



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 28, 2020, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

- I. VOTE TO ELEVATE RICK SEIDEN TO FULL MEMBER**
- II. TAKE NOMINATIONS FOR ELECTION OF NEW VICE CHAIRMAN**
- III. TAKE NOMINATIONS FOR ELECTION OF SECRETARY (IF NEEDED)**

MINUTES

- I. SEPTEMBER 14, 2020 DRAFT MEETING MINUTES**

DOCUMENTS:

[PB MIN 09-14-20.PDF](#)

PUBLIC HEARING(S)

- I. BOLDUC SUBDIVISION**

Christian Bolduc, owner; Geoff Aleva, Civil Consultants, applicant/ agent.
Preliminary Subdivision Application seeking approval for a two lot/dwelling unit
Major Subdivision with a private roadway. The subdivision is located off
Meetinghouse Road and is within the Rural District. Tax Map 62, Lot 6-2

DOCUMENTS:

[PB MEMO RE BOLDUC PRELIM PH 09-22-20.PDF](#)

- II. FINCH LANDING SUBDIVISION**

Patterson Companies, LLC owner/applicant; Corner Post Land Surveying, surveyor.
Final Subdivision Application for a 13 lot/dwelling unit subdivision on 40.49 acres of
land located off a 50' wide ROW off of 279 Butternut Trail. The property is located
within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax
Map 37, Lot 39.

DOCUMENTS:

[PB MEMO RE FINCH LANDING FINAL PH 09-22-20.PDF](#)
[STCHARLES EMAIL RE PATTERSON COMPANIES SUBDIVISION 12-01-19.PDF](#)
[EMAIL GPHILLIPS RE FINCH LANDING 07-25-20.PDF](#)
[STCHARLES EMAIL RE FINCH LANDING 08-03-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. WELLS PUBLIC SAFETY COMMUNICATION TOWER

Town of Wells, owner; Civil Consultants, agent/ engineer. Site Plan Amendment application seeking approval to locate a 198' tall communication tower adjacent to the Fire Substation. The tower is considered part of the approved Municipal Facility use and Radio Transmission Tower. The property is located off 585 North Berwick Road and is within the Rural, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 40, Lot 9-EXE. **Report Site Walk Results, workshop completeness and determine a public hearing**

DOCUMENTS:

TOWER AMD MGL SITE WALK MEMO 09-24-20.PDF
TOWER APP MEMO 09-25-20.PDF
TOWER DRAFT COMPLETENESS 09-25-20.PDF
TOWER ART V (145-30) RURAL DIST CHECKLIST 09-25-20.PDF
TOWER ART VI (145-35 TO 145-47) TOWN REGS 09-25-20.PDF
TOWER SITE PLAN NOTES 09-25-20.PDF
20200922-2018300-SITEPLAN-L1.PDF

II. BOLDUC SUBDIVISION

Christian Bolduc, owner; Geoff Aleva, Civil Consultants, applicant/ agent. Preliminary Subdivision Application seeking approval for a two lot/dwelling unit Major Subdivision with a private roadway. The subdivision is located off Meetinghouse Road and is within the Rural District. Tax Map 62, Lot 6-2. **Workshop Public comments and draft Preliminary Findings of Fact & Decisions for possible Preliminary approval**

DOCUMENTS:

BOLDUC PRELIM MAJOR APP MEMO 09-23-20.PDF
BOLDUC SUB PRELIM FOF DRAFT 09-23-20.PDF
20200923-1822000-ADMIRALSWAY-REV-2.PDF
ROAD MAINT AGREEMENT.PDF
11503-341.PDF
11503-337.PDF
SAMPLE DEED.PDF
IFW TOPOMAP_ERID4545_ERVERID5257.PDF
MDIFWRESPONSE_ERID4545_ERVERID5257-FINAL.PDF

III. BRADFORD VILLAGE SUBDIVISION

Home Innovations, LCC, owner/applicant. Dana Libby, Corner Post Land Surveying, agent. Subdivision Pre-Application for a 13 lot/dwelling unit Residential Cluster Major Subdivision with private roadway and Open Space. Property is located off Bragdon Road within the Rural District. Tax Map 47, Lot 21 A. **Receive Subdivision Pre-Application and Schedule a Site Walk**

DOCUMENTS:

BRADFORD VILLAGE PRE-APP MEMO 09-22-20.PDF
COMPLETE APPLICATION.PDF
PLAN SET.PDF

IV. FINCH LANDING SUBDIVISION

Patterson Companies, LLC owner/applicant; Corner Post Land Surveying, surveyor. Final Subdivision Application for a 13 lot/dwelling unit subdivision on 40.49 acres of land located off a 50' wide ROW off 279 Butternut Trail. The property is located

within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 37, Lot 39. **Workshop Public comments and draft compliance/ Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

FINCH LANDING FINAL APP MEMO 09-24-20.PDF
FINCH LANDING FINAL COMPLETENESS DRAFT 09-24-20.PDF
FINCH LANDING FINAL COMPLIANCE FOF DRAFT 09-24-20.PDF
FINCH LANDING DOC MGL MEMO 09-24-20.PDF
FINCH LANDING SAMPLE DEED.PDF
FINCH LANDING COVENANTS.PDF
FINCH LANDING DECLARATION.PDF
FINCH LANDING BYLAWS.PDF
5992TPSRESERVE.PDF
2019118 FINAL S1 R1.PDF
2019118 FINAL S2 R1.PDF
2019118 BOUNDARY.PDF

V. LITTLEFIELD SOLAR

Town of Wells, owner; Littlefield Solar, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a 19.7-acre Public Utility Facility on 29.71 acres of land consisting of installing solar panels on concrete pads and inverters; access roads, equipment and tree clearing also proposed. The parcels are located off 515, 529 and 573 Littlefield Road (former Abenaki Trail). The parcels are located within the Residential A, 75' Shoreland Overlay and Rural Districts. Tax Map 34, Lots 6, 6-A, 6-A-1, 6-B, 7, 6-4, 6-5, 6-6, 6-7, 6-9 and 6-10 (EXE). **Receive Site Plan Application and workshop completeness**

DOCUMENTS:

LITTLEFIELD SOLAR APP MEMO 09-25-20.PDF
LITTLEFIELD SOLAR ART V (145-21) RES A DIST 09-25-20.PDF
LITTLEFIELD SOLAR ART V (145-30) RURAL DIST CHECKLIST 09-25-20.PDF
LITTLEFIELD SOLAR ART V (145-33) SHORELAND OVERLAY DIST 09-25-20.PDF
LITTLEFIELD SOLAR DRAFT COMPLETENESS 09-25-20.PDF
WALDENLITTLEFIELDWELLSFULLSITEPLAN090920.PDF
2020-07 LITTLEFIELD SOLAR PBR 70451 FORM.PNG
2020-07 LITTLEFIELD SOLAR SWPBR 70473 NOI 70474 FORM.PNG
2020-08 LITTLEFIELD SOLAR PBR 70451 SWPBR 70473 NOI 70474.PDF
MDEP VP DETERMINATION.PDF
KLEVESQUE EMAIL FW DENIAL OF THE LITTLEFIELD SOLAR FARM APPLICATION 06-28-20.PDF
WPERKIJS EMAIL RE SOLAR FARM APP 07-04-20.PDF
KDRUAN EMAIL SOLAR FARM IN WELLS- LITTLEFIELD RD LOCATION 07-30-20.PDF
EMAIL K LEVESQUE FW DENIAL OF THE LITTLEFIELD SOLAR FARM APPLICATION 06-28-20.PDF

VI. WELLS GRAVEL PIT SOLAR

Town of Wells, owner; Walden Solar Maine II, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a Public Utility Facility on 52 acres of land consisting of installing solar panels on concrete pads and inverters. The parcel is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts.

The parcel is located off Crediford Road and is identified as Tax Map 49, Lots 1-EXE, 2-EXE, and 7- EXE. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

WELLS GRAVEL PIT SOLAR APP MEMO 09-25-20.PDF
WELLS GRAVEL PIT SOLAR - C-1.0 OVERALL SITE PLAN (09-18-20).PDF
WELLS GRAVEL PIT SOLAR - C-1.1 SITE PLAN (NORTH) (09-18-20).PDF
WELLS GRAVEL PIT SOLAR - C-1.2 SITE PLAN (EAST) (09-18-20).PDF
WELLS GRAVEL PIT SOLAR - C-1.3 SITE PLAN (WEST) (09-18-20).PDF
WELLS GRAVEL PIT SOLAR - C-1.4 SITE PLAN (SOUTH) (09-18-20).PDF
WELLS GRAVEL PIT SOLAR - C-4.0 STANDARD DETAILS (09-18-20).PDF
WELLS GRAVEL PIT SOLAR - C-4.1 FENCE AND VEGETATION MANAGEMENT DETAILS (09-18-20).PDF
WALDEN_SOLAR_MAINE_II_LLC_L28528AN (WELLS).PDF

VII. JK MACLEOD LANDSCAPING

JK MacLeod, owner/applicant; Lew Chamberlain, ATTAR Engineering, agent. Site Plan Application for a 10,000 SF building and associated outdoor yard area for a Business Contractor, Service, Office, Wholesale and Manufacturing use. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-12. **Receive Site Plan Application, determine if a Site Walk is to be scheduled, Workshop completeness if appropriate**

DOCUMENTS:

JK MACLEOD APP MEMO 09-23-20.PDF
JK MACLEOD LANDSCAPING ART V (145-28) LI DIST 09-23-20.PDF
JK MACLEOD LANDSCAPING ART VI (145-35 TO 145-47) TOWN REGS 09-23-20.PDF
JK MACLEOD LANDSCAPING DRAFT COMPLETENESS 09-23-20.PDF
JK MACLEOD SITE PLAN APPLICATION.PDF
JK MACLEOD PLAN SET.PDF

VIII. MOUNTAIN VIEW ESTATES

Jennifer Morrill and Raymond Bergeron, owners. Final Subdivision Amendment Application seeking approval for a driveway relocation for Lot 3. The parcel is located off 21 Quarry Road and is within the Rural District. Tax Map 46, Lot 2-3 **Bald Hill Road Stop Sign update**

DOCUMENTS:

PB MEMO RE MOUNTAIN VIEW ESTATES 09-25-20.PDF
LOCATION OF STOP SIGNS ORDINANCE.PDF

IX. GRAND TRAIL PLACE PHASE 3

The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, engineer. Preliminary Subdivision Application to develop an additional 12 residential cluster lots/dwelling units off Baker Road, alter Open Space and alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A. **Consider 60 day extension**

DOCUMENTS:

[PB MEMO RE GRAND TRAIL PHS 3 EXTENSION 09-22-20.PDF](#)

X. OCEAN VIEW CEMETERY

Ocean View Cemetery, Inc. owner/applicant; Attar Engineering Inc, agent. Site Plan Application to expand the existing cemetery and associated driveways onto the undeveloped land and construct a new entrance/exit onto Route One. The property is located within the General Business and 250' Shoreland Overlay District. Tax Map 129, Lot 27-EXE. **Consider 60 day extension**

DOCUMENTS:

[PB MEMO RE OCEAN VIEW CEMETERY EXTENSION 09-22-20.PDF](#)

XI. CONGDON'S DONUTS

MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land Development Consultants, agent. Site Plan Amendment Application seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off the existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6. **Consider 60 day extension**

DOCUMENTS:

[PB MEMO RE CONGDONS DONUTS EXTENSION 09-22-20.PDF](#)

XII. BONNIEVILLE FARMER'S MARKET

Bonnieville, LLC, owner; applicant. Attar Engineering, Inc. agent. Site Plan Amendment Application seeking approval to add up to 6,021 SF of Business Retail use within the existing parking lot for the seasonal Farmers Market and outdoor sales for Bo-Mar Hall Antiques and Collectibles. No changes proposed to the existing buildings or existing uses (14,158 SF Retail and 500 SF Office). The property is located off 1622 Post Road and is within the General Business District. Tax Map 135, Lot 4. **Consider 60 day extension**

DOCUMENTS:

[PB MEMO RE BONNIEVILLE FARMERS MARKET EXTENSION 09-22-20.PDF](#)

OTHER BUSINESS

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