



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, November 2, 2020, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. OCTOBER 19, 2020 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 10-19-20.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. LEGG SUBDIVISION

Tom Legg, owner; Jennifer Walker, applicant; Amsden Field Survey, surveyor. Subdivision Pre-Application for a 4 lot/dwelling unit Major Subdivision with a private 50' wide roadway. The parcel is located off of 115 Dodge Road and is within the Rural District. Tax Map 22, Lot 7. **Report Site Walk Results**

DOCUMENTS:

[LEGG SUBDIVISION SITE WALK MEMO 10-28-20.PDF](#)

II. COASTAL PROJECTS SUBDIVISION

New Year Projects, Inc. owner/applicant. Attar Engineering Inc. agent. Minor Subdivision Application for a three lot commercial subdivision located on 32 acres of land. The parcel is located off of Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 13. **Receive Minor Subdivision Application, determine if a new site walk is needed, workshop completeness and possibly schedule public hearing.**

DOCUMENTS:

[COASTAL PROJECTS SUB MINOR APP MEMO 10-30-20.PDF](#)
[COASTAL PROJECTS SUBDIVISION COMPLETENESS 10-28-20.PDF](#)
[COASTAL PROJECTS SUB ART V \(145-28\) LI DIST CHECKLIST 10-28-20.PDF](#)
[COASTAL PROJECTS SUB ART V \(145-30\) RURAL DIST CHECKLIST 10-28-20.PDF](#)
[20201020 MINORSUBDIVISIONPLAN.PDF](#)
[NEWYEARPROJECTSAPPLICATION.PDF](#)

III. GRAND TRAIL PLACE SUBDIVISION 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. **Workshop completeness and possibly schedule public hearing.**

DOCUMENTS:

GRAND TRAIL PLACE II PRELIM MAJOR APP MEMO 10-30-20.PDF
GRAND TRAIL PLACE III ART V (145-30) RURAL DIST 10-30-20.PDF
GRAND TRAIL PLACE III DRAFT COMPLETENESS 10-30-20.PDF
GRAND TRAIL PLACE III ART VII (145-49) RESIDENTIAL CLUSTER 10-30-20.PDF
GRAND TRAIL SUBMISSION DOCS.PDF
GTP III STORMWATER REPORT - OCTOBER 2020.PDF
GRAND TRAIL PLACE III - 10-13-2020.PDF

IV. RAMSELL ESTATES SUBDIVISION

Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer. Preliminary Subdivision Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24, Lot 4. **Workshop completeness and determined a Preliminary Public Hearing if appropriate**

DOCUMENTS:

RAMSELL ESTATES PRELIM MAJOR APP MEMO 10-30-20.PDF
RAMSELL ESTATES PRELIM COMPLETENESS 10-28-20.PDF
RAMSELL ESTATES ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST 10-28-20.PDF
RAMSELL ESTATES ART V (145-30) RURAL DIST 10-28-20.PDF
20267 TOWN SUPPLEMENTAL INFO BINDER 10-20-2020.PDF
20267 REVISED PRELIM PLAN SET10-20-2020.PDF
RAMSELL RECONSIDERATION 28470 MDOT.PDF

OTHER BUSINESS

I. WEBBER RIDGE PHASE II SUBDIVISION - MODIFICATION OF FIRE POND DESIGN PER 202-11

DOCUMENTS:

WEBBER RIDGE FIRE POND - COVER LETTER (10-29-2020).PDF
CONTRACTOR DESIGN - FIRE POND.PDF
COVER LETTER-FIRE POND.PDF

ADJOURN