLANSET_20180612.PDF
SUB_LOR_2_SITE-PLAN_FIRE-SUBSTATION_20180613.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. **Review Traffic Peer Review results, Town Attorney opinion, Workshop any additional traffic requirements, workshop Preliminary Completeness items, continue the workshop**

DOCUMENTS:

V. MOODY BEACH RV PARK

MHC Moody Beach LLC, owner/applicant; Acheron Engineering Services, agent. Site Plan Amendment application seeking approval to add 71 new sites (40 RV sites and 31 Park Model RV sites) for a total of 300 sites on the property. The property is an existing 229 site Tent and Recreational Vehicle Park. The amendment also seeks approval of a RV storage area, playground areas, a basketball court, accessory buildings, dumpster relocation, and parking relocation. The property is located off of 266 Post Road and is within the General Business and Rural Districts. Tax Map 19, Lot 8. **Workshop compliance and draft Findings of Fact & Decisions or Consider an Extension**

DOCUMENTS:

PB MEMO RE MOODY BEACH RV EXTENSION 06-27-18.PDF
RE MOODY BEACH RV PARK STORMWATER STATUS EMAIL 06-27-18.PDF

VI. COMPREHENSIVE PLAN UPDATE

Review Strategic Summary sections I through VI

DOCUMENTS:

COMP PLAN PB MEMO 06-29-18.PDF
COMPREHENSIVE PLAN TIMELINE 2012 -2017.PDF
SUBMISSION TO BOARD OF SELECTMEN BY ED PARE-
20161201.PDF
COMPREHENSIVE PLAN ISSUES PREVIOUSLY DISCUSSED.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

06-26-18 SRC AGENDA.PDF

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