



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

---

## Meeting Agenda

Tuesday, November 10, 2020, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

#### I. OCTOBER 27, 2020 DRAFT MEETING MINUTES

#### DEVELOPMENT REVIEW & WORKSHOPS

##### I. VM FORBES

V. Matthew Forbes, owner/applicant; Frank Emery, III, Surveyor. Site Plan Application for 540 SF of Business Retail, Office, Personal Service Business and/or Fast-Food Restaurant use within the existing. The existing single family dwelling unit to remain. The parcel is located within the Beach Business and 250' Shoreland Overlay Districts. The parcel is located off of 545 Mile Road. Tax Map 122, Lot 39. **Workshop completeness and compliance for possible approval.**

Documents:

[FORBESMILERDSITEPLANNOV2020 LAYOUT2-LAYOUT1 \(1\).PDF](#)

##### II. RAMSELL ESTATES SUBDIVISION (FKA 1086 N. BERWICK ROAD)

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. **Comment on application for the Planning Board**

Documents:

[RAMSELL ESTATES PRELIM MAJOR APP MEMO 10-30-20.PDF](#)  
[RAMSELL ESTATES PRELIM COMPLETENESS 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](#)

##### III. 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

**Comment on application for the Planning Board**

Documents:

[COASTAL PROJECTS SUB MINOR APP MEMO 10-30-20.PDF](#)  
[COASTAL PROJECTS SUBDIVISION COMPLETENESS 10-28-20.PDF](#)  
[COASTAL PROJECTS SUBDIVISION PLAN 201104.PDF](#)

**IV. CURTIS FARM SUBDIVISION**

Landings Development, LLC owner; South Ash Development, LLC, applicant. Attar Engineering, Inc. agent. Final Subdivision Application for a 9 lot/dwelling unit Residential Cluster Major Subdivision located off of Loop Road. The property is located within the Rural District, Resource Protection District and 250' Shoreland Overlay District. Tax Map 25, Lot 11

**Comment on application for the Planning Board**

Documents:

[CURTIS FARM SUB FINAL APP MEMO 06-28-20.PDF](#)  
[CURTIS FARM DRAFT FINAL COMPLETENESS 06-28-20.PDF](#)  
[CURTIS FARM PLAN SET REV26OCT2020.PDF](#)

**V. 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. **Comment on application for the Planning Board**

Documents:

[OVC EXPANSION PLAN SET PUB 08OCT2020.PDF](#)

**OTHER BUSINESS**

**ADJOURN**