



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, November 5, 2018, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. OCTOBER 15, 2018 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 10-15-18.PDF](#)

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

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. WESLEY BY THE SEA - PHASE 3**

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Subdivision Pre-Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harriseckett Road. The property is approximately 25 acres in size and is located with the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3. **Receive Subdivision Pre-Application and Schedule a Site Walk**

##### **DOCUMENTS:**

[WESLEY BY THE SEA PHASE 3 PRE-APP MEMO 10-31-18.PDF](#)  
[WESLEY BY THE SEA PHASE 3 SKETCH 10-23-18.PDF](#)  
[WESLEY BY THE SEA PHASE 3 SUBMISSION 10-23-18.PDF](#)

#### **II. FIRE DEPARTMENT SUBSTATION**

Town of Wells, owner/applicant. Site Plan Pre-Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with association parking and utilities adjacent to the existing Public Works Garage. The property is located off of 585 North Berwick Road and is within the Rural and 250' Shoreland Overlay Districts. Tax Map 40, Lot 9-EXE **Receive Site Plan Pre-Application and schedule a site walk**

##### **DOCUMENTS:**

[FIRE SUBSTATION PRE- APP MEMO 10-31-18.PDF](#)  
[50470\\_ROUTE9\\_FULL\\_SET.PDF](#)  
[LTR\\_SITE-PLAN\\_SUBSTATION\\_RTE9\\_20181023\\_FINAL.PDF](#)

#### **III. HIGHPINE VILLAGE SUBDIVISION**

Highpine Properties, LLC and Dwight & Janet Weaver; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc, agent. Subdivision Pre-

Application for 121 dwelling units on approx. 554 acres of land. The subdivision to be a Multifamily Development with internal roadways and Open Space. The development is located off of 2335 Sanford Road. The development is located within the Rural, Residential A and Residential Commercial Districts. Tax Map 60, Lot 18; Map 60, Lot 17-A; Map 61, Lot 20; Map 68, Lot 13; Map 68, Lot 18; and Map 68, Lot 1. **Receive Subdivision Pre-Application and schedule a site walk**

**DOCUMENTS:**

HIGHPINE VILLAGE SUB PRE-APP MEMO 10-31-18.PDF  
HIGHPINE VILLAGE SUB PRE-APP SUBMISSION 10-23-18.PDF  
HIGHPINE VILLAGE SKETCH PLAN 10-23-18.PDF  
HIGHPINE VILLAGE DEED 15017-729.PDF  
HIGHPINE VILLAGE BOUNDARY PLAN.PDF

**IV. HIDDEN TREASURES SUBDIVISION**

Scott McLeod, owner/applicant. Corner Post Land Surveying, surveyor. Final 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 Final Subdivision Application, workshop completeness and schedule a Final Public Hearing**

**DOCUMENTS:**

HIDDEN TREASURES FINAL MAJOR APP MEMO 11-02-18.PDF  
HIDDEN TREASURES ART V (145-21) RES A DIST 11-02-18.PDF  
HIDDEN TREASURES ART V (145-32) RESOURCE PRO DIST 11-02-18.PDF  
HIDDEN TREASURES ART V (145-33) SHORELAND OVERLAY DIST 11-02-18.PDF  
HIDDEN TREASURES FINAL COMPLETENESS DRAFT 11-02-18.PDF  
HIDDEN TREASURES UTIL-ROAD MGL MEMO 10-26-18.PDF  
HIDDEN TREASURES STORMWATER MGL MEMO 10-26-18.PDF  
HIDDEN TREASURES FINAL.PDF  
HIDDEN TREASURES FINAL SUB APP 10-23-18.PDF  
HIDDEN TREASURES DEC AND BYLAWS.PDF

**V. FOUR SEASONS FARM (FKA BRANCH FARM ROAD) SUBDIVISION**

Seal Harbor, LLC, owner/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 **Workshop draft Preliminary Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

FOUR SEASONS ROAD PRELIM MAJOR APP MEMO 11-02-18.PDF  
FOUR SEASONS FARM PRELIM FOF 11-02-18.PDF  
FOUR SEASONS FARM ROAD SUB ART V (145-30) RURAL DIST 11-02-18.PDF  
FOUR SEASONS FARM ROAD SUB ART VII (145-48) MULTIFAMILY DEVEL 11-02-18.PDF  
BRF PRELIM PLAN SET 23OCT2018.PDF

DEEDS FOR LOTS 1 TO 5.PDF  
DRAINAGE PATHS OFFSITE.PDF

#### VI. GRAND TRAIL PLACE II

The Daniel Chase Family Real Estate Trust; owner; BH2M, applicant; BH2M, agent. Final Subdivision Amendment Application to modify the septic locations of most lots within the 36 lot/dwelling unit Major Subdivision. The development is located within the Rural and Residential A Districts. The development is located off of Lindsey Road, Sawyer Road and Branch Road. Tax Map 56, Lot 6 (to become Lot 6A-1 to 6A-36). **Receive Subdivision Amendment Application, consider a Site Walk waiver if appropriate, workshop completeness**

##### DOCUMENTS:

GRAND TRAIL PLACE II AMEND APP MEMO10-31-18.PDF  
GRAND TRAIL PLACE II AMEND FINAL COMPLETENESS 10-31-18.PDF  
GRAND TRAIL PLACE II AMD APP SUBMISSION 10-23-18.PDF  
GRAND TRAIL 1.PDF  
GRAND TRAIL 2.PDF  
GRAND TRAIL 3.PDF

#### VII. GRANITE RIDGE SUBDIVISION

Pepin Wells, LLC/ Stonewood Enterprises, LLC, owner/ applicant. Final Subdivision Amendment Application to amend the reclamation completion deadline from 10/30/18 to: stump/brush burning or chipping by 1/1/19, grading of most slopes by 12/1/18, remaining slopes graded by 7/1/19, all permanent seed by 7/15/19 with grass growth by 8/1/19. No other changes proposed to the 10 lot/dwelling major subdivision. The subdivision is located off of Perry Oliver Road and is within the Rural District. Tax Map 37, Lot 41. **Receive Subdivision Amendment Application, consider a Site Walk waiver, consider new deadlines proposed, determine if a public hearing is to be held**

##### DOCUMENTS:

GRANITE RIDGE SUB AMEND FINAL MAJOR APP MEMO 10-31-18.PDF  
GRANITE RIDGE SUB AMEND SUBMISSION 10-23-18.PDF  
GRANITE RIDGE SUB SLOPE SKETCH 10-16-18.PDF

#### VIII. WEBBER RIDGE SUBDIVISION

Teresita Webber, owner; Great Lots of Maine, LLC, applicant; Corner Post Land Surveying, Inc. agent. Minor Subdivision Application for a 4 lot/dwelling unit development with Open Space off of Green Road. No roadway is proposed. The subdivision is located within the Rural, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 16, Lot 8. **Receive Minor Subdivision Application, workshop completeness and determine a Public Hearing**

##### DOCUMENTS:

WEBBER RIDGE MINOR APP MEMO 11-01-18.PDF  
WEBBER RIDGE ART V (145-30) RURAL DIST CHECKLIST 11-01-18.PDF  
WEBBER RIDGE ART V (145-32) RESOURCE PRO DIST CHECKLIST 11-01-18.PDF  
WEBBER RIDGE ART V (145-33) SHORELAND OVERLAY DIST CHECKLIST 11-01-18.PDF  
WEBBER RIDGE ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST

11-01-18.PDF  
WEBBER RIDGE SUB DRAFT COMPLETENESS 10-31-18.PDF  
WEBBER RIDGE DRAFT COMPLIANCE 11-01-18.PDF  
WEBBERRIDGE PLAN 102318.PDF  
WEBBER RIDGE MINOR SUB APP SUBMISSION 10-23-18.PDF  
14 LOT GREEN RD PLAN WITH TEST PITS FIRE POND  
LOCATION\_.PDF  
NEARBY HYDRANTS - DEVELOPMENTS.PDF  
HYDRANT GIS PLOT.PDF

**OTHER BUSINESS**

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

**II. WETLAND DEFINITIONS WORKSHOP**

**ADJOURN**