



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, April 11, 2022, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### **7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

#### **MINUTES**

##### **I. MARCH 21, 2022 DRAFT MEETING MINUTES**

###### **DOCUMENTS:**

[PB MIN 03-21-22 DRAFT.PDF](#)

#### **PUBLIC HEARING(S)**

##### **I. 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 1<sup>st</sup> floor and two dwelling units on the 2<sup>nd</sup> floor. The property is located within the General Business District and is located off 2229 Post Road. Tax Map 147, Lot 13.

###### **DOCUMENTS:**

[PB MEMO RE R AND L PH 04-05-22.PDF](#)

##### **II. RIVER LANDING SUBDIVISION (FKA LEWIS SUBDIVISION)**

Michael J. Lewis, owner/applicant; Tidewater Engineering & Surveying, Inc. agent. Final Subdivision Application for a 12 lot/dwelling unit residential cluster major subdivision on 28.2 acres of land. The parcel is located near 350 Tatnic Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 13, Lot 21-A-1.

###### **DOCUMENTS:**

[PB MEMO RE RIVER LANDING SUBDIVISION FINAL PH 04-05-22.PDF](#)

##### **III. 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.

###### **DOCUMENTS:**

PB MEMO RE GRAND TRAIL PLACE 3 SECOND FINAL PH 04-05-22.PDF  
GRAND TRAIL FIRE POND QUESTIONS FROM HOA 04-04-22.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. **Report Site Walk Results**

#### **DOCUMENTS:**

GM HOLDINGS MED MARIJUANA MGL SITE WALK MEMO 04-01-22.PDF

### **II. 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. **Report Site Walk Results**

#### **DOCUMENTS:**

US SITE SOLUTIONS SITE WALK MEMO 04-01-22.PDF

### **III. 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. **Report Site Walk Results, workshop completeness and determine a public hearing if needed**

#### **DOCUMENTS:**

HIGH COAST SITE WALK MEMO 04-01-22.PDF  
HIGH COAST AMD SITE PLAN MEMO 04-06-22.PDF  
HIGH COAST ART VII (145-58.3) MEDICAL MARIJUANA CULTIVATION AND PROCESSING FACILITIES 04-07-22.PDF  
CHIEF PUTNAM EMAIL RE SECURITY 04-06-22.PDF  
HIGHCOAST DRAFT 040822.PDF

### **IV. 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. **Report Site Walk Results**

**DOCUMENTS:**

[THE TIMBERS SITE WALK MEMO 04-05-22.PDF](#)

**V. 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. **Report Site Walk Results**

**DOCUMENTS:**

[EASTWOOD ESTATES SITE WALK MEMO 04-05-22.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. **Report Site Walk Results**

**DOCUMENTS:**

[PB MEMO RE SEAHORSE RESORT SITE WALK 04-04-22.PDF](#)

**VII. 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. **Report Site Walk Results**

**DOCUMENTS:**

[PB MEMO RE SEA VU WEST CAMPGROUN SITE WALK 04-04-22.PDF](#)

**VIII. 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 **Report Site Walk Results**

**DOCUMENTS:**

**IX. CHASE CONSTRUCTION**

Eric C. Chase and Barry A. Chase, owners/applicants; Geoff Aleva, engineer. Site Plan Application for 11,917 SF in sawmill use to be established within the two existing buildings on the property and within a new 60' x 64' building. The property is located off 1388 North Berwick Road and is within the Rural District. Tax Map 23, Lot 14-B-1. **Receive Site Plan Application and schedule a site walk**

**DOCUMENTS:**

[CHASE CONSTRUCTION SITE PLAN APP MEMO 04-05-22.PDF](#)  
[CHASE CONSTRUCTION ART V \(145-30\) RURAL DIST 04-05-22.PDF](#)  
[20220323-CHASE-SITEPLAN-APP-1388 NORTH BERWICK RD.PDF](#)

**X. 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. **Receive Subdivision Amendment Application, determine if a site walk is needed, workshop initial review comments**

**DOCUMENTS:**

[BURNT MILL ESTATES AMEND MEMO 04-06-22.PDF](#)  
[BURNT MILL AMD ART V \(145-30\) RURAL DIST 04-06-22.PDF](#)  
[BURNT MILL AMEND COMPLETENESS DRAFT 04-06-22.PDF](#)  
[20019 GOLF COURSE BINDER APP 2022-03-11.PDF](#)  
[BURNT MILL NO GOLF S-1 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-2 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-3 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-4 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-5 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-6 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-7 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-8 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-9 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-10 03-08-2022.PDF](#)  
[BURNT MILL NO GOLF S-11 03-08-2022.PDF](#)

**XI. BURNT MILL ESTATES SUBDIVISION (REDESIGN LAYOUT OF UNITS)**

Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc., applicant/engineer. Subdivision Pre-Application to redesign the major subdivision. A total of 36 residential cluster lots to remain as approved/developed: Lots 1-22, 55-57, 95-103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court and Faxon Drive; and Lot 32 to remain as approved off Parsonage Way. Lots 23 -25 to be enlarged off of James Street. Lot 54 to remain a Multifamily Development but to consist of 10 single family dwelling units, not 20 units. 16 residential cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units are proposed as a Multifamily Development on the south side of Hobbs Farm Road. The development to remain with a total of 174 dwelling

units on 374.94 acres of land. The north side of the Hobbs Farm Road/ Storer Lane will become Open Space. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Tax Map 63, Lots 7-62 and 7-95 to 7-103 **Receive Subdivision Pre-Application and schedule a site walk**

**DOCUMENTS:**

[BURNT MILL SUBDIVISION PRE-APP MEMO 04-06-22.PDF](#)  
[BURNT MILL COMMENT LETTER 04-08-22.PDF](#)  
[BURNT MILL COMMENT LETTER FROM JMCMEETING 03-16-22.PDF](#)  
[20019 SUBDIVISION PRE-APP.PDF](#)  
[20019 SITE PLANS FOR PRE-APP 2022-03-10.PDF](#)  
[20019 JAMES STREET SITE PLAN.PDF](#)

**XII. 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 04-04-22.PDF](#)  
[KENNEBUNK SAVINGS BANK DRAFT COMPLIANCE FOF 04-01-22.PDF](#)  
[KENNEBUNK SAVINGS SOLAR DRAFT PLAN 20220405 STAMPED.PDF](#)

**XIII. 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 1<sup>st</sup> floor and two dwelling units on the 2<sup>nd</sup> floor. The property is located within the General Business District and is located off 2229 Post Road. Tax Map 147, Lot 13. **Workshop comments from public hearing, and workshop buffer and architectural standards**

**DOCUMENTS:**

[RL PROPERTIES CONTRACTOR SITE PLAN MEMO 04-07-22.PDF](#)  
[RL PROPERTIES CONTRACTOR ART V \(145-26\) GEN BUS DIST 04-07-22.PDF](#)  
[RL PROPERTIES CONTRACTOR DRAFT COMPLETENESS 04-07-22.PDF](#)  
[2022-03-21 - 2229 POST ROAD SITE PLAN SET.PDF](#)  
[RDW\\_POSTROAD\\_B\\_14MAR2022.PDF](#)

**XIV. RIVER LANDING SUBDIVISION (FKA LEWIS SUBDIVISION)**

Michael J. Lewis, owner/applicant; Tidewater Engineering & Surveying, Inc. agent. Final Subdivision Application for a 12 lot/dwelling unit residential cluster major subdivision on 28.2 acres of land. The parcel is located near 350 Tatnic Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 13, Lot 21-A-

**1. Workshop public hearing comments and draft compliance**

**DOCUMENTS:**

2022-0323 MDEPSUBMITTALDOCUMENTS.PDF  
2022-0323 RIVERLANDINGSUBMITTAL.PDF  
RIVER LANDING RSHINAY HOA DOC REVIEW EMAIL 04-06-22.PDF  
R LANDING DOC REVIEW MEMO 4-8-22.PDF

**XV. 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 public hearing comments and pond review**

**DOCUMENTS:**

GRAND TRAIL PLACE III FIRE POND MEMO 4-8-22.PDF  
GRAND TRAIL FIRE REV 3-21-22.PDF  
40FT PUMP TRUCK TURNING INTO FIRE LANE.PDF  
40FT PUMP TRUCK BACKING OUT OF FIRE LANE.PDF  
BH2M REPSONSE TO GRAND TRAIL HOA FIRE POND COMMENTS  
04-07-22.PDF

**OTHER BUSINESS**

**I. SRC AND CEO SITE PLAN APPROVALS**

**DOCUMENTS:**

04-05-22 SRC AGENDA.PDF

**II. SEAGULL CONDOMINIUM – SITE INSPECTION OF BUFFER RESULTS**

**DOCUMENTS:**

SEAGULL CONDOMINIUM CUTTING INSPECTION MEMO 04-08-22.PDF

**ADJOURN**