



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, May 15, 2023, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MAY 1, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 05-01-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. 88 BURNT MILL ROAD SUBDIVISION

Gilchrest Development, Inc./ Kevin Hill, owner/applicant; Attar Engineering, Inc. engineer. Subdivision Pre-Application for 6 single family dwelling units proposed on 3.51 acres of land (Multifamily Development). The property is located off 88 Burnt Mill Road and is within the Residential A and General Business Districts. Tax Map 139, Lot 6. **Receive Subdivision Pre-Application and schedule a site walk**

DOCUMENTS:

[88 BURNT MILL ROAD SUBDIVISION PRE-APP MEMO 05-12-23.PDF](#)

[88 BURNT MILL RD COMMENT JHILL 05-10-23.PDF](#)

[88 BURNT MILL SKETCH PUB 28APR2023.PDF](#)

[FULL SKETCH APPLICATION.PDF](#)

II. PERKINS PASTURE SUBDIVISION (FORMERLY GOLDMARK)

Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Final Subdivision Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of land. Property is located off Quarry Road and Minuteman Drive within the Rural District. Tax Map 37, Lot 2D. **Workshop final compliance/ Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PERKINS PASTURE FINAL APP MEMO 05-12-23.PDF
PERKINS PASTURE FINAL FOF DRAFT 05-12-23.PDF
PERKINS PASTURE COST REVIEW MGL MEMO 05-12-23.PDF
PERKINS PASTURE DOC MGL MEMO 5-12-23.PDF
MGL STORMWATER MEMO 5-12-23.PDF
PERKINS PASTURE IMPROVEMENTS 5-12-2023.PDF
LIVINGSTON TRANSMITTAL 05-11-2023.PDF
FINAL SUBDIVISION APPLICATION DRAWINGS 05-11-2023.PDF
05_CS102 SITE PLAN.PDF

III. THE WOODLANDS

Matthew Vulner, owner. Geoff Aleva of Civil Consultants, agent. Final Subdivision Amendment Application to create a driveway easement on lot 11-D-1 for access to abutting parcel, Map 17, Lot 11-C, to maintain their existing driveway location. The Woodlands subdivision consists of 5 lots/single family dwellings off Hiltons Lane, Loop Road and Sunshine Lane. The property is located off 55 Hiltons Lane and is within the Rural and 250' Shoreland Overlay zone. Tax Map 25, Lot 11-D-1. **Receive Subdivision Amendment Application, determine site walk, consider completeness, determine public hearing, consider compliance, and consider Findings of Fact & Decisions for possible approval**

DOCUMENTS:

THE WOODLANDS FINAL MAJOR AMEND APP MEMO 05-09-23.PDF
THE WOODLANDS FINAL AMD COMPLETENESS DRAFT 05-09-23.PDF
THE WOODLANDS AMD DRAFT FINAL COMPLIANCE 05-09-23.PDF
20230510-WOODLANDS AMENDED-SUBDIVISIONPLAN.PDF
EASEMENT DEED INFO.PDF
20230421-1819300E-SITE-R2-L1-SUBDIVISIONPLAN.PDF
20230421-VULNER- SUBDIVISION AMENDMENT.PDF
20230413-AMENDED PLAN.PDF

IV. MARTINEZ ZONING DISTRICT BOUNDARY CHANGE AMENDMENT

Greg Martinez/ Manuel Martinez Real Estate Trust, applicant. Request to change the zoning district boundaries of Lots 2-A, 3-A and 3-B on Map 120 from Residential A (RA) to General Business (GB), which is the current abutting district per 145-6 of the Land Use Code. **Zone Map Change Workshop and schedule a public hearing for 6/5**

DOCUMENTS:

GB ZONING BOUNDARY CHG MGL PB MEMO 05-11-23.PDF
FINAL LAND USE DISTRICT BOUNDARY AMEND. APP..PDF

OTHER BUSINESS

I. JUNE MEETING DATE CHANGE

DOCUMENTS:

PB MEMO RE JUNE MEETING DATES 05-12-23.PDF

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