



TOWN OF WELLS, MAINE

PLANNING BOARD

Meeting Agenda
Monday, January 24, 2022, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 10, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-10-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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 to be constructed. Road construction is proposed to include 5 days of rock crushing, material processing and excess material removal. 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.

DOCUMENTS:

[PB MEMO RE PARKER RIDGE FINAL PH 01-20-22.PDF](#)
[PARKER RIDGE SUBDIVISION EMAIL JPOWERS 01-21-22.PDF](#)

II. ORDINANCE CHANGE PROPOSAL

Revision to the Land Use Ordinance, Chapter 145, Section 58.2 (Registered marijuana dispensaries) and Section 58.3 (Medical marijuana cultivation and processing facilities) to eliminate the requirement for sprinkler systems.

DOCUMENTS:

[PB MEMO RE ORDINANCE CHNG PROPOSAL MARIJUANA PH 01-20-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. CHRISTOPHER ERIC BROWN SUBDIVISION

Christopher Eric Brown, owner; Paul Hollis, agent; Corner Post Land Surveying, Inc. surveyor. Subdivision Pre-Application for a two lot minor subdivision located off Quarry Road. No roadway or open space proposed. Property is located within the Rural District and is identified as Tax Map 37, Lot 2C. **Receive Subdivision Pre-Application and consider a site walk**

DOCUMENTS:

[CHRISTOPHER ERIC BROWN SUBDIVISION PRE-APP MEMO 01-20-22.PDF](#)

[CHRISTOPHER ERIC BROWN SUB PRE-APP SUBMISSION 01-11-22.PDF](#)

II. 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 to be constructed. Road construction is proposed to include 5 days of rock crushing, material processing and excess material removal. 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. **Workshop comments from public hearing and draft review comments**

DOCUMENTS:

[PARKER RIDGE SUB AMD FINAL APP MEMO 01-21-22.PDF](#)

[GADBOIS RECLAMATION PLAN.PDF](#)

[PARKER RIDGE AMENDED FINAL 8-16-21 WITH CONTOURS-TITLE BLOCK 24X36.PDF](#)

[PARKER RIDGE AMENDED FINAL 8-16-21 IN SPC-TITLE BLOCK 24X36.PDF](#)

III. 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. **Report Results of Site Walk, Workshop Completeness and consider if a public hearing is to be scheduled**

DOCUMENTS:

WELLS ACTIVITY CENTER AMD SITE WALK MEMO 01-19-22.PDF
WELLS ACTIVITY CENTER AMEND APP MEMO 01-21-22.PDF
ACTIVITY CNTR COMMENT EMAIL TVERONESI 01-17-22.PDF
WELLS ACTIVITY CENTER CEO PARKING RECOMMENDATION 01-21-
22.PDF
WELLS ACTIVITY CENTER DRAFT COMPLETENESS 01-21-22.PDF
WELLSACTIVITYCNTR DRAFT 012122.PDF

IV. 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. **Report site inspection results and review draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

SEAGULL AMEND 10A APP MEMO 01-19-22.PDF
SEAGUL PB INSPECTION MEMO 01-19-22.PDF
SEGAULL AMD 10A DRAFT COMPLIANCE FOF 01-19-22.PDF

V. 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. **Review compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PB MEMO RE BOLDUC AMEND EXTENSION 01-20-22.PDF

VI. GRAND TRAIL PLACE PHASE 3

The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, engineer. Final Subdivision Application to develop an additional 12 residential cluster lots/dwelling units off Baker Road, alter Open Space and alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A. **Workshop updated pond information, determine if a 2nd Final Public Hearing is to be scheduled, and workshop compliance**

DOCUMENTS:

MGL POND MEMO UPDATE 1-21-22.PDF
BH2M SUBMITTAL 1-12-22.PDF
LTR. WELLS PLANNING BOARD. INFO RE ROUND TABLE.
1.20.22.PDF
DMEANS EMAIL RE GRAND TRAIL PHASE 3 AND THE FIRE POND 01-
18-22.PDF
JEVANS EMAIL FW GRAND TRAIL DRIVE 01-07-22.PDF
FIRE POND SUBMISSION - JANUARY 12 2022.PDF

VII. ORDINANCE CHANGE PROPOSAL

Revision to the Land Use Ordinance, Chapter 145, Section 58.2 (Registered marijuana dispensaries) and Section 58.3 (Medical marijuana cultivation and processing facilities) to eliminate the requirement for sprinkler systems. **Workshop public comments and consider recommendation for the Board of Selectmen**

DOCUMENTS:

[ORD CHANGE MEMO RE MARIJUANA BLDG SPRINKLERS P BRD 12-17-21.PDF](#)

VIII. ORDINANCE CHANGE PROPOSAL

Revision to the Land Use Ordinance, Chapter 145, Section 48 (Multifamily Developments) and Section 49 (Residential Cluster Development) to revised dimensional requirements. **Workshop proposed changes and schedule a public hearing**

DOCUMENTS:

[ORD CHANGES CLUSTER MEMO P BRD 1-21-22.PDF](#)
[CHAPTER 145-48 MULTI-FAMILY CHANGES 1-21-22.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

ADJOURN