



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 9, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. DECEMBER 19, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 12-19-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. UPS WELLS FACILITY EXPANSION

BT-NEWYO LLC, owner/ applicant. Prime Engineering, agent. Site Plan Amendment Application seeking approval for 91 new parking spaces and approximately 2,326 SF in new building areas for the exiting Truck Terminal & Business Service business use. Changes to site stormwater management and lot coverage proposed. The property is located within the Light Industrial District and is off 40 Tivoli Drive. Tax Map 50, Lot 27E. **Report Site Walk Results, workshop completeness and determine a possible public hearing**

DOCUMENTS:

[UPS AMD SITE WALK MEMO 01-03-23.PDF](#)

II. HAZY HILL FARM

1616 Post Road, LLC, owner; RS470, LLC, applicant. Site Plan Amendment Application seeking approval for a Registered Marijuana Dispensary use within unit #2, approximately 3,344 SF in gross floor area. No other change in use proposed; property has approval to operate Business Office, Retail, Personal Service Business, Service Business, Contractor Business and Wholesale Business uses. Total floor area of all structures is 8,857 SF. Two dwelling units also exist on the property. The lot is located off 1614/1616 Post Road and is within the General Business District. Tax Map 135, Lot 4-1. **Report site walk results, workshop draft completeness and determine a public hearing if appropriate**

DOCUMENTS:

HAZY HILL FARM SITE PLAN AMEND APP MEMO 01-03-23.PDF
HAZY HILL FARM ART V (145-26) GEN BUS DIST 01-03-23.PDF
HAZY HILL FARM ART VI (145-35 TO 145-47) TOWN REGS 01-03-23.PDF
HAZY HILL FARM ART VII (145-58.2) REGISTERED MARIJUANA DISPENSARIES 01-03-23.PDF
HAZY HILL FARM DRAFT COMPLETENESS 01-03-23.PDF
HAZY HILL - PARKING SPACE CHANGES 01-04-23.PDF
HAZY HILL FARM REVISED SITE PLAN MAP 12-20-2022.PDF

III. PARKER RIDGE SUBDIVISION

Seacoast Land Acquisitions, LLC, owner; Jason Labonte, applicant; Deborah Briggs of Lower Village Survey, surveyor. Final Subdivision Amendment Application to change various notes on sheets 1 and 2 regarding phasing and reclamation, to alter stormwater within Open Space based on adequate established vegetation and to depict guardrail reductions. The subdivision to continue to consist of a total of 17 lots/dwellings. The residential cluster development lots have street frontage off a new private roadway. Open space to be open to the public. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6. **Report site walk results, workshop completeness and compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PARKER RIDGE SUB AMD FINAL APP MEMO 01-06-23.PDF
PARKER RIDGE AMEND DRAFT FINAL COMPLIANCE FOF 01-04-23.PDF
PARKER RIDGE 2ND AMENDED FINAL REVEGATION PLAN 1-6-23-TITLE BLOCK 24X36.PDF
PARKER RIDGE 2ND AMENDED FINAL 1-6-23 IN SPC-TITLE BLOCK 24X36.PDF

IV. BULRUSH RETAIL PLAZA

Bulrush, LLC, owner/applicant; Platz Associates, agent. Site Plan Application for a one-story 7,850 SF building and associated parking and infrastructure for Business Retail use, Business Office use, and Registered Marijuana Dispensary use. The property is located off 279 Post Road and is within the General Business District. The property is identified as Tax Map 108, Lot 33-15. **Receive Site Plan Application and consider scheduling a site walk**

DOCUMENTS:

BULRUSH RETAIL PLAZA MEMO 01-03-23.PDF
BULRUSH RETAIL PLAZA ART V (145-26) GEN BUS DIST 01-03-23.PDF
BULRUSH RETAIL PLAZA ART VII (145-58.2) REGISTERED MARIJUANA DISPENSARIES 01-03-23.PDF
20221228.BULRUSHPLAZASITEPLANAPPAMEND.PDF
BULRUSH RETAIL PLAZA C100.PDF
BULRUSH RETAIL PLAZA C101.PDF

V. ROLLING WOODS PRESERVE SUBDIVISION

Jackson Drysdale & Associates, LLC, owner/applicant; Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a 17 lot/dwelling unit Residential Cluster major subdivision with private roadway and Open Space to be developed on 23.38 acres of land. The property is located within the Residential A and Rural Districts. The property is located off Sanford Road and is identified as Tax Map 67, Lot 3. **Receive Preliminary Subdivision Application, workshop draft completeness and determine a preliminary public hearing if appropriate**

DOCUMENTS:

[ROLLING WOODS PRESERVE PRELIM MAJOR APP MEMO 01-06-23.PDF](#)
[ROLLING WOODS PRESERVE ART V \(145-21\) RES A DIST 01-04-23.PDF](#)
[ROLLING WOODS PRESERVE ART VII \(145-49\) RESIDENTIAL CLUSTER CHECKLIST 01-05-23.PDF](#)
[ROLLING WOODS PRESERVE DRAFT PRELIM COMPLETENESS 01-05-23.PDF](#)
[PRELIM SUB APPLICATION PACKET.PDF](#)
[PRELIM PLAN SET.PDF](#)
[DEED 19135-863.PDF](#)

VI. HOLIDAY INN EXPRESS

Redwoods Resorts Wells, LLC, owner/applicant; Geoffrey Aleva, agent. Site Plan Amendment Application seeking approval for a 620 SF patio addition, plant tree(s) to address removal of required tree and missing tree along Mile Road; address completion of Mile Road sidewalk; and address accent lighting. No change in use proposed; the 60 unit Hotel/Motel (lodging facility) and 60 seat Standard Restaurant use remain as approved. The property is located off 28 Mile Road and is within the General Business District. Tax Map 123, Lot 86. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[PB MEMO RE HOLIDAY INN EXPRESS AMEND01-06-23.PDF](#)

VII. SEA ORCHARD SUBDIVISION AMENDMENT

Sea Orchard Homeowner's Association, owner; Grace Chmielewski, applicant. BH2M, engineer. Subdivision Amendment Application to remove existing trees within the Open Space adjacent to Lot 9-5, replant the buffer with evergreen trees and depict existing stockade fence to be the Sea Orchard HOA fence. The property is located off 80 Autumn Lane and is within the Residential A District. Tax Map 135, Lot 9-5/ Open Space. **workshop completeness and determine a public hearing if appropriate**

DOCUMENTS:

[SEA ORCHARD AMD 3 MEMO 01-06-23.PDF](#)
[SEA ORCHARD AMD 3 DRAFT COMPLETENESS 01-06-23.PDF](#)
[SEA ORCHARD AMENDED PLAN.PDF](#)

OTHER BUSINESS

I. CONSIDER GRANTING A 60 DAY EXTENSION:

- a. Burnt Mill Estates Amendment
- b. The Timbers Subdivision

DOCUMENTS:

[PB MEMO RE EXTENSIONS 01-04-23.PDF](#)

ADJOURN