



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, August 20, 2018, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. AUGUST 6, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 08-06-18.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. SHAW'S DISTRIBUTION CENTER

Shaws Realty Company, owner/applicant. DM Romba Consulting Engineers, agent. Site Plan Pre-Application to amend the site plan to expand the parking lot resulting in an increase of 56 new spaces. No changes are proposed to the existing 537,070 SF structure for Warehousing use on the parcel. The property is located off of 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27-B.

Receive Site Plan Pre-Application and schedule a Site Walk

DOCUMENTS:

[SHAWS DISTRIBUTION CENTER AMD PRE- APP MEMO 08-15-18.PDF](#)
[SHAWS DISTRIBUTION CENTER AMD SITE PLAN SUBMISSION 08-07-18.PDF](#)
[SHAWSDIST SKETCHPLAN 080718.PDF](#)

II. 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. **Report the results of the site walk**

DOCUMENTS:

[ONE HOME BUILDERS LOOP ROAD SUB MGL SITE WALK MEMO 08-14-18.PDF](#)

III. 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 letter from applicant's attorney and Findings of Fact & Decisions for possible denial

DOCUMENTS:

BLEONI EMAIL RE POSTPONMENT 08-17-18.PDF
SEAGULL AMEND 10 APP MEMO 08-14-18.PDF
SEAGULL AMD 10 MGL MEMO RE CURTIS THAXTER OPINION 08-13-18 W ATTACHMENTS.PDF
SEAGULL AMD 10 DRAFT COMPLIANCE AND FOF 08-14-18.PDF
SEAGULL AMD 10 ART V (145-33) SHORELAND OVERLAY DIST CHECKLIST 08-14-18.PDF
SEAGULL AMD 10 ART VI (145-35 TO 145-47) TOWN REGS 08-14-18.PDF
SEAGULL AMD 10 ART VII (145-52) NEW 2013 LODGING FACILITIES CHECKLIST 08-14-18.PDF
SEAGULL AMD 10 DRAFT COMPLETENESS 08-14-18.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

ADJOURN