



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, August 5, 2019, 7:00 P.M.

Wells Town Hall

208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JULY 15, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 07-15-19.PDF](#)

PUBLIC HEARING(S)

I. YORK COUNTY PEDIATRIC DENTISTRY

Creisher Propertis, LLC, owner/applicant. Site Plan Application for a 5,673 SF Business Office and Personal Service Business use. 1 Dwelling unit exists and is to remain. Construct associated parking areas for the use. The property is located off of 1750 Post Road and is within the General Business District. Tax Map 139, Lot 13.

DOCUMENTS:

[PB MEMO RE YORK COUNTY PEDIATRIC DENTISTRY PH 07-30-19.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. HIGHPINE VILLAGE

Highpine Properties, LLC and Dwight & Janet Weaver; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc, agent. Subdivision Pre-Application for 120 dwelling units on approx. 554 acres of land. The subdivision to be a Multifamily Development with internal roadways and 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 **Reschedule Site Walk**

DOCUMENTS:

II. YORK COUNTY PEDIATRIC DENTISTRY

Creisher Propertis, LLC, owner/applicant. Site Plan Application for a 5,673 SF Business Office and Personal Service Business use. 1 Dwelling unit exists and is to remain. Construct associated parking areas for the use. The property is located off of 1750 Post Road and is within the General Business District. Tax Map 139, Lot 13. **Workshop comments from the public hearing, workshop compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

YORK COUNTY PEDIATRIC DENTISTRY MEMO 07-31-19.PDF
YCPD DRAFT COMPLETENESS 07-31-19.PDF
YORK COUNTY PEDIATRIC DENTISTRY DRAFT FOF 07-31-19.PDF
YCPD MGL DRAINAGE MEMO 07-31-19.PDF
YCD_PRELIM_ELEVATION 061319.PDF
2019-7-1 SITE PLAN APPLICATION BOOKLET.PDF
19079 FULL SET.PDF
YCPD WSD LETTER 07-05-19.PDF
WSD-SCRF-1750POSTRDLTR.PDF

III. PUBLIC SAFETY PARKING LOT

Town of Wells, owner/applicant. Site Plan Application for a Municipal Facility parking lot to be constructed on vacant land located off of Main Street. The parcel is located within the Residential A District. Tax Map 135, Lot 42-EXE. **Report results of Site Walk, Workshop Completeness, Determine a Public Hearing**

DOCUMENTS:

PUBLIC SAFETY PARKING LOT MEMO 07-31-19.PDF
WELLS PUBLIC SAFETY PARKING MGL DRAINAGE MEMO 08-01-19.PDF
PUBLIC SAFETY PARKING LOT ART VI (145-35 TO 145-47) TOWN REGS 07-31-19.PDF
PUBLIC SAFETY PARKING LOT COMPLETENESS 07-31-19.PDF
072019 WELLS PUBLIC SAFETY FACILITY OFFSITE PARKING LOT SITE VISIT.PDF
LOR_1_LIVINGSTON_20190726.PDF
C-1.0 REV 7-26-19.PDF
C-1.1 REV 7-26-19.PDF
C-3.0 REV 7-26-19.PDF
C-4.0 REV 7-26-19.PDF
C-5.0 REV 7-26-19.PDF
C-5.1 REV 7-26-19.PDF
C-5.2 REV 7-26-19.PDF
C-5.3 REV 7-26-19.PDF

IV. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)

Springer, LLC, owner; Mike Burgess, applicant; BH2M, agent. Final Subdivision Application to subdivide 26.8 acres into 9 lots/dwelling units as a Residential Cluster development with a private 50' wide ROW and Open Space. The parcel is located off of 241 Meetinghouse Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A. **Workshop Final**

Compliance/ Findings of Fact & Decisions for possible approval

DOCUMENTS:

HOBBS POND WOODS FINAL MEMO 07-31-19.PDF
HOBBS POND WOODS COMPLIANCE FOF 07-31-19.PDF
HOBBS POND WOODSHOA MGL MEMO 07-31-19.PDF
MGL MEMO STORMWATER 07-31-19.PDF
COVER LETTER 7-22-19.PDF
DRAFT DEED199.PDF
HOBBS POND WOODS - HOA DECLARATION.PDF
SHEET 1 7-22-19.PDF
SHEET 2 7-22-19.PDF
SHEET 3 7-22-19.PDF
SHEET 4 7-22-19.PDF
SHEET 5 7-22-19.PDF
HOBBS POND WOODS COST ESTIMATE 07-30-19.PDF

V. SUMMERSCAPE COTTAGES

Summerscape Cottages Condominium Association, owners/applicant; Joseph Carleton, agent. Site Plan Amendment Application to amend plan note 20 to allow different office management hours. The property is a non-conforming Seasonal Cottage Complex Lodging Facility consisting of 70 units and accessory buildings. No change in use is proposed. The property is located off of 91 College Drive and is within the Rural District. Tax map 43, Lot 4. **Workshop draft completeness and compliance/ Findings of Fact & Decisions**

DOCUMENTS:

SUMMERSCAPE AMD 5 APP MEMO 08-02-19.PDF
SUMMERSCAPE CEO LODGING OFFICE HOURS MEMO 08-02-19.PDF
SUMMERSCAPE AMD 5 DRAFT COMPLETENESS 08-02-19.PDF
EMAIL TO CEO FROM JCARELTON FW SUMMERSCAPE07-17-19.TXT
PROPOSED NOTE 20 REVISED 0710 AND 0716 FROM
JCARELTON.DOCX
OFFICE GUIDE 2019- 7 15 19 FINAL.PDF
SEASON REGISTRATION-7 15 19 FINAL.PDF

VI. FAIRWAY VILLAGE SUBDIVISION (FKA FIELDSDIE LANE SUBDIVISION)

York Building and Design Center, Inc. owner; Attar Engineering, agent. Preliminary Subdivision to subdivide 132 acres into a 53 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 legal opinions**

DOCUMENTS:

FAIRWAY VILLAGE DRAFT PLAN 02-26-19.PDF
FAIRWAY VILLAGE BALLOU LETTER JUNE 6 2019.PDF
BERGEN PARKINSON OPINION 06-26-19.PDF
BALLOU LETTER TO LIVINGSTON 7.24.19.PDF
202-12.G STREETS.PDF
FIELDSDIE LN MGL MEMO 07-31-19.PDF

VII. A-1 ENVIRO SERVICE

Nathan Gay, condo owner/ applicant; Corner Post Land Surveying, Inc., surveyor. Site Plan Amendment Application to increase the floor area of Condo Unit B from 11,704 SF to 14,000 SF. Use of Unit B to remain Business Contractor. The property is located off of 777 Sanford Road and is within the Light Industrial District. Tax Map 49, Lot 69. **Receive Site Plan Amendment Application, determine if a site walk is necessary, workshop completeness, consider scheduling a public hearing**

DOCUMENTS:

A-1 ENVIRO SERVICE AMEND APP MEMO 08-01-19.PDF
A-1 ENVIRO SERV ART V (145-28) LI DIST 08-01-19.PDF
A-1 ENVIRO SERVICE ART VI (145-35 TO 145-47) TOWN REGS 08-01-19.PDF
A-1 ENVIRO SERVICE AMD DRAFT COMPLETENESS 08-01-19.PDF
WARRANTY DEED MILLIARD TO GAY BK17694 PG888.PDF
777 SANFORD ROAD BUSINESS PARK CONDO DEC.PDF
A-1 ENVIRO SERVICE SITE PLAN AMEND APP 07-12-19.PDF
A-1 ENVIRO SERVICE - SITE PLAN DRAFT.PDF
MILLIARD SIGNED PLAN 07-24-2017.PDF

VIII. GETCHELL HILL SUBDIVISION

Clayton Abbott, owner; Attar Engineering, agent. Final Subdivision Application to subdivide 50 acres of land into an 18 lot Residential Cluster Major Subdivision with private 50' wide ROWs and Open Space. The parcel is located off of North Berwick Road and is within the Rural District. Tax Map 32, Lot 5-A. **Receive Final Subdivision Application, Workshop Completeness and determine a Final Public Hearing**

DOCUMENTS:

GETCHELL HILL FINAL MEMO 08-02-19.PDF
GETCHELL HILL FINAL SUB APP SUBMISSION 07-22-19.PDF
GETCHELL HILL FINAL PLAN DRAFT 07-22-19.PDF
GETCHELL HILL MDOT ENTRANCE PERMIT 08-13-18.PDF

OTHER BUSINESS

I. CEO & STAFF REVIEW COMMITTEE SITE PLAN APPROVALS

DOCUMENTS:

07-23-19 SRC AGENDA.PDF

II. REVIEW INFORMATION ON PROPOSED ZONING CHANGES

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