



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, October 15, 2018, 6:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

6:00 PM WORKSHOP

At the Board's request, one of the Town Attorneys, Ben McCall, from Bergen Parkinson will be present to answer questions on the Board's review and findings criteria.

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. OCTOBER 1, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 10-01-18.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE HIDDEN TREASURES PRELIM PH 10-11-18.PDF](#)

II. 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

DOCUMENTS:

[PB MEMO RE BRANCH ROAD FARM PRELIM PH 10-11-18.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Workshop public comments and draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:

[HIDDEN TREASURES PRELIM MAJOR APP MEMO 10-11-18.PDF](#)
[HIDDEN TREASURES ART V \(145-32\) RESOURCE PRO DIST 10-11-18.PDF](#)
[HIDDEN TREASURES ART V \(145-21\) RES A DIST 10-11-18.PDF](#)
[HIDDEN TREASURES ART V \(145-33\) SHORELAND OVERLAY DIST 10-11-18.PDF](#)
[HIDDEN TREASURES DRAFT PRELIM COMPLETENESS 10-11-18.PDF](#)
[2017159 SUBDIVISION R-10.PDF](#)
[HIDDEN TREASURES PRELIM FOF DRAFT 10-12-18.PDF](#)

II. BRANCH FARM ROAD SUBDIVISION

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DOCUMENTS:

[BRANCH FARM ROAD PRELIM MAJOR APP MEMO 10-11-18.PDF](#)
[BRF REVISED SHEETS PUB 18SEP2018.PDF](#)

III. 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. **Workshop Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[KIMBALL SUBDIVISION MINOR APP MEMO 10-11-18.PDF](#)
[KIMBALL SUBDIVISION DRAFT COMPLIANCE FOF 10-11-18.PDF](#)
[KIMBALL PLAN REV 09-28-18.PDF](#)

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

[010-10-18 SRC AGENDA.PDF](#)

II. WETLAND DEFINITIONS

ADJOURN

CALL TO ORDER & DETERMINATION OF QUORUM FOR JOINT MEETING