



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 27, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 6, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-06-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner/applicant; John MacLeod, agent. Site Plan Amendment Application to remove a large tree from within the 25' wide Lodging Facility buffer/ Route 1 setback and replace with smaller deciduous trees. 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 completeness, and workshop draft compliance/ Findings of Fact & Decisions if appropriate**

DOCUMENTS:

[SEAGULL AMEND 12 APP MEMO 02-22-23.PDF](#)
[SEAGULL AMD 12 DRAFT COMPLETENESS 02-22-23.PDF](#)
[SEAGULL AMD 12 DRAFT COMPLIANCE FOF 02-22-23.PDF](#)
[SEAGULL DRAFT PLAN 022123.PDF](#)

II. VILLAGE BY THE SEA

Village by the Sea Owners Association, owner/applicant; Christopher Coppi of Coppi Environmental agent. Site Plan Amendment Application to remove invasive species within the 25' wide landscaped buffer adjacent to property lines and some within the 75' and 250' Shoreland Overlay District. No change in use proposed, the property remains a 99 unit Motel with 1 dwelling (managers unit), function hall and accessory amenities. The property is located at 1373 Post Road and is within the General Business District and 75' and 250' Shoreland Overlay District. The property is identified as Tax Map 129, Lot 32A. **Workshop Findings of Fact & Decisions for approval**

DOCUMENTS:

VILLAGE BY THE SEA SITE PLAN AMEND APP MEMO 02-21-23.PDF
VILLAGE BY THE SEA AMEND DRAFT COMPLIANCE FOF 02-21-23.PDF
WELLS VILLAGE BY THE SEA 1-18-23.PDF

III. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Final Subdivision Application for a 2 lot/ 10 dwelling unit subdivision on 10.6 acres of land. Lot 1 to consist of one single family dwelling. Lot 2 to consist of four duplex (two-family dwellings) and one single family dwelling, open space and private roadway (Multifamily Development). 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. **Workshop compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

THE TIMBERS FINAL APP MEMO 02-24-23.PDF
THE TIMBERS ART VII (145-48) MULTIFAMILY DEVEL 02-23-23.PDF
THE TIMBERS DRAFT COMPLIANCE FINAL FOF 02-23-23.PDF
2022-004 THE TIMBERS FINAL PLAN SET D 022323.PDF
THE TIMBERS DOC REVIEW UPDATE 2-24-23.PDF
THE TIMBERS STORMWATER MANAGMENT DESIGN AND ANALYSIS MEMO 02-23-23.PDF
2022-004 THE TIMBERS COST ESTIMATE REV2 022323.PDF
THE TIMBERS FIRE PROTECTION EASEMENT DEED - TO TOWN OF WELLS - 012523.PDF
2022-004 THE TIMBERS SAMPLE DEED LOT 1 REVISED 112522.PDF
RT_PROP_WELL_DATA_LETTER.PDF
RT_PROP_WATER_TEST_PETROLEUM.PDF
RT_PROP_WATER_TEST_MINERALS.PDF

IV. BURNT MILL ESTATES SUBDIVISION (ELIMINATE GOLF COURSE)

Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lot 1. **Workshop final completeness and consider scheduling another public hearing**

DOCUMENTS:

BURNT MILL ESTATES AMEND MEMO 02-22-23.PDF
BURNT MILL NOTE 29 PHASING AND GUARANTEES 02-22-23.PDF
20019 TRANSMITTAL LETTER 2023-01-18.PDF
20019 RESPONSE TO COMMENTS - GOLF COURSE REMOVAL.PDF
20019 BURNT MILL SUBDIVISION PLANS 01-17-2023.PDF
20019 CIVIL PLANS - NO GOLF.PDF
BURNT MILL JCRAFT EMAIL 01-27-23.PDF

BURNT MILL EENGLAND EMAIL 01-11-23.PDF
BURNT MILL JCRAFT EMAIL 01-06-23.PDF

V. A RETROACTIVE ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE TOWN CODE TO CAP THE NUMBER OF REGISTERED MARIJUANA DISPENSARIES ALLOWED IN THE TOWN OF WELLS TO NO MORE THAN THREE (3)

Workshop Ordinance and provided recommendations to the Select Board

DOCUMENTS:

P BRD MEMO MED MJ 2-21-23.PDF
MED MJ DRAFT ORDIN CHANGES 2-21-23.PDF

OTHER BUSINESS

I. CONSIDER GRANTING A 60 DAY EXTENSION:

- a. Chick Crossing Village
- b. Dells Downeast
- c. Sea Vu West
- d. Anchor Inn

DOCUMENTS:

PB MEMO RE EXTENSIONS 02-21-23.PDF

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