



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 10, 2020, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

6:15 PM EXECUTIVE SESSION

Hold an Executive Session, pursuant to 1 M.R.S. section 405(6)(E), to consult with the town attorney regarding the Board's legal rights and duties concerning a letter to Chairman Millian dated January 31, 2020 from Attorney John Bannon re: Parker Ridge Subdivision.

Documents:

[L- CHAIR MILLIAN 01 31 2020.PDF](#)

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 13, 2020 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. FAIRWAY VIEW VILLAGE SUBDIVISION

York Building and Design Center, Inc. owner; Attar Engineering, agent. Final Subdivision to subdivide 123 acres into a 46 dwelling unit Multifamily Development Major Subdivision. 42 dwellings are proposed to be age-restricted (55 years or older). The parcel is located off of Fieldside Lane off of North Berwick Road. The parcel is located within the Rural District. Tax Map 32, Lot 13.

II. CURTIS FARM SUBDIVISION

Landings Development, LLC owner; South Ash Development, LLC, applicant. Attar Engineering, Inc. agent. Preliminary 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

DEVELOPMENT REVIEW & WORKSHOPS

I. FAIRWAY VIEW VILLAGE SUBDIVISION

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(55 years or older). The parcel is located off of Fieldside Lane off of North Berwick Road. The parcel is located within the Rural District. Tax Map 32, Lot 13. **Workshop Public Hearing comments and workshop draft compliance review comments**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL COMPLETENESS REVIEW MEMO 01-27-20.PDF](#)
[FVV COVER 24JAN2020.PDF](#)
[FVV REVISED PLAN SET PUB 24JAN2020.PDF](#)

II. CURTIS FARM SUBDIVISION

Landings Development, LLC owner; South Ash Development, LLC, applicant. Attar Engineering, Inc. agent. Preliminary 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 Hearing comments and draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:

[CURTIS FARM REV PKG 27JAN2020.PDF](#)

III. WELLS PARKS & RECREATION PARKING LOT

Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to add 62 parking spaces at the existing Municipal Facility/ Active Recreation use. The property is located off of 412 Branch Road and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 56, Lot 15- EXE. **Receive Site Plan Amendment Application, workshop completeness and consider scheduling a Public Hearing**

DOCUMENTS:

[WALTER MARSH RECREATION SITE PLAN APP 01-30-20.PDF](#)
[2020-01-10 - WMRA BASE-05 - LIGHTING.PDF](#)
[BASE PLOT.PDF](#)

IV. TOPSAIL WAY SUBDIVISION

Joseph Moody, owner; Luxe Enterprises, LLC, c/o Zach Pappas, applicant; Sebago Technics, agent. Minor Subdivision Application for 4 single family dwelling units on one 2.04 acre parcel to be developed as a Multifamily Development. The property is located within the General Business and Residential A Districts. Tax Map 43, Lot 10. **Receive the Minor Subdivision Application and workshop completeness**

DOCUMENTS:

[19547.MINOR SUBDIVISION APPLICATION.PDF](#)
[19547.PLAN SET 2020-01-27.PDF](#)

V. BURNT MILL ESTATES SUBDIVISION AMENDMENT

Burnt Mill Holding Company, LLC and Chinburg Development, LLC, owners.

Attar Engineering, applicant and agent. Final Subdivision Amendment Application seeking approval to amend the drainage system for lots 1-16 to 1-21; to change lots 1-1 to 1-10 and 1-12 to 1-21 from Duplex (DP) lots to Single Family (SF) lots; and to change lots 1-23 to 1-25 and 1-78 to 1-90 from Single Family (SF) lots to Duplex (DP) lots. The Subdivision to remain as previously approved with 174 dwelling units. The Subdivision is located off of Hobbs Farm Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62-A, Lots 1-1 to 1-10, Lots 1-12 to 1-21, Lots 1-23 to 1-25 and Lots 1-78 to 1-90. **Receive Subdivision Amendment Application, consider waivers, workshop**

DOCUMENTS:

[CHINBURG LETTER AUTH AMD 01-30-20.PDF](#)
[UPDATED BURNT MILL APP 01-03-20.PDF](#)
[2020-01-30 - BURNT MILL SUBDIVISION PLAN MARKUPS R2.PDF](#)

OTHER BUSINESS

- I. PARKER RIDGE SUBDIVISION
- II. POSSIBLE ORDINANCE CHANGE PROPOSALS
- III. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

[02-04-20 SRC AGENDA.PDF](#)

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