



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, August 6, 2018, 7:00 P.M.

Wells Town Hall

208 Sanford Road

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

I. JULY 16, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 07-16-18.PDF](#)

PUBLIC HEARING(S)

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.

DOCUMENTS:

[PB MEMO RE POLISHED CONCRETE 07-31-18.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. ONE HOME BUILDERS LOOP ROAD SUBDIVISION

One Home Builders, LLC/ Frank Catapano, applicant; 1662 Post Road, A-5, owner; Attar Engineering, Inc. agent. Subdivision Pre-Application for an 8 lot/dwelling unit residential cluster major subdivision on 12 acres of land with a private roadway and Open Space. The development is to be located off of Loop Road. The property is within the Residential A, Rural, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 25, Lot 11. **Receive Subdivision Pre-Application and schedule a site walk**

DOCUMENTS:

[ONE HOME BUILDERS LOOP ROAD SUBDIVISION PRE-APP MEMO
07-31-18.PDF](#)

[ONE HOME BUILDERS LOOP ROAD SUB PRE-APP SUBMISSION 07-
24-18.PDF](#)

II. 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.

Workshop public comments and compliance/ draft Findings of Fact & Decisions for possible approval

DOCUMENTS:

POLISHED CONCRETE SITE PLAN MEMO 08-03-18.PDF
POLISHED CONCRETE DRAFT COMPLETENESS 08-03-18.PDF
POLISHED CONCRETE DRAFT COMPLIANCE FOF 08-03-18.PDF
20180803-1815000-SITE-PLAN L1-L2.PDF
20180802-1815000-LITTLEFIELD-DRAINAGE-REPORT-ROUTE-9-REV-1.PDF

III. WELLS STORAGE SOLUTIONS ANNEX

Arenhall Corporation, owner/applicant; Attar Engineering, Inc. agent. Site Plan Amendment application seeking re-approval of a Self-Storage Facility use totaling 96,600 SF in floor area which includes (1) 3-story building with an attached 1-story section and (2) 1-story buildings. The buildings are to be built in phases and during phased construction outside storage is permitted. A 2-story 3,000 SF building is proposed for Business Office use and one Live Work Unit. The property is located off of Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27-

F. **Receive Site Plan Amendment, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

WELLS STORAGE SOLUTIONS ANNEX AMEND APP MEMO 08-03-18.PDF
WELLS STORAGE SOLUTIONS ANNEX AMD 2 ART V (145-28) LI DIST CHECKLIST 08-02-18.PDF
WELLS STORAGE SOLUTIONS ANNEX ART VI (145-35 TO 145-47) TOWN REGS 08-02-18.PDF
WELLS STORAGE SOLUTIONS ANNEX AMD 2 DRAFT COMPLETENESS 08-02-18.PDF
WELLS STORAGE SOLUTIONS ANNEX AMD 2 DRAFT COMPLIANCE FOF 08-03-18.PDF
WELLS STORAGE SOLUTIONS ANNEX AMD 2 PLAN DRAFT 07-23-18.PDF
WELLS STORAGE SOLUTIONS ANNEX AMD 2 SUBMISSION 07-23-18.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. **Workshop Preliminary Completeness items and draft Preliminary Findings of Fact & Decisions for possible approval or denial**

DOCUMENTS:

HARBORSIDE VILLAGE PRELIM MAJOR APP MEMO 07-30-18.PDF
HARBORSIDE VILLAGE DRAFT PRELIM FOF (APPROVAL) 08-01-18.PDF
HARBORSIDE VILLAGE DRAFT PRELIM FOF (DENIAL) 08-01-18.PDF
16186-HARBORSIDE-PLAN OV1.PDF
MAP 138LOT 19-C ADDENDUM.PDF
ALAN SHEPARD LETTER 8-3-18.PDF
CONGESTION DEF.PDF
NUSTLER COMMENTS HARBORSIDE TO LIVINGSTON 14 JULY 2018.PDF
RMALONEY COMMENTS RE HARBORSIDE VILLAGE LETTER 2 07-27-18.PDF
GTRIFARO EMAIL FW PROPOSED HARBORSIDE VILLAGE 07-18-18.PDF
JHILL RE HARBORSIDE VILLAGE COMMENT 08-01-18.PDF
CDELANEY HARBORSIDE VILLAGE COMMENT LETTER 08-01-18.PDF
MMARTINEAU EMAIL FW HARBORSIDE DEVELOPEMENT 08-02-18.PDF
GTRIFARO LETTER RE HARBORSIDE VILLAGE ACCESS ROAD CONTROVERSY CLEAN 08-03-18.PDF
DCIAMPO HARBORSIDE LETTER 08-01-18.PDF
DBEARISTRO LETTER REHARBORSIDE SUBDIVISION 08-05-18.PDF
KZINETTI EMAIL HARBORSIDE VILLAGE 08-05-18.PDF
SHAVENS EMAIL RE HARBORSIDE VILLAGE - PLANNING BOARD MEETING 8-6-18.PDF
GTRIFARO RE HARBORSIDE VILLAGE A POTENTIAL SAFETY RISK TO FUTURE HARBORSIDE VILLAGE RESIDENTS 08-06-18.PDF

V. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner; Brady Frick Associates, agent. Site Plan Amendment Application seeking approval for tree cutting within the 75' Shoreland Overlay zone of the property/ 25' wide Lodging Facility landscaped buffer area. No change in use proposed to the existing non-conforming/ grandfathered Lodging Facility. The parcel is located off of 1413 Post Road and is within the General Business and 250' / 75' Shoreland Overlay Districts. Tax Map 129, Lot 31.

Consider Findings of Fact & Decisions for possible extension or denial

DOCUMENTS:

PB MEMO RE SEAGULL CONDO AMD 08-02-18.PDF
BLEONI EMAIL FW SEAGULL CONDOMINIUM ASSOCIATION - SITE PLAN AMENDMENT APPLICATION (PLANNING BOARD) 07-31-18.PDF
SEAGULL CONDO ATTY LTR PLANNING BOARD 07-31-18.PDF
SEAGULL CONDO ATTY EXHIBIT A-TAX MAP 07-31-18.PDF
SEAGULL CONDO ATTY EXHIBIT B-AMENDED SITE PLAN 07-31-18.PDF

VI. COMPREHENSIVE PLAN UPDATE

Review of Public Comments received, Review of 2005 and 2016 Comparison Information; and Review Strategic Summary sections I through VI

DOCUMENTS:

COMPREHENSIVE PLAN UPDATE MGL MEMO TO PB 08-03-18.PDF
COMPREHENSIVE PLAN FEEDBACK 07-31-18 OGRUMBLING.PDF
COMPREHENSIVE PLAN FEEDBACK 07-02-18 RFURMAN.PDF
COMPREHENSIVE PLAN FEEDBACK 07-29-18 JSOTIROPOULOS.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 SGABRIELLI.PDF
COMPREHENSIVE PLAN FEEDBACK 07-31-18 EPARE.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 TINSMITH.PDF
WELLS COMPREHENSIVE PLAN FEEDBACK 07-30-18
PEDWARDS.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 CMORRILL.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 HALBERT.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 PDOYLE.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 JOANSMITH.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 CDUBEA.PDF
COMPREHENSIVE PLAN FEEDBACK 07-30-18 RMOORE.PDF
COMPREHENSIVE PLAN FEEDBACK 07-27-18 RFURMAN.PDF
COMPREHENSIVE PLAN FEEDBACK 07-26-18 CSIMPSON.PDF
COMPREHENSIVE PLAN FEEDBACK 07-23-18 JAMESSMITH.PDF
COMPREHENSIVE PLAN FEEDBACK 07-09-18 BPIOMBINO.PDF
COMPREHENSIVE PLAN FEEDBACK 07-06-18 DHARDY.PDF
COMPREHENSIVE PLAN FEEDBACK 07-05-18 SSTEVENSON.PDF
PETITION BY CITIZEN RE COMPREHENSIVE PLAN JULY 2018.PDF
2005 COMP PLAN TABLE OF CONTENTS.PDF
2016 COMP PLAN TABLE OF CONTENTS.PDF
2005 COMP PLAN GOALS.PDF
2016 COMP PLAN GOALS.PDF
2005 COMP PLAN FUTURE LAND USE MAP.PDF
2016 COMP PLAN FUTURE LAND USE MAP.PDF

OTHER BUSINESS

I. STAFF REVIEW COMMITTEE AND CEO SITE PLAN APPROVALS

DOCUMENTS:

BERGIN AMD FOF SIGNED 07-20-18.PDF
BERGIN SITE PLAN SIGNED 072018.PDF

II. GRANITE RIDGE SUBDIVISION – FENCE COLOR CHANGE REQUEST

DOCUMENTS:

PB MEMO RE GRANITE RIDGE SUBDIVISION REQUEST 08-02-18.PDF
FOF FENCE - GREEN.PDF
JMANSFIELD EMAIL FW FENCE - GRANITE RIDGE 07-30-18.PDF
MPEPIN EMAIL RE GRANITE RIDGE -FENCE REQUEST 07-31-18.PDF

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