



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, July 6, 2020, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

PUBLIC HEARING(S)

I. PUBLIC HEARING PROCEDURES

DOCUMENTS:

[COVID 19 PUBLIC HEARING PROCEDURE.PDF](#)

II. VILLAGES AT HIGHPINE SUBDIVISION

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

DOCUMENTS:

[PB MEMO RE HIGHPINE VILLAGE FINAL PH 06-29-20.PDF](#)

III. BURNT MILL ESTATES SUBDIVISION AMENDMENT

Burnt Mill Holding Company, LLC and Chinburg Development, LLC, owners. Attar Engineering, applicant and agent. Final Subdivision Amendment Application seeking approval to amend the drainage system for lots 1-16 to 1-21; to change lots 1-1 to 1-10 and 1-12 to 1-21 from Duplex (DP) lots to Single Family (SF) lots; and to change lots 1-23 to 1-25 and 1-78 to 1-90 from Single Family (SF) lots to Duplex (DP) lots. The Subdivision to remain as previously approved with 174 dwelling units. The Subdivision is located off of Hobbs Farm Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62-A, Lots 1-1 to 1-10, Lots 1-12 to 1-21, Lots 1-23 to 1-25 and Lots 1-78 to 1-90.

DOCUMENTS:

MINUTES

I. JUNE 15, 2020 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 06-15-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. STORER'S PASTURE SUBDIVISION AMENDMENT

Francis & Lois Hutch, Paula Emino Power of Attorney, owner; Kimball Survey & Design Inc. agent/ surveyor. Minor Subdivision Amendment Application seeking approval to subdivide Lot 2 into two parcels; one lot to be 2.5 acres and the other to be 3.4 acres. The parcel is located off of Meetinghouse Road and is within the Rural District. Tax Map 62, Lot 1-2. **Receive Minor Subdivision Amendment Application and consider scheduling a Site Walk**

DOCUMENTS:

[STORERS PASTURE SUB AMEND MINOR APP MEMO 06-22-20.PDF](#)
[STORERS PASTURE MINOR SUB AMEND SUBMISSION.PDF](#)
[LOT 2 STORERS PASTURE SUBDIVISION AMENDMENT.PDF](#)

II. REEVES HASTY SUBDIVISION

Beverly Hasty, Linwood P. Reeves, and Billy C. Reeves, owners/ applicants. Great Hill Survey Co, surveyor. Subdivision Pre-Application to subdivide the existing 7.6 acre parcel. The existing dwelling to remain on a 3 acre +/- parcel and two 2.30 acre parcels are proposed off of Allen Road. The parcel is located off of 2611 Tatic Road/ Allen Road and is within the Rural District. Tax Map 8, Lot 2. **Receive Subdivision Pre-Application and consider scheduling a Site Walk**

DOCUMENTS:

[REEVES HASTY SUBDIVISION PRE-APP MEMO 06-22-20.PDF](#)
[REEVES PRE-APP PLAN.PDF](#)
[GIS TOPO PLOT.PDF](#)
[USGS PLOT.PDF](#)
[GIS AERIAL PLOT.PDF](#)
[LOCUS GIS.PDF](#)
[REEVES PLAN.PDF](#)
[DEED.PDF](#)
[TEST PIT INFO.PDF](#)
[PRE APPLICATION SUBMITTAL.PDF](#)

III. LITTLEFIELD SOLAR

Town of Wells, owner; Littlefield Solar, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Pre-Application for a Public Utility Facility on 19.7 acres of land consisting of installing solar panels on concrete pads and inverters. Access roads, equipment and tree clearing also proposed. The parcels are located off of 515, 529 and 573 Littlefield Road (form Abenaki Trail). The parcels are located within the Residential A, 75' Shoreland Overlay and Rural Districts. Tax Map 34, Lots 6, 6-A, 6-A-1, 6-B, 7, 6-4, 6-5, 6-6, 6-7, 6-9 and 6-10 (EXE). **Receive Site Plan Pre-Application and Schedule a Site Walk**

DOCUMENTS:

LITTLEFIELD SOLAR PRE- APP MEMO 06-22-20.PDF
WALDEN-LITTLEFIELD-WELLS-PRE-APP060120.PDF
EMAIL K LEVESQUE FW DENIAL OF THE LITTLEFIELD SOLAR FARM
APPLICATION 06-28-20.TXT

IV. WELLS GRAVEL PIT SOLAR

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. **Report Site Walk Results and Workshop Completeness**

DOCUMENTS:

WELLS GRAVEL PIT SOLAR APP MEMO 06-29-20.PDF
WALDEN MGL SITE WALK RESULT MEMO 06-25-20.PDF
WELLS GRAVEL PIT SOLAR ART V (145-30) RURAL DIST 06-29-20.PDF
WELLS GRAVEL PIT SOLAR ART V (145-32) RESOURCE PRO DIST 06-29-20.PDF
WELLS GRAVEL PIT SOLAR ART V (145-33) SHORELAND OVERLAY DIST 06-29-20.PDF
WELLS GRAVEL PIT SOLAR ART VI (145-35 TO 145-47) TOWN REGS 06-29-20.PDF
WELLS GRAVEL PIT SOLAR DRAFT COMPLETENESS 06-29-20.PDF
WELLS GRAVEL PIT SOLAR SITE PLAN APP SUBMISSION.PDF

V. FINCH LANDING 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. **Report Site Walk Results**

VI. 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. **Report Site Walk Results**

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. **Report Site Walk Results and review application completeness**

DOCUMENTS:

VIII. OCEAN VIEW CEMETERY

Ocean View Cemetery, Inc. owner/applicant; Attar Engineering Inc, agent. Site Plan 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. **Receive Site Plan Application, Determine if another Site Walk is needed, and Workshop Completeness**

DOCUMENTS:

OCEAN VIEW CEMETERY SITE PLAN APP MEMO 06-29-20.PDF
OCEAN VIEW CEMETERY ART V (145-26) GEN BUS DIST CHECKLIST
06-26-20.PDF
OCEAN VIEW CEMETERY ART VI (145-35 TO 145-47) TOWN REGS 06-
26-20.PDF
OCEAN VIEW CEMETERY DRAFT COMPLETENESS 06-26-20.PDF
OCEAN VIEW CEMETERY APPLICATION.PDF
OVC SWA SHEETS 23JUN2020.PDF
OVC PLAN SET PUB 23JUN2020.PDF

IX. VILLAGES AT HIGHPINE SUBDIVISION

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 **Workshop Public Hearing Comments and draft compliance**

DOCUMENTS:

VILLAGES AT HIGHPINE FINAL MEMO 06-29-20.PDF
VILLAGES AT HIGHPINE SRC MEMO 06-26-20.PDF
HIGHPINE VILLAGE ART VII (145-48) MULTIFAMILY DEVEL 06-29-
19.PDF
GROUNDWATER IMPACT STUDY 9-9-19 VILLAGE AT HIGHPINE.PDF
HPV 20200212.PDF

X. 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. **Workshop Final Compliance/ Final Findings of Fact & Decisions**

DOCUMENTS:

FAIRWAY VIEW VILLAGE FINAL APP MEMO 07-2-20.PDF
FAIRWAY VIEW VILLAGE PLAN NOTES 06-26-20.PDF
FAIRWAY VIEW VILLAGE PLAN NOTE 27 GUARANTEES AND
PHASING 06-26-20.PDF
FAIRWAY VIEW VILLAGE COST EST MGL MEMO 07-02-20.PDF
FVV ROAD IMPROVEMENTS PUB 26JUN2020.PDF

XI. BURNT MILL ESTATES SUBDIVISION

Burnt Mill Holding Company, LLC and Chinburg Development, LLC, owners. Attar Engineering, applicant and agent. Final Subdivision Amendment Application seeking approval to amend the drainage system for lots 1-16 to 1-21; to change lots 1-1 to 1-10 and 1-12 to 1-21 from Duplex (DP) lots to Single Family (SF) lots; and to change lots 1-23 to 1-25 and 1-78 to 1-90 from Single Family (SF) lots to Duplex (DP) lots. The Subdivision to remain as previously approved with 174 dwelling units. The Subdivision is located off of Hobbs Farm Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62-A, Lots 1-1 to 1-10, Lots 1-12 to 1-21, Lots 1-23 to 1-25 and Lots 1-78 to 1-90. **Workshop Public Hearing Comments and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

BURNT MILL AMEND MEMO 06-29-20.PDF
BURNT MILL AMD ART V (145-30) RURAL DIST 06-28-20.PDF
BURNT MILL AMEND ART VII (145-49) RESIDENTIAL CLUSTER 06-28-20.PDF
BURNT MILL AMEND COMPLETENESS DRAFT 06-28-20.PDF
BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 06-28-20.PDF
2020-05-04 - LITTLE MEADOW COURT GRADING AND DETAILS.PDF
2020-03-12 - SUBDIVISION PLAN UPDATES (S1 - S10).PDF
2020-05-05 - BURNT MILL ESTATES - LITTLE MEADOW COURT MDEP AMENDMENT - SIGNED.PDF

XII. CURTIS FARM SUBDIVISION

Landings Development, LLC owner; South Ash Development, LLC, applicant. Attar Engineering, Inc. agent. Final Subdivision Application for a 9 lot/dwelling unit Residential Cluster Major Subdivision located off of Loop Road. The property is located within the Rural District, Resource Protection District and 250' Shoreland Overlay District. Tax Map 25, Lot 11 **Receive Final Subdivision Application and Workshop compliance with Preliminary Conditions of Approval**

DOCUMENTS:

CURTIS FARM SUB FINAL APP MEMO 06-28-20.PDF
CURTIS FARM DRAFT FINAL COMPLETENESS 06-28-20.PDF
CURTIS FARM SDV ALT 19MAY2020.PDF
CURTIS FARM FINAL APPLICATION.PDF
CURTIS FARM SWA SHEETS 23JUN2020.PDF
CURTIS FARM PLAN SET 23JUN2020.PDF
CURTIS FARM NRPA UPDATED 12MAY2020.PDF

OTHER BUSINESS

I. CEO/ PLANNER SITE PLAN APPROVALS

II. STAFF REVIEW COMMITTEE AGENDA

DOCUMENTS:

06-23-20 SRC AGENDA.PDF

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