



TOWN OF WELLS, MAINE PLANNING BOARD

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

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 28, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-28-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. U.S. SITE SOLUTIONS

U.S. Site Solutions, owner; Steve Koeninger, applicant; Austin Fagan, BH2M, agent. Site Plan Pre-Application for a 5,000 SF Business Contractor use building with 1,400 SF in outdoor material storage and associated parking. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-

13. Receive Site Plan Pre-Application and determine a site walk

DOCUMENTS:

[US SITE SOLUTIONS PRE- APP MEMO 03-02-22.PDF](#)
[SITE PLAN - U.S.SITE SOLUTIONS - 2-17-2022.PDF](#)
[SITE PLAN PRE APPLICATION SUBMISSION - 2-17-2022.PDF](#)

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

DOCUMENTS:

1810 POST ROAD CONDOMINIUM MINOR SUB MEMO 03-02-22.PDF
1810 POST ROAD CONDO DRAFT COMPLIANCE FOF 03-02-22.PDF
21080_1810 POST ROAD CONDO AMENDED
SUBDIVISION_SEALED_220302.PDF

III. 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.

Workshop compliance

DOCUMENTS:

PARKER RIDGE AMENDED FINAL 2-25-22 IN SPC-TITLE BLOCK
24X36.PDF
PARKER RIDGE AMENDED FINAL REVEGETATION PLAN-TITLE
BLOCK 24X36.PDF
GADBOIS RECLAMATION PLAN.PDF
676 - PR BASE-C1.0.PDF
676 - PR BASE-C2.0.PDF
676 - C2.1 - POND PLAN WITH UPDATED QUANTITIES.PDF
676 - DETAILS-C3.0.PDF
676 - DETAILS-C3.1.PDF
676 - DETAILS-C3.2.PDF
ROAD NAME REQUEST FORM APPROVED 03-03-22.PDF
012822 PARKER RIDGE SUBDIVISION REVISED COST ESTIMATE.PDF

IV. DAIRY QUEEN

GI Wells, LLC, owner; J & D Dube Properties, LLC, applicant; Walsh Engineering Associates, Inc, agent. Site Plan Application for a 2,100 SF Standard Restaurant/ Fast-Food Restaurant use with 28 parking spaces and a drive-thru to accommodate 19 vehicles. The property is located near 900 Post Road and is within the General Business District. Tax Map 120, Lot 2-1. **Consider a 60 day extension to allow for MDOT Permit approval**

DOCUMENTS:

PB MEMO RE DAIRY QUEEN EXTENSION 03-02-22.PDF

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

02-23-22 SRC AGENDA.PDF
LAW OFFICE OF CHARLES NICKERSON AMEND FOF SIGNED 03-01-
22.PDF

II. MORATORIUM INFORMATION

DOCUMENTS:

[MORATORIUM INFO FOR PB 03-04-22.PDF](#)

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