



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, February 14, 2022, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 24, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-24-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

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.

DOCUMENTS:

[PB MEMO RE WELLS ACTIVITY CENTER PH 02-08-22.PDF](#)
[ACTIVITY CNTR COMMENT EMAIL TVERONESI 01-17-22.PDF](#)

II. 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.

DOCUMENTS:

[PB MEMO RE ORDINANCE CHANGE CLUSTER AND MULTIFAMILY PH 02-08-22.PDF](#)

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. **Workshop public comments and draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

WELLS ACTIVITY CENTER AMEND APP MEMO 02-11-22.PDF
TOWN OF WELLS 113 SANFORD ROAD WELLS MAP 134 LOT 34
EXE.PDF
WELLS ACTIVITY CENTER WSD LETTER 01-24-22.PDF
WELLS ACTIVITY CENTER CEO PARKING RECOMMENDATION 01-21-
22.PDF
WELLS ACTIVITY CENTER DRAFT COMPLETENESS 02-11-22.PDF
WELLS ACTIVITY CENTER DRAFT COMPLIANCE FOF 02-11-22.PDF
WELLSACTIVITYCENTER DRAFT 021122.PDF

II. 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 public comments and consider recommendation for Board of Selectmen**

DOCUMENTS:

ORD CHANGE MEMO RE RES CLUSTER SUBDIVISION STANDARDS
MEMO 2-10-22.PDF
CHAPTER 145-49 CLUSTER SUBDIVISIONS REVISIONS 2-10-22.PDF

III. RT PROPERTY HOLDINGS SUBDIVISION

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Subdivision Pre-Application for an 11 unit Multifamily Development on 10.6 acres of land. The property is located within the Residential A District and is located off Sanford Road near the Bragdon Road intersection. Tax Map 55, portion of Lot 13-EXE and Lot 14-EXE. **Receive Subdivision Pre-Application, workshop initial review comments, determine a Site Walk**

DOCUMENTS:

RT PROPERTY SUBDIVISION PRE-APP MEMO 02-08-22.PDF
RT PROPERTY ART V (145-21) RES A DIST 02-08-22.PDF
RT PROPERTY ART VII (145-48) MULTIFAMILY DEVEL 02-08-22.PDF
2022-004 SUBDIVISION PRE-APPLICATION PACKAGE 013122.PDF

IV. M & L AGGREGATE RECYCLING INC

J. K. MacLeod/ Leighton Excavation, LLC, owner/applicant. Lew Chamberlain, PE, agent, site Plan Application for a Business Contractor/ Recycling Facility use for wood product processing and composting. A 7,200 SF building, a 432 SF building, equipment storage areas, parking and 38,000 SF waste handling area are proposed. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 13-1. **Receive Site Plan Application, workshop completeness and determine a public hearing if appropriate**

DOCUMENTS:

ML AGGREGATE RECYCLING APP MEMO 02-09-22.PDF
ML AGGREGATE RECYCLING ART V (145-28) LI DIST CHECKLIST 02-09-22.PDF
ML AGGREGATE RECYCLING ART VII (145-56) RESTORATION OF RECYCLING FACILITES CHECKLIST 02-09-22.PDF
ML AGGREGATE RECYCLING ART VI (145-35 TO 145-47) TOWN REGS 02-09-22.PDF
ML AGGREGATE RECYCLING DRAFT COMPLETENESS 02-09-22.PDF
ML SP APP 20220117.PDF
ML_20220117.PDF
ML SW REPORT 20211112.PDF

V. R & L PROPERTIES BUSINESS CONTRACTOR

R&L Properties, Owner, applicant; Lew Chamberlain, ATTAR, agent. Site Plan Application for an 8,000 SF one-story building with 8 Business Contractor use units and a two-story building consisting of 1,920 SF Business Contractor use for 4 Business Contractor use units on 1st floor and two dwelling units on the 2nd floor. The property is located within the General Business District and is located off 2229 Post Road. Tax Map 147, Lot 13. **Receive Site Plan Application, workshop completeness and Code Enforcement Office Memo**

DOCUMENTS:

RL PROPERTIES CONTRACTOR SITE PLAN MEMO 02-08-22.PDF
GIS PLOT UTILS.PDF
RL PROPERTIES CONTRACTOR ART V (145-26) GEN BUS DIST 02-08-22.PDF
RL PROPERTIES CONTRACTOR ART VI (145-35 TO 145-47) TOWN REGS 02-08-22.PDF
RL PROPERTIES CONTRACTOR DRAFT COMPLETENESS 02-08-22.PDF
CEO EMAIL RE 2229 POST ROAD 02-07-22.PDF
LETTER OF CAPACITY BRIAN NIELSEN 2229 POST ROAD WELLS MAP 147 LOT 13.PDF
RL PROPERTIES.WELLS RESERVE COMMENTS.PDF
C171-22_SITE PLAN APP - 2229 POST ROAD.PDF
2022-01-18 - 2229 POST ROAD SW REPORT.PDF
2022-01-18 - 2229 POST ROAD PLAN SET.PDF

VI. WESLEY BY THE SEA - PHASE 4 - SUBDIVISION

Preachers' Aid Society of New England, owner/applicant; BH2M Engineers, agent. Preliminary Subdivision Application amendment seeking to further subdivide lot 2-10 into 6 more lots/single family dwelling units within the Residential Cluster Development located off Dorfield Lane within the Rural District. Tax Map 79, Lot 2-10. **Receive Preliminary Subdivision application, workshop preliminary completeness and determine a preliminary public hearing if appropriate**

DOCUMENTS:

WESLEY BY THE SEA PHASE 4 PRELIM MAJOR APP MEMO 02-10-22.PDF
WESLEY BY THE SEA PHASE 4 ART V (145-30) RURAL 02-10-22.PDF
WESLEY BY THE SEA PHASE 4 ART VII (145-49) RESIDENTIAL

CLUSTER 02-10-22.PDF
WESLEY BY THE SEA PHASE 4 PRELIM COMPLETENESS 02-10-22.PDF
WBTS4-PRELIMSUBAPPLICATION-1-14-2022.PDF
WESLEY BY THE SEA PHASE IV PLAN SET.PDF
WBTS4-SITELAWAPP-1-10-2021.PDF

VII. RIVER LANDING SUBDIVISION (FKA LEWIS SUBDIVISION)

Michael J. Lewis, owner/applicant; Tidewater Engineering & Surveying, Inc. agent. Final Subdivision Application for a 12 lot/dwelling unit residential cluster major subdivision on 28.2 acres of land. The parcel is located near 350 Tatnic Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 13, Lot 21-A-1. **Receive Final Subdivision application, workshop final completeness and determine a final public hearing if appropriate**

DOCUMENTS:

RIVER LANDING FINAL MEMO 02-08-22.PDF
RIVER LANDING SUB ART VII (145-49) RESIDENTIAL CLUSTER 02-08-22.PDF
RIVER LANDING FINAL COMPLETENESS 02-08-22.PDF
2022-0201 RIVERLANDINGFINALSUBMISSION.PDF
2022-0201 RIVERLANDINGFINALPLANSET.PDF

VIII. 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. **Consider granting an extension**

DOCUMENTS:

1810 POST ROAD CONDO EXTENSION REQUEST 02-07-22.PDF

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

02-08-22 SRC AGENDA.PDF
LITTLEFIELD SOLAR - FIELD CHANGE LETTER 2-8-22.PDF
9B SOLAR F CHANGE PLAN 2-8-22.PDF

II. CPUC UPDATE AND COMMENTS

Project Website: **[HTTPS://RESILIENCE.MYSOCIALPINPOINT.COM/WELLS-COMPREHENSIVE-PLAN-UPDATE](https://resilience.mysocialpinpoint.com/wells-comprehensive-plan-update)**

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