



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 21, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 7, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-07-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE KENNEBUNK SAVINGS BANK SOLAR PH 03-17-22.PDF](#)

II. 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.

DOCUMENTS:

[PB MEMO RE DELLS DOWNEAST FINAL PH 03-17-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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.

Workshop public comments and draft compliance/ Findings of Fact & Decisions

DOCUMENTS:

[KENNEBUNK SAVINGS BANK SITE PLAN APP MEMO 03-18-22.PDF](#)
[KENNEBUNK SAVINGS BANK DRAFT COMPLETENESS 03-18-22.PDF](#)
[APPENDIX D - 49 SANFORD RD KSB11X17.PDF](#)
[APPENDIX C. DRAFT KENNEBUNK SAVINGS BANK_EROSION CONTROL PLAN 02092022.PDF](#)
[01 WELLS SITE PLAN REVIEW APPLICATION NARRATIVE_KSB_03082022REV.PDF](#)
[KENNEBUNK SAVINGS, WELLS - 116.6KWDC \(288\)BOVIET405W - PERMIT - 20220307 - DRAFT UPDATE.PDF](#)

II. 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 public comments and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[DELLS DOWNEAST FINAL APP MEMO 03-18-22.PDF](#)
[2018-001 DELLS DOWNEAST PLAN SET R4 NFC D.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. **Reschedule site walk time on 4/9/21**

DOCUMENTS:

[PB MEMO RE RT PROPERTY HOLDINGS SITE WALK 03-17-22.PDF](#)

IV. 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. **Reschedule site walk time on 4/9/21**

DOCUMENTS:

[PB MEMO RE GM HOLDINGS MED MARIJUNANA CULTIVATION SITE WALK 03-17-22.PDF](#)

V. 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. **Reschedule site walk time on 4/9/21**

DOCUMENTS:

[PB MEMO RE US SITE SOLUTIONS SITE WALK 03-17-22.PDF](#)

VI. SEAHORSE RESORT

Post Road Cottages, LLC, owner; Steve Doe, Sebago Technics, agent. Site Plan Pre-Application to renovate and upgrade the existing Motel (Lodging Facility) complex; convert the Restaurant use to a Resort Office and Market for motel guests; modify parking, resurface travel ways and parking, construct a new pool and associated buildings/infrastructure. The property is not subject to prior site plan approval. The property is located off 1661 Post Road and is within the General Business District. Tax Map 135, Lot 13. **Schedule a Site Walk**

DOCUMENTS:

[PB MEMO RE SEAHORSE RESORT SITE WALK 03-17-22.PDF](#)

VII. CHICK CROSSING SUBDIVISION

Seacoast Land Acquisitions, LLC, owner/applicant. Corner Post Land Surveying Inc. agent/ surveyor. Subdivision Pre-Application to create a 20 lot/ dwelling unit Residential Cluster Development Major Subdivision on 46.96 acres of land with associated Open Space and a private roadway. The property is located off Chick Crossing Road and is within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. Tax Map 83, Lot 8 **Schedule a Site Walk**

DOCUMENTS:

[PB MEMO RE CHICK CROSSING SUBDIVISION SITE WALK 03-17-22.PDF](#)

VIII. SEA VU WEST CAMPGROUND

LGC SVW, LLC, owner/applicant; Ken Wood, Attar Engineering, agent/ engineer. Site Plan Amendment Pre-Application to change 12 safari tenting sites into RV Park Model sites. The property has site plan approval as a Tent and Recreational Vehicle Park. The property is located off 23 College Drive and is within the Rural District. Tax Map 43, Lot 6. **Schedule a Site Walk**

DOCUMENTS:

[PB MEMO RE SEA VU WEST CAMPGROUND SITE WALK 03-17-22.PDF](#)

IX. HIGH COAST LLC

Steve Duplisea, owner; Shiloh Legere, applicant. Site Plan Amendment Application to add Medical Marijuana Cultivation and Processing use to the property for the assembly and packaging of medical marijuana products only. No other change in use or parking is proposed. The property is located off 632 North Berwick Road and is within the Light Industrial District. Tax Map 40, Lot 3-4. **Receive Site Plan Amendment Application, determine if a site walk is to be scheduled, workshop completeness**

DOCUMENTS:

HIGH COAST AMD SITE PLAN MEMO 03-17-22.PDF
HIGH COAST COMPLETENESS DRAFT 03-16-22.PDF
HIGH COAST DRAFT PLAN 031722.PDF

X. EASTWOOD ESTATES SUBDIVISION

Eastwood Estates, LLC, owner; Corner Post Land Surveying, Inc. agent. Subdivision Pre-Application for a 15 lot/dwelling unit residential cluster development with one out-sale lot located on 18.21 acres with approximately 6 acres of Open Space and a private road with cul-de-sac. The property is located off Sanford Road and is within the Residential A District. Tax Map 60, Lot 10. **Receive Subdivision Pre-Application and schedule a site walk**

DOCUMENTS:

EASTWOOD ESTATES PRE-APP MEMO 03-17-22.PDF
EASTWOOD EST PRE APP.PDF
18953-400.PDF
2021116 SKETCH.PDF

XI. 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. **Workshop completeness and consider a public hearing if appropriate**

DOCUMENTS:

RL PROPERTIES CONTRACTOR SITE PLAN MEMO 03-17-22.PDF
RL PROPERTIES CONTRACTOR DRAFT COMPLETENESS 03-17-22.PDF
LETTER OF CAPACITY BRIAN NIELSEN 2229 POST ROAD WELLS MAP 147 LOT 13.PDF
RDW_POSTROAD_B_14MAR2022.PDF
20220314 - 2229 POST ROAD - SITE PLAN SET.PDF

XII. GRAND TRAIL PLACE PHASE 3

The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, engineer. Final Subdivision Application to develop an additional 12 residential cluster lots/dwelling units off Baker Road, alter Open Space and alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A. **Workshop updated pond information, determine if a 2nd Final Public Hearing is to be scheduled**

DOCUMENTS:

GRAND TRAIL PLACE III FIRE POND MEMO 3-16-22.PDF

XIII. BOLDUC SUBDIVISION AMENDMENT

Christien Bolduc, owner; Geoffrey Aleva of Civil Consultants, applicant/ engineer. Final Subdivision Amendment Application to relocate a 20' wide drainage easement on Lot 6-2-B and also onto abutting lot 6-1. No change to the number of lots or dwelling units proposed. The property is located off of Admirals Way and is within the Rural District.

Tax Map 62, Lot 6-2-B and 6-1. **Consider a 60 day extension**

DOCUMENTS:

[PB MEMO RE BOLDUC SUBDIVISION AMEND EXTENSION 03-17-22.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[03-15-22 SRC AGENDA.PDF](#)

ADJOURN