



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, May 9, 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 MIN 04-11-22 DRAFT.PDF](#)

II. APRIL 25, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 04-25-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

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.

DOCUMENTS:

[PB MEMO RE CHASE CONSTRUCTION PH 05-05-22.PDF](#)

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

DOCUMENTS:

CHASE CONSTRUCTION SITE PLAN APP MEMO 05-05-22.PDF
CHASE CONSTRUCTION ART V (145-30) RURAL DIST 05-03-22.PDF
CHASE CONSTRUCTION ART VI (145-35 TO 145-47) TOWN REGS 05-03-22.PDF
CHASE CONSTRUCTION DRAFT COMPLETENESS 05-03-22.PDF
20220502-CHASE-CONSTRUCTION-SHOP-EXPANSION-SITE-REV-1.PDF

II. 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 **Report Site Walk Results**

DOCUMENTS:

PB MEMO RE BURNT MILL (LAYOUT CHANGES) SITE WALK RESULTS 05-05-22.PDF
20019 SITE PLANS FOR PRE-APP 2022-03-10.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. **Report Site Walk Results, Workshop Completeness and determine if a public hearing is needed.**

DOCUMENTS:

PB MEMO RE BURNT MILL (ELIMINATE GOLF COURSE) SITE WALK RESULTS 05-05-22.PDF
BURNT MILL ESTATES AMEND MEMO 05-05-22.PDF
BURNT MILL AMD ART V (145-30) RURAL DIST 04-06-22.PDF
BURNT MILL AMEND COMPLETENESS DRAFT 04-06-22.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

IV. 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 draft Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PARKER RIDGE SUB AMD FINAL APP MEMO 05-05-22.PDF
PARKER RIDGE AMEND DRAFT FINAL COMPLIANCE FOF 05-05-22.PDF
PARKER RIDGE AMENDED FINAL 4-27-22 IN SPC-TITLE BLOCK 24X36.PDF
PARKER RIDGE AMENDED FINAL REVEGATION PLAN-TITLE BLOCK 24X36.PDF
2022-04-27 PARKER RIDGE SUBDIVISION PLAN SET REV7.PDF

V. 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 draft Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

GRAND TRAIL PLACE III FINAL AMEND APP MEMO 05-06-22.PDF
GRAND TRAIL III MGL HOA DEED REVIEW MEMO 05-6-22.PDF
GRAND TRAIL III FINAL DRAFT FOF 05-06-22.PDF
COST ESTIMATE - GRAND TRAIL PLACE III.PDF
AMENDED PLAN - GRAND TRAIL PLACE II - 5-2-2022.PDF
GRAND TRAIL PLACE III - 5-2-2022.PDF

VI. CHICK CROSSING VILLAGE

Seacoast Acquisitions, LLC, owner/applicant; Corner Post Land Surveying, Inc. agent. Preliminary Subdivision Application for a 20 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The property is located within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. No development is proposed within the Aquifer Protection or Shoreland Overlay Districts. Tax Map 83, Lot 8. **Receive the Preliminary Subdivision Application and workshop completeness**

DOCUMENTS:

CHICK CROSSING VILLAGE PRELIM MAJOR APP MEMO 05-06-22.PDF
CHICK CROSSING SUB ART VII (145-49) RESIDENTIAL CLUSTER 05-04-22.PDF
CHICK CROSSING SUB ART V (145-30) RURAL DIST 05-04-22.PDF
CHICK CROSSING SUB ART V (145-31) AQUIFER PRO DIST 05-04-22.PDF
CHICK CROSSING SUB ART V (145-33) SHORELAND OVERLAY DIST 05-04-22.PDF
CHICK CROSSING VILLAGE PRELIM COMPLETENESS 05-04-22.PDF
CHICK CROSSING VILLAGE PRELIMINARY APPLICATION REDUCED.PDF
CHICK CROSSING VILLAGE PRELIM PLAN SET R1.PDF

VII. WESTHAVEN PRESERVE SUBDIVISION (FORMERLY EASTWOOD ESTATES)

Eastwood Estates, LLC, owner/applicant, Corner Post Land Surveying, Inc. agent. Preliminary Subdivision Application for a 15 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space proposed on 17.25 acres of land. The property is located off Sanford Road and is within the Residential A District. Tax Map 60, Lot 10. **Receive the Preliminary Subdivision Application and workshop completeness**

DOCUMENTS:

WESTHAVEN PRELIM MAJOR APP MEMO 05-05-22.PDF
WESTHAVEN PRESERVE ART V (145-21) RES A DIST 05-04-22.PDF
WESTHAVEN PRESERVE VII (145-49) RESIDENTIAL CLUSTER CHECKLIST 05-04-22.PDF
WESTHAVEN PRESERVE PRELIM COMPLETENESS 05-04-22.PDF
WESTHAVEN PRESERVE PRELIMINARY APPLICATION.PDF
WESTHAVEN PRESERVE PRELIM PLAN SET.PDF

VIII. G & M HOLDINGS

Randy Giuffrida, owner/applicant. Lew Chamberlain of Attar Engineering Inc, agent. Site Plan Application to construct two buildings for Medical Marijuana Cultivation and Processing Facility use. Buildings shall be 2,400 SF and 6,400 SF in size. Associated parking and infrastructure proposed. The property is located within the Light Industrial District. Tax Map 41, Lot 13-2 **Receive Site Plan Application and workshop completeness**

DOCUMENTS:

GM HOLDINGS APP MEMO 05-06-22.PDF
GM HOLDINGS ART V (145-28) LI DIST 05-06-22.PDF
GM HOLDINGS ART VI (145-35 TO 145-47) TOWN REGS 05-06-22.PDF
SITE PLAN ART VII (145-58.3) MEDICAL MARIJUANA CULTIVATION AND PROCESSING FACILITIES 05-06-22.PDF
GM HOLDINGS DRAFT COMPLETENESS 05-06-22.PDF
SUBMITTAL 04-26-22.PDF
2022-04-26 - GM HOLDINGS SITE PLAN SET.PDF
2022-04-25 - WILLIE HILL RD - GIUFFRIDA SW REPORT.PDF

IX. TOPSAIL WAY SUBDIVISION

Seal Harbor, LLC, owner. Attar Engineering Inc. applicant/agent. Final Subdivision

Amendment Application seeking to alter building footprints of approved dwelling units 1 and 2. The property is approved for 4 single family dwelling units on 2.02 acres of land (Multifamily Development). The property is located off Bayley Road and is within the General Business and Residential A Districts. Tax Map 43, Lot. **Receive the Final Subdivision Amendment Application, determine if a site walk is necessary and workshop completeness**

DOCUMENTS:

[TOPSAIL WAY SUB AMEND MINOR APP MEMO 05-06-22.PDF](#)
[TOPSAIL WAY MINOR COMPLETENESS 05-06-22.PDF](#)
[BAYLEY RD - FINAL SUBDIVISION APPLICATION FORM.PDF](#)
[TOPSAIL AMD 1 20220425.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[05-03-22 SRC AGENDA.PDF](#)

II. WORKSHOP PERFORMANCE GUARANTEES, 3RD PARTY INSPECTIONS AND AS-BUILT PLAN REQUIREMENTS

DOCUMENTS:

[PB MEMO RE PERFORMANCE GUARANTEES 05-06-22.PDF](#)

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