



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, November 19, 2018, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. NOVEMBER 5, 2018 MEETING MINUTES

DOCUMENTS:

[PB MIN 11-05-18.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE HIDDEN TREASURES FINAL PH 11-14-18.PDF](#)

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. **Report results of Site Walk**

DOCUMENTS:

[PB MEMO RE WESLEY BY THE SEA PHASE 3 11-14-18.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 **Report results of Site Walk**

DOCUMENTS:

III. 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 11-14-18.PDF
2018105 SUBDIVISION PLAN-R3.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

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. **Workshop comments from the public hearing and draft compliance**

DOCUMENTS:

HIDDEN TREASURES FINAL MAJOR APP MEMO 11-15-18.PDF
HIDDEN TREASURES FINAL COMPLETENESS DRAFT 11-15-18.PDF
HIDDEN TREASURES DRAFT COMPLIANCE FOF 11-15-18
RECOVERED.PDF
HIDDEN TREASURES FIRE CHIEF TURNAROUND 11-14-18.PDF
2017159 SUBDIVISION R-16.PDF

V. 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). **Workshop completeness, compliance and draft Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

GRAND TRAIL PLACE II AMEND APP MEMO11-13-18.PDF
GRAND TRAIL PLACE II AMEND FINAL COMPLETENESS 11-13-18.PDF
GRAND TRAIL II FINAL DRAFT FOF 11-19-18.PDF
SHEET 1 11-05-18.PDF
SHEET 2 11-05-18.PDF
SHEET 3 11-05-18.PDF

VI. 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. **Workshop completeness, compliance and draft Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

GRANITE RIDGE SUB AMEND FINAL MAJOR APP MEMO 11-13-18.PDF
GRANITE RIDGE DRAFT COMPLIANCE FOF 11-19-18.PDF

VII. LITTLEFIELD ACRES SUBDIVISION AMENDMENT

Kevin Rodrigue, owner/applicant. Wayne Desper, surveyor. Final Subdivision Amendment Application to relocate the primary and reserve septic system locations for lot 3 in the Littlefield Acres Subdivision. The property is located off of 289 Wire Road and is located within the Rural District. Tax Map 74, Lot 5-3. **Receive Subdivision Amendment Application, determine if a site walk is to be held, workshop completeness, determine if a public hearing is to be held, and workshop compliance/ Findings of Fact & Decisions for possible approval if appropriate**

DOCUMENTS:

LITTLEFIELD ACRES MEMO 11-14-18.DOCX
LITTLEFIELD ACRES DRAFT COMPLETNESS 11-14-18.DOCX
LITTLEFIELD ACRES DRAFT COMPLIANCE AND FOF 11-19-18.DOCX
SEPTIC SHEET 2 REV.PDF
RODRIGUE SEPTIC DESIGN REV.PDF
LITTLEFIELD DRAFT.PDF

OTHER BUSINESS

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