



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 22, 2014, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. AUGUST 20, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 08-20-18.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.

Report the results of the Site Walk

DOCUMENTS:

[SHAWS DISTRIBUTION CENTER AMD MGL SITE WALK RESULT
MEMO 08-29-18.PDF](#)

II. UNITED PARCEL SERVICE (UPS)

BT-NEWYO, LLC, owner; UPS, applicant; Walsh Engineering Associates, Inc, agent. Site Plan Amendment Application seeking approval to add a 496 SF modular building for seasonal use to accommodate holiday delivery season deliveries. The application also seeks after the fact approval for an gravel storage area totaling 11,230 SF to be reduced to 9,992 SF. The gravel area to be maintained to provided sufficient vehicular circulation around the proposed modular. No changes proposed to the existing 19,423 SF Truck Terminal and Business Service building. The parcel is located off of 40 Tivoli Drive and is within the Light Industrial District. Tax Map 50, Lot 27-E. Receive Site Plan Amendment and schedule a Site Walk

DOCUMENTS:

[UPS SITE PLAN AMEND APP MEMO 09-05-18.PDF](#)
[UPS - DEP PERMIT STATUS EMAIL 09-05-18.PDF](#)
[UPS SITE PLAN AMEND SUBMISSION 08-22-18.PDF](#)
[UPS - PRIOR APPROVED PLANS.PDF](#)
[UPS DRAFT SITE PLAN AMEND C1-C3.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 draft Findings of Fact & Decisions for possible denial

DOCUMENTS:

SEAGULL AMEND 10 APP MEMO 09-05-18.PDF
SEAGULL AMD 10 DRAFT COMPLIANCE AND FOF 09-05-18.PDF

IV. MOODY BEACH RV PARK

MHC Moody Beach LLC, owner/applicant; Acheron Engineering Services, agent. Site Plan Amendment application seeking approval to add 71 new sites (40 RV sites and 31 Park Model RV sites) for a total of 300 sites on the property. The property is an existing 229 site Tent and Recreational Vehicle Park. The amendment also seeks approval of a RV storage area, playground areas, a basketball court, accessory buildings, dumpster relocation, and parking relocation. The property is located off of 266 Post Road and is within the General Business and Rural Districts. Tax Map 19, Lot 8.

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

DOCUMENTS:

MOODY BEACH RV CAMP AMEND APP MEMO 09-07-18.PDF
MOODY BEACH RV DRAFT COMPLIANCE AND FOF 09-07-18.PDF
2018-08-31 MOODY BEACH SITE PLAN AMENDMENT LOT.PDF
MHC_MOODY_BEACH_LLC_L7828KALN_FINAL ORDER.PDF
MOODY BEACH EXISTING SITE PLAN C-1 F 9-6-18.PDF
MOODY BEACH 89 EXPANSION SITE PLAN C-2 BG 9-6-18.PDF
MOODY BEACH PROPOSED SITE PLAN C-3 F 9-6-18.PDF
MOODY BEACH, SET, F, 8-31-2018.PDF

V. BRANCH FARM ROAD SUBDIVISION

Robert P and Joan E. Vivan, owners; Seal Harbor, LLC, applicant; Attar Engineering Inc. agent. Preliminary Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 50' wide private right-of-way to be constructed off of Branch Road. Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3

Receive Preliminary Subdivision Application and workshop completeness

DOCUMENTS:

BRANCH FARM ROAD PRELIM MAJOR APP MEMO 09-07-18.PDF
BRANCH FARM ROAD SUB ART V (145-30) RURAL DIST 09-07-18.PDF
BRANCH FARM ROAD SUB ART VII (145-48) MULTIFAMILY DEVEL 09-07-18.PDF
BRANCH FARM RD SOILS AND TEST PITS 05-14-18.PDF
BRANCH FARM RD IFW LETTER 07-17-18.PDF
BRANCH FARM ROAD SUB MDOT PERMIT 08-03-18.PDF

VI. PUBLIC SAFETY FACILITY

Town of Wells, owner/applicant. Stantec Consulting Services, Inc, agent. Site Plan Amendment Application to construct an 85' tall (approximate) communications tower on the 2.14 acre parcel. No changes proposed to the approved and under construction Public Safety Facility building for the Police and Fire Departments. The property is located off of 1563 Post Road and is located within the General Business District. Tax Map 135, Lot 49-EXE. **Receive Site Plan Amendment Application, Determine if a Site Walk is necessary, Workshop possible completeness items**

DOCUMENTS:

PUBLIC SAFETY AMEND MEMO 09-07-18.PDF
PUBLIC SAFETY ART V (145-26) GEN BUS DIST 09-07-18.PDF
PUBLIC SAFETY ART VI (145-35 TO 145-47) TOWN REGS 09-07-18.PDF
PUBLIC SAFETY DRAFT COMPLETENESS 09-07-18.PDF
WELLS FDPD - RENDERING ACROSS STREET WITH TOWER
SIDE.JPG
50470_PS_C_3_0_SITE_PLAN_AMENDMENT.PDF
APP_SITE-PLAN_COMM_TOWER_2018.08.30_SIGNED.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

II. WETLAND DEFINITION INFORMATION

DOCUMENTS:

PB MEMO RE WETLANDS 09-07-18.PDF

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