



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 11, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. FEBRUARY 25, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-25-19.PDF](#)

PUBLIC HEARING(S)

I. WESLEY BY THE SEA PHASE 3

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Preliminary Subdivision 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.

DOCUMENTS:

[PB MEMO RE WESLEY BY THE SEA PH 03-07-09.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. FIRE DEPARTMENT SUBSTATION

Town of Wells, owner/applicant. Site Plan Amendment Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with associated 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 **Review revised building and layout changes and determine if another site walk is necessary**

DOCUMENTS:

[PB MEMO RE FIRE SUBSTATION REDESIGN 03-07-09.PDF](#)
[50470_ROUTE9_SITE_REV_ENTRANCE.PDF](#)

II. WESLEY BY THE SEA PHASE 3

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harisseckett 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. **Workshop public comments and draft Preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

WESLEY BY THE SEA PHASE 3 PRELIM MAJOR APP MEMO 03-08-19.PDF
WESLEY BY THE SEA PHAS 3 PRELIM DRAFT FOF 03-08-19.PDF
18118-PLANSET.PDF

III. BAREFOOT COTTAGE HOMES

Seal Harbor, LLC, applicant. Attar Engineering, Inc, agent. Site Plan Amendment Application #5 to depict the as-built conditions of the property including reconfigured parking, lot coverage, dumpster relocation, landscaping and enlarged garages; and resolve site plan approval items in default. No changes in use proposed to the existing/ grandfathered 56 Hotel/Motel units (Lodging Facility), 1 single family dwelling unit, or Accessory office, clubhouse, guardhouse, pool or patio. The property is located off of Barefoot Cottage Road/ Route One and is within the General Business and Residential A Districts. Tax Map 43, Lot 3-3. **Report results of Site Walk, Workshop draft completeness and determine if a public hearing is to be scheduled**

DOCUMENTS:

BAREFOOT COTTAGE AMEND5 APP MEMO 03-08-19.PDF
BAREFOOT AMD 5 MGL SITE WALK MEMO 03-07-19.PDF
BAREFOOT AMD 5 DRAFT SITE PLAN.PDF

IV. FOUR SEASONS FARM (FKA BRANCH FARM ROAD) SUBDIVISION

Seal Harbor, LLC, owner/applicant; Attar Engineering Inc. agent. Final Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 60' wide private right-of-way to be constructed off of Branch Road. Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3 **Workshop compliance and draft Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

FOUR SEASONS FARM FINAL MEMO 03-07-19.PDF
FOUR SEASON FARM FINAL PLAN COMPLETENESS 03-07-19.PDF
FOUR SEASONS FARM DRAFT COMPLIANCE - FINAL FOF 03-07-19.PDF
FOUR SEASON FARM COST ESTIMATE 03-07-19.PDF
REC NOTE 22 REVISED 3-8-19.PDF
BRF_PHASING W-MGL COMMENTS.PDF
FOUR SEASON FARM MGL DESIGN REVIEW 03-08-19.PDF
FOUR SEASON FARM MGL STORMWATER REVIEW 03-8-19.PDF
BRF SWA HCAD 05MAR2019.PDF
BRF PLAN REVISIONS PUB 05MAR2019.PDF

V. FAIRWAY VILLAGE SUBDIVISION

York Building and Design Center, Inc. owner; Attar Engineering, agent.
Preliminary Subdivision to subdivide 132 acres into a53 dwelling unit Multifamily
Development Major Subdivision. The 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, 250' Shoreland Overlay
and Resource Protection Districts. Tax Map 32, Lot 13. **Workshop Preliminary
Completeness and determine a Public Hearing if appropriate**

DOCUMENTS:

FAIRWAY VILLAGE PRELIM MAJOR APP MEMO 03-07-19.PDF
FAIRWAY VILLAGE DRAFT COMPLETENESS 03-06-19.PDF
FAIRWAY VILLAGE SUBMISSION 02-26-19.PDF
FAIRWAY VILLAGE DRAFT PLAN 02-26-19.PDF
KGARDNER LETTER FIELDSIDE LANE WELLS 03-07-2019.PDF
FAIRWAYVILLAGE_ROADREQUESTS 03-08-19.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

FOOTBRIDGE NORTH AMD FOF SIGNED03-01-19.PDF
REDWOOD RESORT FOF SIGNED 02-21-19.PDF

ADJOURN