



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, August 19, 2019, 7:00 P.M.

Wells Town Hall

208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. AUGUST 5, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 08-05-19.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE PUBLIC SAFETY PARKING LOT PH 08-14-19.PDF](#)
[ROCHELLE GREENWOOD COMMENT LETTER RE PARKING LOT 07-13-19.PDF](#)

II. 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.

DOCUMENTS:

[PB MEMO RE A-1 ENVIRO SERVICE PH 08-14-19.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 **Report Site Walk results**

DOCUMENTS:

[HIGH PINE EST MGL SITE WALK MEMO 08-12-19.PDF](#)

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Workshop comments from the public hearing and draft compliance/ Findings of Fact & Decisions

DOCUMENTS:

[PUBLIC SAFETY PARKING LOT MEMO 08-14-19.PDF](#)

[PUBLIC SAFETY PARKING LOT COMPLETENESS 08-14-19.PDF](#)

[PUBLIC SAFETY PARKING LOT DRAFT COMPLIANCE FOF 08-14-19.PDF](#)

[2109.08.14_PARKING LOT FULL SET.PDF](#)

III. 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. **Workshop comments from the public hearing and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[A-1 ENVIRO SERVICE AMEND APP MEMO 08-14-19.PDF](#)

[A-1 ENVIRO SERVICE ART VI \(145-35 TO 145-47\) TOWN REGS 08-14-19.PDF](#)

[A-1 ENVIRO SERVICE AMD DRAFT COMPLETENESS 08-14-19.PDF](#)

[A-1 ENVIRO SERVICE DRAFT COMPLIANCE AND FOF 08-14-19.PDF](#)
[2019071 WORKSHEET-R3.PDF](#)

IV. 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 08-16-19.PDF
SUMMERSCAPE AMD 5 DRAFT COMPLETENESS 08-02-19.PDF
SUMMERSCAPE AMD 5 COMPLIANCE AND DRAFT FOF 08-02-19.PDF
NOTE 20 PROPOSED JCARLETON 08-12-19 W PLANNING COMMENTS
08-16-19.PDF
NOTE 20 PROPOSED JCARLETON 08-12-19.PDF
CEO OFFICE REQUIREMENT UPDATE 8-15-19 SUMMERSCAPE (2).PDF

V. FAIRWAY VILLAGE 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 Preliminary Findings of Fact & Decisions**

DOCUMENTS:

PB MEMO RE FAIRWAY VILLAGE 08-16-19.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

II. REVIEW INFORMATION ON PROPOSED ZONING CHANGES

DOCUMENTS:

MGL P BRD ORD CHANGES MEMO 08-02-19.PDF
CHAPTER 202-12 FIRE POND.PDF
CHAPTER 202 STREETS.PDF
CHAP 201 ARTICLE II STREETS.PDF
CHAPTER 145 ADULT BUS PERF STDS.PDF

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