



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, June 5, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MAY 15, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 05-15-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE MARTINEZ ZONE CHANGE PH 06-01-23.PDF](#)
[CAMPGROUND REZONE ABUTTER LETTER.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. BRAGDON MEADOWS SUBDIVISION

Home Innovations, Inc. owner; Big Ledge, LLC applicant. Subdivision Pre-Application for an 11 lot/dwelling unit Residential Cluster Development on 24.97 acres with Open Space. Subdivision is located off Bragdon Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 30, Lot 16. **Receive Subdivision Pre-Application and schedule a site walk**

DOCUMENTS:

[BRAGDON MEADOWS PRE-APP MEMO 05-30-23.PDF](#)
[2023-05-23 BRAGDON MEADOWS SUBDIVISION PRE-APP_220840.PDF](#)
[220840 PLAN SET.PDF](#)

II. 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. **Report results of the site walk**

DOCUMENTS:

[88 BURNT MILL ROAD SUB SITE WALK MEMO 05-30-23.PDF](#)

III. 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. **Workshop comments offered by the public and make recommendations for the Select Board**

DOCUMENTS:

[GB ZONING BOUNDARY CHG MGL PB MEMO 05-31-23.PDF](#)
[REZONE MAP REV1.PDF](#)

IV. THE WOODS

Walter Wormwood, owner; Home Innovations, LLC, applicant; Dana Libby, agent. Minor Subdivision Application for two lots/ single family dwellings. The property is located off Bragdon Road within the Rural District. Tax Map 30, Lot 17-2 and 17-5. **Receive Minor Subdivision Application, workshop completeness, determine possible public hearing, and workshop compliance**

DOCUMENTS:

[THE WOODS MINOR APP MEMO 05-31-23.PDF](#)
[THE WOODS MINOR COMPLETENESS 05-31-23.PDF](#)
[THE WOODS DRAFT COMPLIANCE FOF 05-31-23.PDF](#)
[BINDER1 REV1.PDF](#)
[230085 PLAN SET.PDF](#)

V. SEAHORSE RESORT

Post Road Cottages, LLC, owner/applicant; Henry Hess of Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed for motel guests. The single family dwelling unit to be renovated. The property is located off 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[PB MEMO RE SEAHORSE RESORT EXTENSION 06-01-23.PDF](#)

VI. 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. **Workshop Open Space and draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[BURNT MILL ESTATES AMEND MEMO 06-01-23.PDF](#)
[BURNT MILL OPEN SP 060123.PDF](#)
[BURNT MILL S-2 NO GOLF 04-17-2023.PDF](#)
[BURNT MILL S-3 NO GOLF 04-17-2023.PDF](#)
[BURNT MILL S-10 NO GOLF 04-17-2023.PDF](#)
[BURNT_MILL_HOLDING_COMPANY_LLC_L21263NB.PDF](#)
[20019 FERNANDEZ APPROVAL - 11 LITTLE MEADOW COURT.PDF](#)
[20019 MASSUDA APPROVAL - 12 LITTLE MEADOW COURT.PDF](#)
[20019 LOCKE APPROVAL - 23 LITTLE MEADOW COURT.PDF](#)
[20019 LYNCH APPROVAL - 24 LITTLE MEADOW COURT.PDF](#)
[20019 LANTZ APPROVAL - 28 LITTLE MEADOW COURT.PDF](#)
[20019 ZIEHL APPROVAL - 31 LITTLE MEADOW COURT.PDF](#)

VII. UPS WELLS FACILITY EXPANSION

BT-NEWYO LLC, owner/ applicant. Prime Engineering, agent. Site Plan Amendment Application seeking approval for 91 new parking spaces and approximately 2,326 SF in new building areas for the exiting Truck Terminal & Business Service business use. Changes to site stormwater management and lot coverage proposed. The property is located within the Light Industrial District and is off 40 Tivoli Drive. Tax Map 50, Lot 27E. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[UPS SITE PLAN AMEND APP MEMO 06-01-23.PDF](#)
[MGL STORMWATER MEMO 6-1 -23.PDF](#)
[UPS AMD DRAFT COMPLIANCE FOF 06-01-23.PDF](#)
[1019-0122 - UPS WELLS MAINE FACILITY EXPANSION 06-02-23.PDF](#)
[UPS_L16303EB.PDF](#)

OTHER BUSINESS

I. APPLICATION EXTENSIONS TO BE CONSIDERED:

- a. Chick Crossing Subdivision
- b. Dells Downeast Subdivision
- c. Anchor Inn Site Plan Amendment
- d. The Beaches Site Plan

DOCUMENTS:

ADJOURN