



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 10, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. DECEMBER 20, 2021 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 12-20-2021 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. WELLS ACTIVITY CENTER

Town of Wells, owner; Parks & Recreation, applicant. Site Plan Amendment Application seeking approval to add Day-Care Center use to the Municipal Facility building and to establish a 2,500 SF outdoor playground on the property. The property is located within the Residential Commercial, Mobile Home Overlay and 75' Shoreland Overlay Districts. The property is located off 113 Sanford Road and is identified as Tax Map 134, Lot 34-EXE. **Receive Site Plan Amendment Application, determine if a site walk is necessary and consider completeness**

DOCUMENTS:

[WELLS ACTIVITY CENTER AMEND APP MEMO 01-05-22.PDF](#)
[WELLS ACTIVITY CENTER ART V \(145-24\) RES COMM 01-05-22.PDF](#)
[WELLS ACTIVITY CENTER ART VI \(145-35 TO 145-47\) TOWN REGS 01-05-22.PDF](#)
[WELLS ACTIVITY CENTER DRAFT COMPLETENESS 01-05-22.PDF](#)
[WELLS ACTIVITY CNTR AMEND APP FORM 12-21-21.PDF](#)
[0134-034-EXE AERIAL IMAGE.PDF](#)
[WELLS ACTIVITY CNTR DRAFT 010522.PDF](#)

II. BOLDUC SUBDIVISION AMENDMENT

Christien Bolduc, owner; Geoffrey Aleva of Civil Consultants, applicant/ engineer. Final Subdivision Amendment Application to relocate a 20' wide drainage easement on Lot 6-2-B and also onto abutting lot 6-1. No change to the number of lots or dwelling units proposed. The property is located off of Admirals Way and is within the Rural District. Tax Map 62, Lot 6-2-B and 6-1. **Receive Subdivision Amendment Application, determine if a site walk is necessary and consider completeness, determine if**

a public hearing is necessary, and consider compliance/ Findings of Fact & Decisions for possible approval

DOCUMENTS:

BOLDUC FINAL AMEND APP MEMO 01-05-22.PDF
BOLDUC AMEND FINAL COMPLETNESS 01-05-22.PDF
BOLDUC SUB SAMPLE DEED PROVIDED OCT 2020.PDF
RATTE DEED MARKUP 01-06-22.PDF
KISTENER DEED MARKUP 01-06-22.PDF
20211216-1822000S-REV-SUB-DRAFT.PDF
100680 - BOLDUC-MISCELLANEOUS-20211227-DRAINAGE ESMNT
EXECUTED-001.PDF
ADMIRALS WAY ROAD MAINTENANCE AGREEMENT BK 18544 PG
551.PDF

III. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner/applicant; Chris Coppi, Coppi Environmental LLC, agent. Site Plan Amendment Application to cut trees within the 25' wide Lodging Facility buffer along the easterly boundary line located within the Shoreland Overlay District. No change in use proposed, the Lodging Facility consists of 47 housekeeping cottage units and 20 hotel/motel units. The property is located within the General Business and 250' Shoreland Overlay District and is off 1413 Post Road. Tax Map 129, Lot 31. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PB MEMO RE SEAGULL CONDO AMEND 01-06-22.PDF

IV. 1810 POST ROAD CONDOMINIUM – FOREST VILLAGE NORTH SUBDIVISION

1810 Post Road, LLC, owner, Luxe Enterprises, LLC, applicant, Northern Survey Engineering, LLC, agent. Minor Subdivision Amendment Application to create a two unit Condominium on the .70 acre parcel. Unit 1 to remain the commercial building and unit 2 to be a single family dwelling unit. The property is located off 1810 Post Road and is within the Residential Commercial and General Business District. Tax Map 139, Lot 16-A. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

1810 POST ROAD CONDOMINIUM MINOR SUB MEMO 01-06-22.PDF
1810 POST ROAD CONDO DRAFT COMPLIANCE FOF 01-06-22.PDF
21080_1810 POST ROAD CONDO AMENDED
SUBDIVISION_SEALED_211221.PDF

V. RAMSELL ESTATES SUBDIVISION AMENDMENT

Seacoast Land Acquisitions, LLC owner; Seago Technics, Inc. agent/engineer. Final Subdivision Amendment Application to change the Open Space ownership for the 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24, Lot 4A. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[RAMSELL ESTATES FINAL AMD APP MEMO 01-06-22.PDF](#)
[RAMSELL ESTATES AMEND DRAFT FINAL FOF 01-06-22.PDF](#)
[MGL DOC REVIEW MEMO 01-06-22.PDF](#)
[211220-20267SB.PDF](#)
[211220-20267SBE.PDF](#)
[211220-20267C.PDF](#)

VI. PARKER RIDGE SUBDIVISION

Parker Ridge Development, LLC, owner/applicant; Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village Survey, surveyor. Final Subdivision Application to amend the Parker Ridge Subdivision by creating 13 new lots/dwelling units on the remaining land (Lot 4). The subdivision to consist of a total of 17 lots/dwellings. The new lots/dwellings are to be residential cluster development lots and are to have street frontage off of a new private roadway. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6.
Consider additional information on construction phasing and materials and consider scheduling a Final Public Hearing

DOCUMENTS:

[PB MEMO RE PARKER RIDGE 01-06-22.PDF](#)
[DEFAULT RES REVIEW MGL MEMO 1-6-22.PDF](#)
[DBRIGGS EMAIL RE PARKER RIDGE 12-29-21.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[12-28-21 SRC AGENDA.PDF](#)
[01-04-22 SRC AGENDA.PDF](#)

II. DISCUSS/ WORKSHOP PROPOSED ORDINANCE CHANGES FOR BOARD OF SELECTMEN JOINT MEETING

DOCUMENTS:

[PB MEMO RE ORDINANCE CHANGE PROPOSALS WORKSHOP 01-06-22.PDF](#)

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