



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, July 16, 2018, 7:00 P.M.

Wells Town Hall

208 Sanford Road

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

I. JULY 2, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 07-02-18.PDF](#)

PUBLIC HEARING(S)

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.
Report results of the Site Walk, workshop completeness, and determine public hearing

DOCUMENTS:

[POLISHED CONCRETE SITE PLAN MEMO 07-13-18.PDF](#)
[POLISHED CONCRETE MGL SITE WALK MEMO 07-11-18.PDF](#)
[POLISHED CONCRETE ART V \(145-28\) LI DIST CHECKLIST 07-13-18.PDF](#)
[POLISHED CONCRETE ART VI \(145-35 TO 145-47\) TOWN REGS 07-13-18.PDF](#)
[POLISHED CONCRETE DRAFT COMPLETENESS 07-13-18.PDF](#)
[20180713-1815000-SITEPLAN-L1-L2.PDF](#)
[20180713-1815000-LITTLEFIELD-DRAINAGE-REPORT-ROUTE-9.PDF](#)
[PERMIT26072.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.

Workshop compliance and Findings of Fact & Decisions for possible approval

DOCUMENTS:

FIRE DEPARTMENT SUBSTATION APP MEMO 07-12-18.PDF
FIRE DEPT SUBSTATION DRAFT COMPLETENESS 07-12-18.PDF
FIRE SUBSTATION DRAFT COMPLIANCE FOF 07-12-18.PDF
FIRE SUBSTATION RENDERING 07-05-18.PDF
FIRE SUBSTATION WARNING SIGNAGE 07-05-18.PDF
S1AB SITE_INVUE-EMM.PDF
50470_SUB_COMPILED_SET.PDF
HIGHWAY ENTRANCE PERMIT WAIVER 06-15-18.PDF

III. 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:

HARBORSIDE VILLAGE LEGAL OPINION MEMO 7-12-18.PDF
HARBORSIDE VILLAGE TRAFFIC MEMO 07-12-18.PDF
WELLSHARBORSIDETIS BY DIANE MORABITO 06-01-18.PDF
HARBORSIDE VILLAGE GP PEER REVIEW 6-26-18.PDF
HARBORSIDE VILLAGE ABUTTER SUMMARY MEMO 07-12-18.PDF
MBLAIR EMAIL FW TRAFFIC SAFETYPEER REVIEWHARBORSIDE VILLAGE 06-01-18.PDF
HARBORSIDE VILLAGE ZINETTI PHOTOS 10_JUNE-2018 (2).PDF
STEPHEN EATON LANE ZINETTI EMAIL 06-18-18.PDF
PLANNING BOARD LETTER ROSE.PDF
STEPHEN EATON LANE EMAIL KZINETTI 06-27-18.PDF
KZINETTI EMAIL RE BOURASSA LANE SUBDIVISION 07-09-18.PDF
JEB ZUBETTE PHOTOS FROM 07_JULY_2018 RE HARBORSIDE VILLAGE SUB.PDF
GTRIFARO EMAIL FW 2ND PEER REVIEW OF HARBORSIDE VILLAGE TRAFFIC STUDY 07-09-18.PDF
GTRIFARO EMAIL FW ATTORNEYS OPINION OF JULY 92018 07-09-18.PDF
KZINETTI EMAIL FWD OPINION LETTER 07-11-18.PDF
MMALDONIS EMAIL FW HARBORSIDE VILLAGE SUBDIVISION 07-12-18.PDF
HARBORSIDE DEVELOPEMENT EMAIL MMARTINEAU 07-13-18.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

07-10-18 SRC AGENDA.PDF

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