



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, June 6, 2022, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

### **MINUTES**

#### **I. MAY 23, 2022 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 05-23-22 DRAFT.PDF](#)

### **PUBLIC HEARING(S)**

#### **I. 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.

##### **DOCUMENTS:**

[PB MEMO RE CHICK CROSSING PRELIM PH 06-01-22.PDF](#)  
[SUBDIVISION CONCERNS - CHICK CROSSING ROAD JGOODWIN.PDF](#)  
[CHICK CROSSING DEVELOPMENT RESPONSE CHRIS MACCIA 050822.PDF](#)  
[JGOODWIN SUBDIVISION CONCERNS - CHICK CROSSING ROAD.PDF](#)  
[CHICK CROSSING SUB EMAIL KPROUTY 12-19-21.PDF](#)  
[CHICK CROSSING SUB DLD ABUTTER NOTICE 12-19-2021.PDF](#)  
[CHICK CROSSING SUB BGR LETTER TO PLANNING AND DEVELOPEMENT 12-19-2021.PDF](#)  
[CHICK CROSSING DEVELOPMENT RESPONSE LTR CMACCIA 12-17-21.PDF](#)  
[CHICK CROSSING ROAD KENT EMAIL 12-14-21.PDF](#)  
[LEBLANC LETTER PRE-APPLICATION CHICK CROSSING RD 12-13-21.PDF](#)

#### **II. 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.

**DOCUMENTS:**

[PB MEMO RE US SITE SOLUTIONS PH 06-01-22.PDF](#)

**DEVELOPMENT REVIEW & WORKSHOPS**

**I. EASTHAVEN SUBDIVISION**

Lani L. Hilton Kelley & Darin D. Hilton, owners; Jackson Drysdale, LLC, applicant; Corner Post Land Surveying, Inc. agent. Subdivision Pre-Application for a 17 lot/dwelling unit residential cluster development on 24.41 acres of land. Property is located off Sanford Road within the Residential A District. Tax Map 67, Lot 3. **Receive Subdivision Pre-Application and schedule a site walk**

**DOCUMENTS:**

[EAST HAVEN PRE-APP MEMO 06-01-22.PDF](#)  
[APPLICATION PACKET 5.18.2022.PDF](#)  
[2021115 PLAN SET.PDF](#)

**II. GOLDMARK SUBDIVISION**

Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Subdivision Pre-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. **Receive Subdivision Pre-Application and schedule a site walk**

**DOCUMENTS:**

[GOLDMARK LLC PRE-APP MEMO 06-01-22.PDF](#)  
[SKETCH PLAN APPLICATION AND SUPPORTING MATERIAL 05-23-2022.PDF](#)  
[SKETCH PLAN 05-23-2022.PDF](#)  
[GOLD MARK SUBDIVISION CLUSTER EMAIL BSPRINGER 06-02-22.PDF](#)

**III. 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. **Workshop public comments and draft Preliminary Findings of Fact & Decisions**

**DOCUMENTS:**

[CHICK CROSSING VILLAGE PRELIM MAJOR APP MEMO 06-03-22.PDF](#)  
[CHICK CROSSING SUB ART V \(145-30\) RURAL DIST 06-02-22.PDF](#)  
[CHICK CROSSING SUB ART V \(145-31\) AQUIFER PRO DIST 06-02-22.PDF](#)  
[CHICK CROSSING SUB ART V \(145-33\) SHORELAND OVERLAY DIST 06-02-22.PDF](#)  
[CHICK CROSSING SUB ART VII \(145-49\) RESIDENTIAL CLUSTER 06-02-22.PDF](#)

CHICK CROSSING VILLAGE DRAFT PRELIM FOF 06-02-22.PDF  
2021100 PLAN SET 6-01-2022.PDF  
CHICKS CROSSING COVENANTS 5-31-22.PDF  
VERNAL POOL INFO\_CHICKS CROSSING VILLAGE.PDF

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

##### **DOCUMENTS:**

US SITE SOLUTIONS MEMO 06-02-22.PDF  
US SITE SOLUTIONS ART VI (145-35 TO 145-47) TOWN REGS 06-02-22.PDF  
US SITE SOLUTIONS DRAFT COMPLETENESS 06-02-22.PDF  
COMMENT RESPONSE - 5-31-2022 - U.S. SITE SOLUTIONS.PDF  
SITE PLAN - US SITE SOLUTIONS - 5-31-2022.PDF

#### **V. 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 **Workshop completeness and determine a public hearing**

##### **DOCUMENTS:**

GM HOLDINGS APP MEMO 06-03-22.PDF  
GM HOLDINGS ART V (145-28) LI DIST 06-03-22.PDF  
GM HOLDINGS ART VI (145-35 TO 145-47) TOWN REGS 06-03-22.PDF  
GM HOLDINGS DRAFT COMPLETENESS 06-03-22.PDF  
2022-05-26 - GM HOLDINGS SITE PLAN SET.PDF  
YCRD 18886\_126.PDF

#### **OTHER BUSINESS**

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

##### **DOCUMENTS:**

06-01-22 SRC AGENDA.PDF

#### **ADJOURN**