



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, December 3, 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 19, 2018 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 11-19-18.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE WEBBER RIDGE PH 11-29-18.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Report results of Site Walk**

DOCUMENTS:

[PB MEMO RE HIGHPINE VILLAGE SITE WALK 11-29-18.PDF](#)

II. COULSON FARM SUBDIVISION AMENDMENT

Sebago Real Estate Investment, LLC, owner/applicant; Corner Post Land Survey, agent. Subdivision Amendment Application to amend finish course of paving. Subdivision is located off of Branch Road/ Tree Top Lane and is within the Residential A District. Tax Map 56, Lot 25-1 to 25-11. **Receive Subdivision Amendment Application, determine a site walk, workshop completeness**

and determine a public hearing, compliance review and possible approval

DOCUMENTS:

COULSON FARM FINAL SUB AMD 5 MEMO 11-30-18.PDF
COULSON FARM VIOL MEMO 11-29-18.PDF
COULSON FARM P GUAR MEMO 11-29-18.PDF
COULSON AMD 5 COMPLETENESS DRAFT 11-30-18.PDF
COULSON FARM AMEND 5 DRAFT FINAL FOF 11-30-18.PDF
COULSON AMD 5 COVER LETTER 11-30-18.PDF
COULSON FARM AMD 5 APP SUBMISSION 11-15-18.PDF
COULSON5.PDF

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. **Workshop public hearing comments, compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

WEBBER RIDGE MINOR APP MEMO 11-14-18.PDF
WEBBER RIDGE ART VII (145-49) RESIDENTIAL CLUSTER CHECKLIST
11-29-18.PDF
WEBBER RIDGE SUB DRAFT COMPLETENESS 11-29-18.PDF
WEBBER RIDGE DRAFT FOF 11-30-18.PDF
WEBBER RIDGE NOTES RECOMMENDED 11-30-18.PDF
WBBER112718.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

11-27-18 SRC AGENDA.PDF
BITTER END FOF SIGNED 11-13-18.PDF
BIG DADDYS FOF SIGNED 11-02-18.PDF

ADJOURN