



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, March 20, 2023, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 6, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-06-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. ALRIG USA DEVELOPMENT

J&D Dube Properties, LLC, owner; Wells Retail Management, LLC, applicant; Stonefield Engineering & Design, LLC, agent. Site Plan Amendment Application to construct a 5,195 SF building for a 2,335 SF Fast-food Restaurant use with drive-thru and 285 SF patio, a 1,430 SF Business Retail use and a 1,430 SF Fast-food Restaurant use. The property is located off Meadow Mall Road near 900 Post Road. The property is located in the General Business District and identified as Tax Map 120, Lot 2-1. **Schedule a Site Walk**

DOCUMENTS:

[PB MEMO RE ALRIG USA SITE WALK 03-15-23.PDF](#)

II. HAZY HILL FARM

1616 Post Road, LLC, owner; RS470, LLC, applicant. Site Plan Amendment Application seeking approval for a Registered Marijuana Dispensary use within unit #2, approximately 3,344 SF in gross floor area. No other change in use proposed; property has approval to operate Business Office, Retail, Personal Service Business, Service Business, Contractor Business and Wholesale Business uses. Total floor area of all structures is 8,857 SF. Two dwelling units also exist on the property. The lot is located off 1614/1616 Post Road and is within the General Business District. Tax Map 135, Lot 4-1. **Workshop compliance and draft Findings of Fact &**

Decisions for possible approval

DOCUMENTS:

HAZY HILL FARM SITE PLAN AMEND APP MEMO 03-17-23.PDF
HAZY HILL FARM DRAFT FOF 03-16-23.PDF
2023-03-16 HHF2-FLOOR PLAN 1ST LEVEL.PDF
HAZY HILL FARM REVISED SITE PLAN MAP 03-16-2023.PDF
POLICE CHIEF SECURITY PLAN REVIEW 02-23-23.PDF

III. 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 compliance review comments**

DOCUMENTS:

BURNT MILL ESTATES AMEND MEMO 03-15-23.PDF
20019 RESPONSE TO COMMENTS - GOLF COURSE REMOVAL 03-09-23.PDF
20019 BURNT MILL SURVEY COMBINED 03-08-2023.PDF
20019 REVISED CIVIL PLANS 2023-03-09.PDF

OTHER BUSINESS

ADJOURN