



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, August 3, 2020, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JULY 20, 2020 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 07-20-20.PDF](#)

PUBLIC HEARING(S)

I. STORER'S PASTURE SUBDIVISION

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.

DOCUMENTS:

[PB MEMO RE STORERS PASTURE PH 07-31-20.PDF](#)

II. FINCH LANDING SUBDIVISION

Patterson Companies, LLC owner/applicant; Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a 13 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.

DOCUMENTS:

[PB MEMO RE FINCH LANDING PH 07-31-20.PDF](#)
[STCHARLES EMAIL RE PATTERSON COMPANIES SUBDIVISION 12-01-19.PDF](#)
[EMAIL GPHILLIPS RE FINCH LANDING 07-25-20.PDF](#)

III. TOPSAIL WAY SUBDIVISION

Joseph Moody, owner; Luxe Enterprises, LLC, c/o Zach Pappas, applicant; Sebago Technics, agent. Minor Subdivision Application for 4 single family dwelling units on one 2.04 acre parcel to be developed as a Multifamily Development. The property is located within the General Business and Residential A Districts. Tax Map 43, Lot 10.

DOCUMENTS:

[PB MEMO RE TOPSAIL WAY PH 07-31-20.PDF](#)
[LETTER TO WELLS PLANNING BOARD 07-29-20 EPERUCICH.PDF](#)

IV. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO PERMIT ACCESSORY DWELLING UNITS IN ALL DISTRICTS.

DOCUMENTS:

[PB MEMO RE ACCESSORY DWELLING UNITS PH 07-31-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 1086 NORTH BERWICK ROAD SUBDIVISION

Barry Philip Toth & Ina-Beate Lyschik Toth, owners; Home Innovations c/o Jason Labonte, applicant; Sebago Technics, Inc. engineer. Subdivision Pre-Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24, Lot 4. **Receive Subdivision Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[1086 N BERWICK RD SUB PRE-APP MEMO 07-28-20.PDF](#)
[1086 N BERWICK RD SUB SUBMISSION 07-21-20.PDF](#)
[20267 PHASE 1 - OUT PARCEL PLAN.PDF](#)
[20267 PHASE 2 - SUBDIVISION SKETCH PLAN.PDF](#)

II. 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). **Report Site Walk Results**

DOCUMENTS:

[LITTLEFIELD SOLAR MGL SITE WALK MEMO 07-24-20.PDF](#)
[KLEVESQUE EMAIL FW DENIAL OF THE LITTLEFIELD SOLAR FARM APPLICATION 06-28-20.PDF](#)
[WPERKIJS EMAIL RE SOLAR FARM APP 07-04-20.PDF](#)
[KDRUAN EMAIL SOLAR FARM IN WELLS- LITTLEFIELD RD LOCATION 07-30-20.PDF](#)

III. BONNIEVILLE FARMER'S 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 draft compliance**

DOCUMENTS:

BONNIEVILLE FARMERS MARKET AMD MEMO 07-31-20.PDF
BONNIEVILLE FARMER MARKET JULY 29 2020 SITE WALK
NOTES.PDF
FLEA MARKET PHOTO FROM BHEPTIG.JPG
BO-MAR ANTIQUES LETTER JULY 2020 CHAMBER.PDF
BONNIEVILLE FARMERS MARKET LETTER JHILL.PDF
JHILL PHOTO 1 OF FLEA MARKET.JPG
JHILL PHOTO 2 OF FLEA MARKET.JPG

IV. CONGDON'S DONUTS

MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land Development Consultants, agent. Site Plan Amendment Application seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off of the existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6. **Report Site Walk Results, workshop completeness and determine a public hearing if appropriate**

DOCUMENTS:

CONGDONS DONUTS AMD MEMO 07-31-20.PDF
CONGDONS JULY 29 2020 SITE WALK NOTES.PDF
CONGDONS DONUTS ART V (145-21) RES A DIST 07-27-20.PDF
CONGDONS DONUTS ART V (145-26) GEN BUS 07-27-20.PDF
CONGDONS DONUTS ART VI (145-35 TO 145-47) TOWN REGS 07-27-
20.PDF
CONGDONS DONUTS DRAFT COMPLETENESS 07-28-20 REV.PDF
20-023 TOWN APPLICATION.PDF

V. STORER'S PASTURE SUBDIVISION

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. **Workshop public comments and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

STORERS PASTURE SUB AMEND MINOR APP MEMO 07-31-20.PDF
STORERS PASTURE DRAFT COMPLIANCE FOF 07-30-20.PDF
STORERS PASTURE AMD COMPLETENESS 07-30-20.PDF
CONSERVATIONEASEMENT.PDF
LOT1DEED.PDF
LOT 2 STORERS PASTURE SUBDIVISION AMENDMENT 7-28-20.PDF

VI. FINCH LANDING SUBDIVISION

Patterson Companies, LLC owner/applicant; Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a 13 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. **Workshop public comments and draft Preliminary Findings of Fact & Decisions for possible preliminary approval**

DOCUMENTS:

[FINCH LANDING PRELIM MAJOR APP MEMO 07-31-20.PDF](#)
[FINCH LANDING PRELIM FOF DRAFT 07-31-20.PDF](#)
[FINCH LANDING ART VII \(145-49\) RESIDENTIAL CLUSTER 07-31-20.PDF](#)
[2019118 S1 7-19-2020.PDF](#)
[2019118 S2 7-27-2020 R-1.PDF](#)
[2019118 B1 7-19-2020.PDF](#)

VII. TOPSAIL WAY SUBDIVISION

Joseph Moody, owner; Luxe Enterprises, LLC, c/o Zach Pappas, applicant; Sebago Technics, agent. Minor Subdivision Application for 4 single family dwelling units on one 2.04 acre parcel to be developed as a Multifamily Development. The property is located within the General Business and Residential A Districts. Tax Map 43, Lot 10. **Workshop public comments and draft compliance/Findings of Fact & Decisions**

DOCUMENTS:

[TOPSAIL WAY SUB MINOR APP MEMO 07-31-20.PDF](#)
[TOPSAIL DRAINAGE REVIEW MGL MEMO 07-31-20.PDF](#)
[TOPSAIL CONDO DOC REVIEW MGL MEMO 07-31-20.PDF](#)
[TOPSAIL WAY SUB ART VII \(145-48\) MULTIFAMILY DEVEL 07-31-20.PDF](#)
[TOPSAIL WAY MINOR COMPLETENESS 07-14-20.PDF](#)
[TOPSAIL WAY DRAFT COMPLIANCE FOF 07-31-20.PDF](#)
[19547.RESPONSE LETTER.2020.07.24.PDF](#)
[19547.PLAN SET.2020.07.24.PDF](#)
[LETTER TO WELLS PLANNING BOARD 07-29-20 EPERUCICH.PDF](#)

VIII. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO PERMIT ACCESSORY DWELLING UNITS IN ALL DISTRICTS.

Workshop public comments and provided comments/ recommendations for the Board of Selectmen

DOCUMENTS:

[MEMO P BRD-BOS 7-30-20.PDF](#)

OTHER BUSINESS

I. CHAPTER 145 (LAND USE) AMENDMENT TO TEMPORARILY EXTEND THE SEASONS FOR COTTAGES AND RV PARKS

DOCUMENTS:

MGL P BRD SEASON ORD MEMO 07-31-20.PDF
07-22-20 DRAFT AMENDMENTS TO CHAPTER 145 TO EXTEND TIME
LIMITS ON SEASONAL FACILITIES.PDF
07-09-20 DRAFT AMENDMENTS TO CHAPTER 145 TO EXTEND TIME
LIMITS ON LODGING FACILITIES.PDF

II. GRAND TRAIL PLACE III - EXTENSION REQUEST

DOCUMENTS:

GRAND TRAIL III EXTENSION REQUEST 07-28-20.PDF

III. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

07-28-20 SRC AGENDA.PDF

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