



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, September 24, 2018, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. SEPTEMBER 10, 2018 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 09-10-18.PDF](#)

### **PUBLIC HEARING(S)**

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. GREAT LOTS OF MAINE SUBDIVISION**

Teresita Webber, owner; Great Lots of Maine, LLC, applicant. Corner Post Land Surveying, surveyor. Subdivision Pre-Application to create a 4 lot residential cluster development on 470,600 SF of land located off of Green Road. The property is located within the Rural Resource Protection and 250' Shoreland Overlay Districts and is identified as Tax Map 16, Lot 8. **Receive Subdivision Pre-Application and schedule a Site Walk**

##### **DOCUMENTS:**

[GREAT LOTS OF MAINE PRE-APP MEMO 09-18-18.PDF](#)  
[GREAT LOTS OF MAINE SUB PRE-APP SUBMISSION 09-11-18.PDF](#)  
[GREATLOTS OF MAINE SKETCH PLAN 09-11-18.PDF](#)

#### **II. KIMBALL SUBDIVISION**

Deborah DeNuzzio, owner; Chelsea Kimball, applicant; Atlantic Survey Co, LLC, surveyor. Minor Subdivision application to construct a two-family (duplex) dwelling unit on a parcel of land divided within 5 years. The parcel is 2.76 acres in area and is located within the Residential A District. The parcel is located off of 33 Hiltons Lane and identified as Tax Map 17, Lot 11-C-1. **Receive Minor Subdivision Application, determine if a site walk is necessary, workshop completeness and if a public hearing is necessary**

##### **DOCUMENTS:**

[KIMBALL SUBDIVISION MINOR APP MEMO 09-20-18.PDF](#)  
[KIMBALL SUBDIVISION ART V \(145-21\) RES A DIST 09-19-18.PDF](#)  
[KIMBALL SUBDIVISION DRAFT COMPLETENESS 09-19-18.PDF](#)  
[KIMBALL PLAN NOTES 09-19-18.PDF](#)  
[KIMBALL SUBDIVISION APP SUBMISSION 09-11-18.PDF](#)  
[KIMBALL PSA 09-11-18.PDF](#)

### III. 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. **Report Results of Site Walk, Workshop Completeness and determine if a public hearing is to be scheduled**

#### DOCUMENTS:

UPS SITE PLAN AMEND APP MEMO 09-21-18.PDF  
UPS MGL DRAINAGE MEMO 09-21-18.PDF  
UPS AMEND ART V (145-28) LI DIST 09-19-18.PDF  
UPS AMEND ART VI (145-35 TO 145-47) TOWN REGS 09-19-18.PDF  
UPS AMEND DRAFT COMPLETENESS 09-20-18.PDF  
UPS DRAFT SITE PLAN AMEND C1-C3.PDF  
UPS SITE PLAN AMEND SUBMISSION 08-22-18.PDF

### IV. SHAW'S DISTRIBUTION CENTER

Shaws Realty Company, owner/applicant. DM Romba Consulting Engineers, agent. Site Plan Amendment 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. **Workshop completeness and determine if a public hearing is to be scheduled**

#### DOCUMENTS:

SHAWS DISTRIBUTION AMEND APP MEMO 09-21-18.PDF  
SHAWS MGL DRAINAGE MEMO 09-21-18.PDF  
SHAWS DISTRIBUTION CENTER AMD ART V (145-28) LI DIST  
CHECKLIST 09-20-18.PDF  
SHAWS PARKING AMEND ART VI (145-35 TO 145-47) TOWN REGS 09-  
20-18.PDF  
SHAWS DISTRIBUTION CENTER AMD DRAFT COMPLETENESS 09-21-  
18.PDF  
18046-SHAWS DISTRIBUTION CENTER - DESIGN PLANS (9-11-18).PDF  
18046 - COMPILED - SITE PLAN APPLICATION (9-11-18).PDF

### V. 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. **Workshop Compliance and draft Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

PUBLIC SAFETY AMEND MEMO 09-20-18.PDF  
PUBLIC SAFETY DRAFT COMPLETENESS 09-20-18.PDF  
PUBLIC SAFETY DRAFT COMPLIANCE FOF 09-20-18.PDF  
50470\_PS\_C\_3\_0\_SITE\_LAYOUT\_AMENDMENT\_REV\_2018\_09\_19.PDF

#### **VI. BRANCH HEIGHTS SUBDIVISION**

Dan and Greer Higgins, owners/ applicant. Frank Emery, Surveyor. Subdivision Amendment Application to change the wetland delineation, septic location and building envelope for Lot 6-9. No other changes proposed to the existing Major Subdivision. The subdivision is located off of Branch Road and is within the Rural District. Tax Map 84, Lot 6-9. **Receive Subdivision Amendment Application, determine if a site walk is needed, workshop completeness, consider if a public hearing is needed, workshop compliance and draft Findings for possible approval**

##### **DOCUMENTS:**

BRANCH HEIGHTS AMD 3 MEMO 09-21-18.PDF  
BRANCH HEIGHTS AMD 3 COMPLETENESS 09-21-18.PDF  
BRANCH HEIGHTS COMPLIANCE AND FOF DRAFT 09-21-18.PDF  
BRANCH HEIGHTS SUB AMEND SUBMISSION 09-07-18.PDF  
BRANCH HEIGHTS DRAFT SUB AMEND PLAN 09-11-18.PDF  
LOT 6-9 SEPTIC DESIGN 02-25-11.PDF  
BRANCH HEIGHTS 2005 APPROVAL PLAN.PDF

#### **VII. BURNT MILL SUBDIVISION**

Burnt Mill Holding Co, LLC, owner; Brad Booth, applicant; Corner Post Land Surveying, surveyor. Subdivision Amendment Application seeking re-approval of the now Null and Void February 2018 subdivision amendment that was not recorded at the YCRD within 90 days. The Amendment seeks to correct a typo regarding Lot 98 (note 9 on sheet S1). No other changes are proposed to the subdivision or site plan (golf course). The Subdivision is located within the Rural and 75' Shoreland Overlay District. Tax Map 63, Lot 7. **Receive Subdivision Amendment Application, determine if a site walk is needed, workshop completeness, consider if a public hearing is needed, workshop compliance and draft Findings for possible approval**

##### **DOCUMENTS:**

BURNT MILL AMEND MEMO 09-18-18.PDF  
BURNT MILL AMEND FINAL COMPLETENESS DRAFT 09-18-18.PDF  
BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 09-18-18.PDF  
BURNT MILL SUB AMEND APP 09-10-18.PDF  
BURNT MILL DRAFT PLAN 09-10-18.PDF

#### **VIII. HIDDEN TREASURES SUBDIVISION**

Scott McLeod, owner/applicant. Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a major subdivision consisting of 6 lots/dwelling units, open space and a private right-of-way on 184,309 SF of land area off of Riding Road. The subdivision is located within the Residential A and 250' Shoreland Overlay District. Tax Map 118, Lots 2 and 3. **Receive Preliminary Subdivision Application, workshop completeness and determine a Preliminary Public Hearing**

##### **DOCUMENTS:**

HIDDEN TREASURES PRELIM MAJOR APP MEMO 09-21-18.PDF  
HIDDEN TREASURES ART V (145-21) RES A DIST 09-21-18.PDF  
HIDDEN TREASURES ART V (145-33) SHORELAND OVERLAY DIST 09-  
21-18.PDF  
HIDDEN TREASURES ART V (145-32) RESOURCE PRO DIST 09-21-  
18.PDF  
HIDDEN TREASURES DRAFT PRELIM COMPLETENESS 09-21-18.PDF  
HIDDEN TREASURES PRELIM SUB APP 09-10-18.PDF  
HIDDEN TREASURES WSD LETTER 09-10-18.PDF  
HIDDEN TREASURES KKW LETTER 06-26-18.PDF  
HIDDEN TREASURES STORMWATER MANAGEMENT REPORT 08-24-  
18.PDF  
HIDDEN TREASURES DRAFT HOA BYLAWS 09-11-18.PDF  
HIDDEN TREASURES DRAFT DECLARATION 09-11-18.PDF  
SCOTT MCLEOD DEED 17662 715.PDF  
HIDDEN TREASURES SHT 1 09-11-18.PDF

**OTHER BUSINESS**

**I. SRC & CEO SITE PLAN APPROVALS**

**II. WETLAND DEFINITIONS**

**III. FINDINGS CRITERIA INPUT**

**ADJOURN**