



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, May 20, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

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

I. MAY 6, 2019 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)

David Springer, owner; Mike Burgess, applicant; BH2M, agent. Preliminary Subdivision Application to subdivide 26.8 acres into 9 lots/dwelling units as a Residential Cluster development with a private 50' wide ROW and Open Space. The parcel is located off of 241 Meetinghouse Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A.

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.

DEVELOPMENT REVIEW & WORKSHOPS

I. THE WOODLANDS SUBDIVISION

Landings Development, LLC, owner/applicant; Civil Consultants, agent/ engineer. Subdivision Pre-Application for a 5 lot/dwelling unit major subdivision on 26.51 acres of a 55.15 acre parcel of land identified as Tax Map 25, Lot 11. The property is located off of Loop Road and Hiltons Lane. The property is located within the Rural, Residential A, Resource Protection and 250' Shoreland Overlay Districts. **Receive Subdivision Pre-Application and determine a site walk**

II. RIVERWALK SUBDIVISION

Bourne Field Properties, LLC, owner/applicant; Lower Village Survey, surveyor. Final Subdivision Amendment Application to remove a tree on lot 5-31. The property is located off of 182 Waters Edge Drive off of Branch Road. The property is within the Rural District and is identified as Tax Map 70, Lot 5-31. **Receive Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary and workshop draft compliance**

III. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)

David Springer, owner; Mike Burgess, applicant; BH2M, agent. Preliminary Subdivision Application to subdivide 26.8 acres into 9 lots/dwelling units as a Residential Cluster development with a private 50' wide ROW and Open Space.

The parcel is located off of 241 Meetinghouse Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A. **Workshop public comments, Consider various determinations and Preliminary Findings of Fact & Decisions for possible approval**

IV. 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 final compliance review comments**

V. WEBBER RIDGE PHASE 2 SUBDIVISION

Sebago REI, LLC, owner/applicant; DM Roma Consulting, agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision with a 50' wide private ROW and Open Space. The subdivision is proposed off of Green Road and is located within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 16, Lot 8. **Workshop completeness and determine a Preliminary Public Hearing**

VI. FAIRWAY VILLAGE SUBDIVISION (FKA FIELDSIDE LANE SUBDIVISION)

York Building and Design Center, Inc. owner; Attar Engineering, agent. Preliminary Subdivision to subdivide 132 acres into a 53 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 District. Tax Map 32, Lot 13. **Consider a 60 day extension**

OTHER BUSINESS

I. CEO & STAFF REVIEW COMMITTEE SITE PLAN APPROVALS

II. MAINE BEACHES CONFERENCE

[HTTP://SEAGRANT.UMAINE.EDU/EXTENSION/BEACHES-CONFERENCE/PROGRAM](http://seagrant.umaine.edu/extension/beaches-conference/program)

III. SMPDC ANNUAL MEETING

DOCUMENTS:

[SMPDC ANNUAL MEETING FLYER 06-05-2019 AT 530PM.JPG](#)

ADJOURN

Please join us for the
Southern Maine Planning & Development
ANNUAL MEETING

Wednesday, June 5th, 5:30 PM

Town Club, Sanford, ME

4 Washington Street, 4th floor (Next to the Post Office)

Great Food · Social Hour

Tickets \$25.00 · Includes a Full Dinner

5:30 PM - Hors d'oeuvres and Cash Bar

5:45 PM - "Brief" General Assembly Business Meeting

6:15 PM - Buffet Dinner will be served

Presentation:

The Region's Outdoor Recreation
Ideas for Economic Development and

Carolann Ouellette, Director Maine Office of Outdoor Recreation and Representation

Carolann Ouellette is the former Director of the Maine Tourism Office and she now heads the newly created Maine Office of Outdoor Recreation. Carolann is focused on highlighting and branding Maine's tremendous recreational assets but working to make them more accessible to all.

Carolann will be joined by representatives from Maine Outdoor Brand to work with individuals and organizations in helping to drive Maine's economic development and also attract a younger demographic to our state. See their website at www.maineoutdoorbrand.com

