



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, November 16, 2020, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. NOVEMBER 2, 2020 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MEMO RE PB MINUTES 11-13-20.PDF](#)

PUBLIC HEARING(S)

I. 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

DOCUMENTS:

[PB MEMO RE COASTAL PROJECTS SUB PH 11-12-20.PDF](#)

II. 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.

DOCUMENTS:

[RAMSELL ESTATES PH COMMENTS 11-16-20.PDF](#)

III. 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

DOCUMENTS:

[PB MEMO RE CURTIS FARM SUB FINAL PH 11-12-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

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

DOCUMENTS:

[RAMSELL ESTATES PRELIM MAJOR APP MEMO 11-13-20.PDF](#)
[RAMSELL ESTATES ART VII \(145-49\) RESIDENTIAL CLUSTER CHECKLIST 11-12-20.PDF](#)
[RAMSELL ESTATES PRELIM COMPLETENESS 11-12-20.PDF](#)
[2020-11-13 RAMSELL ESTATES SUBDIVISION PLAN.PDF](#)
[20267 REVISED PRELIM PLAN SET_11-05-2020.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. **Workshop public comments and compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[COASTAL PROJECTS SUB MINOR APP MEMO 11-13-20.PDF](#)
[COASTAL PROJECTS SUBDIVISION COMPLETENESS 11-12-20.PDF](#)
[COASTAL PROJECTS SUB DRAFT PLAN NOTES 11-12-20.PDF](#)
[MINOR SUBDIVISION PLAN 201104.PDF](#)

III. 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 **Workshop public comments and compliance/ Final Findings of Fact & Decisions**

DOCUMENTS:

[CURTIS FARM SUB FINAL APP MEMO 11-13-20.PDF](#)
[CURTIS FARM DRAFT FINAL COMPLETENESS 11-13-20.PDF](#)
[CURTIS FARM PLAN SET REV26OCT2020.PDF](#)
[MHPC LETTER.PDF](#)
[NE ARC_CURTIS FARM SUBDIVISION_ MHPC 0632-20 PH I_EOF.PDF](#)

IV. BONNIEVILLE FARMERS 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 of 1622 Post Road and is within the General Business District. Tax Map 135, Lot 4. **Workshop plan revisions and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

BONNIEVILLE FARMERS MARKET AMD MEMO 11-13-20.PDF
BONNIEVILLE FARMERS MARKET ART V (145-26) GEN BUS DIST
CHECKLIST 11-12-20.PDF
BONNIEVILLE FARMERS MARKET ART VI (145-35 TO 145-47) TOWN
REGS 11-12-20.PDF
BONNIEVILLE FARMERS MARKET DRAFT COMPLETENESS REVIEW
11-12-20.PDF
BONNIEVILLE DRAFT COMPLIANCE FOF 11-12-20.PDF
BONNIEVILLE_BASE-SITE 20201026 ALT.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).

Workshop completeness and determine a possible public hearing

DOCUMENTS:

LITTLEFIELD SOLAR APP MEMO 11-13-20.PDF
LITTLEFIELD SOLAR DRAFT COMPLETENESS 11-13-20.PDF
LITTLEFIELD SOLAR ART V (145-21) RES A DIST 11-13-20.PDF
20201113 ENGINEERING REVIEW.PDF
MDEP LETTER.PDF
WALDENLITTLEFIELDWELLSREPSONSE102720.PDF
20201113 ENGINEERING REVIEW.PDF

OTHER BUSINESS

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

ADJOURN