



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 28, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 14, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-14-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. M & L AGGREGATE RECYCLING INC

M&L Aggregate Recycling, Inc, 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.

DOCUMENTS:

[PB MEMO RE ML AGGREGATE PH 02-22-22.PDF](#)

II. 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.

DOCUMENTS:

[PB MEMO RE WESLEY BY THE SEA 4 PRELIM PH 02-22-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. G&M HOLDINGS MEDICAL MARIJUANA CULTIVATION AND PROCESSING

Randy Guiffrida, owner/ applicant. Lewis Chamberlain, Attar Engineering, agent. Site Plan Pre-Application for a Medical Marijuana Cultivation and Processing Facility to be established within a 2,400 SF building and a 6,400 SF building. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 13-2. **Consider scheduling a site walk**

DOCUMENTS:

[PB MEMO RE GM HOLDINGS MED MARIJUANA 02-22-22.PDF](#)

II. M & L AGGREGATE RECYCLING INC

M&L Aggregate Recycling, Inc, 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. **Workshop public comments and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[ML AGGREGATE RECYCLING APP MEMO 02-23-22.PDF](#)
[ML AGGREGATE RECYCLING ART V \(145-28\) LI DIST CHECKLIST 02-23-22.PDF](#)
[ML AGGREGATE RECYCLING ART VI \(145-35 TO 145-47\) TOWN REGS 02-23-22.PDF](#)
[ML AGGREGATE RECYCLING ART VII \(145-56\) RESTORATION OF RECYCLING FACILITES CHECKLIST 02-23-22.PDF](#)
[ML AGGREGATE RECYCLING DRAFT COMPLETENESS 02-23-22.PDF](#)
[M-L AGGR DRAINAGE MEMO MGL 2-24-22.PDF](#)
[ML_20220211 SH 1_2.PDF](#)

III. 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. **Workshop public comments and draft preliminary Findings of Fact & Decisions for possible preliminary approval**

DOCUMENTS:

[WESLEY BY THE SEA PHASE 4 PRELIM MAJOR APP MEMO 02-23-22.PDF](#)
[WESLEY BY THE SEA PHASE 4 PRELIM FOF 02-23-22.PDF](#)
[WESLEY BY THE SEA PHASE IV PLAN SET.PDF](#)

IV. 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 draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[WELLS ACTIVITY CENTER AMEND APP MEMO 02-23-22.PDF](#)
[PORTION SITE PLAN.PDF](#)

WELLS ACTIVITY CENTER DRAFT COMPLIANCE FOF 02-23-22 (SOLID FENCE OPTION).PDF
WELLSACTIVITYCENTER DRAFT PLAN (SOLID FENCE OPTION) 021122.PDF
WELLS ACTIVITY CENTER DRAFT COMPLIANCE FOF 02-23-22 (VINYL FENCE OPTION).PDF
WELLS ACTIVITY CNTR DRAFT PLAN (VINYL FENCE OPTION) 022322.PDF
CHAPTER 145 - 24 BUFFER AREA.PDF

V. DELLS DOWNEAST SUBDIVISION

Paul M. Bisceglia, owner; Patrick W. Johnson, Agent; JPS Surveying and Engineering, Engineer. Final Subdivision Application for a 13 lot/dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural District. Tax Map 17, Lot 16. **Workshop final completeness and consider for scheduling final public hearing**

DOCUMENTS:

DELLS DOWNEAST FINAL APP MEMO 02-24-22.PDF
DELLS DOWNEAST DRAFT FINAL COMPLETENESS 02-24-22.PDF
DELLS DOWNEAST SITE COST ESTIMATE.PDF
2018-001 DELLS DOWNEAST PLAN SET R4 NFC D.PDF

VI. KENNEBUNK SAVINGS BANK SOLAR ARRAY

Kennebunk Savings Bank, owner; ReVision Energy, applicant. Site Plan Application to remove the office building at the rear of the property and construct a ground mounted solar array system in its place. The existing Bank and associated drive-thru and parking to remain. The property is located off 49 Sanford Road and is within the General Business and 75' Shoreland Overlay Districts. Tax Map 134, Lot 40. **Receive Site Plan Application and workshop completeness and consider for scheduling a public hearing**

DOCUMENTS:

KENNEBUNK SAVINGS BANK SITE PLAN APP MEMO 02-24-22.PDF
KENNEBUNK SAVINGS BANK DRAFT COMPLETENESS 02-23-22.PDF
WELLS SITE PLAN AMENDMENT APPLICATION
SUBMITTAL_KENNEBUNK SAVINGS SOLAR_02012022.PDF

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

02-23-22 SRC AGENDA.PDF

ADJOURN