



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, April 25, 2022, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

### MINUTES

#### I. APRIL 11, 2022 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MEMO RE PB MINUTES 04-22-22.PDF](#)

### PUBLIC HEARING(S)

### DEVELOPMENT REVIEW & WORKSHOPS

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

##### DOCUMENTS:

[CHASE CONSTRUCTION SITE PLAN APP MEMO 04-21-22.PDF](#)  
[CHASE CONSTRUCTION CEO PARKING RECOMMENDATION 04-19-22.PDF](#)  
[CHASE CONSTRUCTION ART V \(145-30\) RURAL DIST 04-21-22.PDF](#)  
[CHASE CONSTRUCTION ART VI \(145-35 TO 145-47\) TOWN REGS 04-21-22.PDF](#)  
[CHASE CONSTRUCTION DRAFT COMPLETENESS 04-21-22.PDF](#)  
[20220323-CHASE-SITEPLAN-APP-1388 NORTH BERWICK RD.PDF](#)

#### II. 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 to be constructed. Road construction is proposed to include 5 days of rock crushing, material processing

and excess material removal. Open space to be open to the public. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6. **Workshop compliance and draft Final Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

PARKER RIDGE SUB AMD FINAL APP MEMO 04-21-22.PDF  
PARKER RIDGE DRAFT FINAL COMPLETENESS 04-20-22.PDF  
PARKER RIDGE AMEND DRAFT FINAL COMPLIANCE FOF 04-20-22.PDF  
PARKER RIDGE SHEET 1 NOTES 04-20-22.PDF  
PARKER RIDGE SHEET 2 NOTES 04-20-22.PDF  
PARKER RIDGE FIRE CHIEF EMAIL 04-20-22.PDF  
LOT 6-4 SEPTIC DESIGN 2013.PDF  
2022-04-20 M LIVINGSTON LTR (002).PDF  
2022-02-28 KLUCH EMAIL.PDF  
042222 PARKER RIDGE SUBDIVISION REVISED COST ESTIMATE.PDF  
PARKER RIDGE AMENDED FINAL 3-10-22 IN SPC-TITLE BLOCK 24X36.PDF  
PARKER RIDGE AMENDED FINAL REVEGATION PLAN-3-9-22.PDF  
2022-04-19 - C2.1 POND PLAN.PDF

**III. 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 compliance and Final Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

RIVER LANDING FINAL MEMO 04-22-22.PDF  
RIVER LANDING RECOMMENDED PLAN NOTES 04-22-22.PDF  
RIVER LANDING DRAFT COMPLIANCE FINAL FOF 04-22-22.PDF  
2022-0415 RIVERLANDINGSUBMISSION.PDF  
2022-0415 FINALAPPROVALPLANSET.PDF  
RIVER LANDING CISTERN DETAILS.PDF

**IV. 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 compliance and draft Final Findings of Fact & Decisions**

**DOCUMENTS:**

GRAND TRAIL PLACE III FINAL AMEND APP MEMO 04-22-22.PDF  
GRAND TRAIL III FINAL DRAFT FOF 04-22-22.PDF  
GRAND TRAIL PLACE III DOCUMENTS.PDF  
GRAND TRAIL PLACE III PLAN SET 4-13-22.PDF  
GTP III POND 4-11-22.PDF

#### V. WESLEY BY THE SEA - PHASE 4 - SUBDIVISION

Preachers' Aid Society of New England, owner/applicant; BH2M Engineers, agent. Final 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. **Receive Final Subdivision Application, workshop completeness and determine a Final Public Hearing if appropriate**

##### DOCUMENTS:

[WESLEY BY THE SEA 4 FINAL MAJOR APP MEMO 04-18-22.PDF](#)  
[WESLEY BY THE SEA PHASE 4 DRAFT FINAL COMPLETENESS 04-18-22.PDF](#)  
[PLAN SET WESLEY BY THE SEA-PHASE IV.PDF](#)  
[FINAL SUB APP. WESLEY BY THE SEA-PHASE IV.PDF](#)

#### VI. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Preliminary Subdivision Application for an 2 lot subdivision of 10.6 acres of land. Lot 1 to consist of one single family dwelling. Lot 2 to consist of three 3-unit multifamily dwellings, open space and private roadway (Multifamily Development). 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. **Receive Preliminary Subdivision Application and workshop completeness**

##### DOCUMENTS:

[THE TIMBERS PRELIM MAJOR APP MEMO 04-18-22.PDF](#)  
[THE TIMBERS PRELIM COMPLETENESS DRAFT 04-18-22.PDF](#)  
[THE TIMBERS ART VII \(145-48\) MULTIFAMILY DEVEL 04-18-22.PDF](#)  
[2022-004 THE TIMBERS PRELIMINARY FILING 032822.PDF](#)  
[2022-004 THE TIMBERS PLAN SET D.PDF](#)

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

##### DOCUMENTS:

[ML AGGREGATE RECYCLING APP MEMO 04-22-22.PDF](#)  
[ML AGGREGATE RECYCLING DRAFT COMPLETENESS 04-21-22.PDF](#)  
[ML AGGREGATE RECYCLING DRAFT COMPLIANCE FOF 04-21-22.PDF](#)  
[ML\\_AGGREGATE\\_RECYCLING\\_INC\\_L29579ANBN.PDF](#)  
[20220309 STORMWATER REPORT 4-12-22.PDF](#)  
[ML\\_SET 20220309.PDF](#)

#### VIII. 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 compliance and Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[RL PROPERTIES CONTRACTOR SITE PLAN MEMO 04-21-22.PDF](#)  
[RL PROPERTIES CONTRACTOR COMPLIANCE FOF DRAFT 04-20-22.PDF](#)  
[2022-04-18 - 2229 POST ROAD FACILITY\\_.PDF](#)

**IX. FOUR SEASONS FARM SUBDIVISION**

Seal Harbor, LLC, owner; Attar Engineering, Inc. agent/engineer. Final Subdivision Amendment Application seeking to revise the phasing requirements of the development by changing when the roadway is required to be paved. No changes to the approved 4 single family dwellings (Multifamily Development) on Lot 17-3. The subdivision is located off 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3. **Receive Subdivision Amendment Application, review phasing and consider if approval or denial to be rendered**

**DOCUMENTS:**

[FOUR SEASONS FARM FINAL AMEND MEMO 04-22-22.PDF](#)  
[BRF AMD 1 PLAN PUB 29MAR2022.PDF](#)  
[FSF AMD1 APP 20220329.PDF](#)

**OTHER BUSINESS**

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

**DOCUMENTS:**

[04-20-22 SRC AGENDA.PDF](#)

**ADJOURN**