



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, May 23, 2022, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MAY 9, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 05-09-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE WESTHAVEN PRESERVE PH 05-18-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Workshop public comments and draft Preliminary Findings of
Fact & Decisions for possible approval**

DOCUMENTS:

WESTHAVEN PRELIM MAJOR APP MEMO 05-18-22.PDF
WESTHAVEN PRESERVE PRELIM FOF DRAFT 05-18-22.PDF
2021116 PLAN SET 5-16-2022.PDF

II. 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. **Report site walk results, workshop completeness and determine if a public hearing is necessary**

DOCUMENTS:

TOPSAIL WAY SUB AMEND MINOR APP MEMO 05-20-22.PDF
SUBD DRAFT 20220520.PDF

III. VILLAGES AT HIGHPINE (FKA HIGHPINE VILLAGE)

Highpine Properties, LLC owner/applicant; Attar Engineering Inc agent. Final Subdivision Amendment Application seeking to revised plan note 12 to allow building foundations to be installed prior to installation of gravel, utilities and road base. No change to the approved number of dwelling units proposed. The property is located within the Rural, Residential A and Residential Commercial Districts. The property is located off Sanford Road. Tax Map 60, Lot 18. **Receive Subdivision Amendment, workshop completeness and compliance, workshop draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

VILLAGES AT HIGHPINE FINAL AMD MEMO 05-19-22.PDF
VILLAGES AT HIGHPINE AMD DRAFT COMPLIANCE FOF 05-17-22.PDF
C079-21_WELLS AMD1_SUBMITTAL.PDF
VHP 1.1 AMD 1 20220509.PDF

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

DOCUMENTS:

CHASE CONSTRUCTION SITE PLAN APP MEMO 05-19-22.PDF
CHASE CONSTRUCTION DRAFT COMPLIANCE FOF 05-20-22.PDF
20220520-CHASE CONSTRUCTION - SITE PLAN - REV 3.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 05-19-22.PDF](#)
[GRAND TRAIL III MGL DOC REVIEW MEMO 05-20-22.PDF](#)
[GRAND TRAIL III FINAL DRAFT FOF 05-19-22.PDF](#)
[GRAND TRAIL PLACE III - 5-9-2022 REV.PDF](#)
[SAMPLE DEED - GRAND TRAIL PLACE II LOT 26 5-20-22.PDF](#)
[SAMPLE DEED - GRAND TRAIL PLACE III 5-20-22.PDF](#)
[GRAND TRAIL II III HOA - BY LAWS 5-20-22.PDF](#)
[GRAND TRAIL PLACE II III- HOA DECLARATION 5-20-22.PDF](#)
[STREAM STATS HYDROCAD ANALYSIS - FLOW TO HOBBS POND.PDF](#)
[GR TRAIL BROOK CROSSING.PDF](#)
[100 YEAR STREAM CROSSING.PDF](#)

VI. U.S. SITE SOLUTIONS

U.S. Site Solutions, owner; Steve Koeninger, applicant; Austin Fagan, BH2M, agent. Site Plan 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. **Receive Site Plan Application, workshop completeness and determine a public hearing**

DOCUMENTS:

[US SITE SOLUTIONS MEMO 05-20-22.PDF](#)
[US SITE SOLUTIONS ART V \(145-28\) LI DIST CHECKLIST 05-20-22.PDF](#)
[US SITE SOLUTIONS ART VI \(145-35 TO 145-47\) TOWN REGS 05-20-22.PDF](#)
[US SITE SOLUTIONS DRAFT COMPLETENESS 05-20-22.PDF](#)
[SITE PLAN - U.S. SITE SOLUTIONS - 5-2-2022.PDF](#)
[SITE PLAN APPLICATION SUBMISSION - MAY 2022.PDF](#)

VII. 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 SUB AMEND EXTENSION 05-18-22.PDF](#)

VIII. 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. **Consider a 60 day extension**

DOCUMENTS:

[PB MEMO RE DELLS DOWNEAST EXTENSION 05-18-22.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[05-17-22 SRC AGENDA.PDF](#)

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