



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, June 20, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JUNE 6, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 06-06-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. G & M HOLDINGS

Randy Giuffrida, owner/applicant. Lew Chamberlain of Attar Engineering Inc, agent. Site Plan Application to construct two buildings for Business Contractor, Wholesale and Manufacturing 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

DOCUMENTS:

[PB MEMO RE GMHOLDINGS PH 06-14-22.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. **Report Results of Site Walk**

DOCUMENTS:

[EAST HAVEN SITE WALK MEMO 06-16-22.PDF](#)
[2021115 PLAN SET.PDF](#)

II. G & M HOLDINGS

Randy Giuffrida, owner/applicant. Lew Chamberlain of Attar Engineering Inc, agent.

Site Plan Application to construct two buildings for Business Contractor, Wholesale and Manufacturing 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 public comments and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[GM HOLDINGS APP MEMO 06-15-22.PDF](#)
[GM HOLDINGS COMPLIANCE AND FOF DRAFT 06-15-22.PDF](#)
[2020-2025_MAINEGENERALPERMITS.PDF](#)
[NAE-2022-01322-PERMIT.PDF](#)
[GM 1_2 20220610.PDF](#)

III. HIGH COAST LLC

Steve Duplisea, owner; Shiloh Legere, applicant. Site Plan Amendment Application to add Medical Marijuana Cultivation and Processing use to the property for the assembly and packaging of medical marijuana products only. No other change in use or parking is proposed. The property is located off 632 North Berwick Road and is within the Light Industrial District. Tax Map 40, Lot 3-4. **Workshop Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[HIGH COAST AMD SITE PLAN MEMO 06-15-22.PDF](#)
[HIGH COAST ART VII \(145-58.3\) MEDICAL MARIJUANA CULTIVATION AND PROCESSING FACILITIES 06-15-22.PDF](#)
[HIGH COAST COMPLIANCE AND FOF DRAFT 06-15-22.PDF](#)
[HIGHCOAST DRAFT 040822.PDF](#)

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

DOCUMENTS:

[CHICK CROSSING VILLAGE PRELIM MAJOR APP MEMO 06-17-22.PDF](#)
[CHICK CROSSING VILLAGE DRAFT PRELIM FOF 06-15-22.PDF](#)
[2021100 SUB SHEET 2.PDF](#)

V. BERWICK ROAD BUSINESS PARK SUBDIVISION

U.S. Site Solutions, owner; Steve Koeninger, applicant. Austin Fagan, BH2M agent. Subdivision Amendment Application to alter the driveway and monumentation of lot 3-

13. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-13 **Receive Subdivision Amendment Application, workshop completeness, compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

BERWICK ROAD BUSINESS PARK FINAL SUB APP MEMO 06-15-22.PDF
BERWICK ROAD BUS PARK DRAFT COMPLETENESS 06-15-22.PDF
BERWICK ROAD BUS PARK DRAFT COMPLIANCE FOF 06-15-22.PDF
AMENDED SUBDIVISION PLAN - BERWICK ROAD BUSINESS PARK - 6-16-2022.PDF
AMENDED SUBDIVISION SUBMISSION - BERWICK ROAD BUSINESS PARK (LOT 13) -5-31-2022.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. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

US SITE SOLUTIONS MEMO 06-17-22.PDF
MDEP ACCEPTANCELETTER.PDF
US SITE SOLUTIONS DRAFT COMPLIANCE FOF 06-17-22.PDF
SITE PLAN - U.S. SITE SOLUTIONS - 6-15-2022.PDF
NRPA TIER 1 SUBMISSION - U.S. SITE SOLUTIONS - MAY 2022.PDF

VII. 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. **Workshop completeness and determine if a public hearing is to be scheduled, workshop draft compliance/ Findings of Fact & Decisions if appropriate**

DOCUMENTS:

TOPSAIL WAY SUB AMEND MINOR APP MEMO 06-16-22 REV.PDF
MEK TREE - REPORT 6-6-22.PDF
TOPSAIL WAY MINOR COMPLETENESS 06-16-22.PDF
TOPSAIL WAY AMD DRAFT COMPLIANCE FOF 06-16-22.PDF
SH 1.PDF
SH 2.PDF

VIII. GOODWIN TIMBER HARVEST

Jordan Goodwin, owner; Parker Forestry Associates, LLC, applicant. Site Plan Application seeking approval for a timber harvest within the Shoreland Overlay zone.

Property is located off 83 Chick Crossing Road and falls within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. Tax Map 83, Lot 9. **Receive Site Plan Application, review, and consider for possible approval**

DOCUMENTS:

GOODWIN TIMBER HARVEST APP MEMO 06-17-22.PDF
GOODWIN TIMBER HARVEST PLAN NOTES 06-15-22.PDF
GOODWIN TIMBER HARVESTING ART V (145-30) RURAL DIST 06-15-22.PDF
GOODWIN TIMBER HARVESTING ART V (145-31) AQUIFER PRO DIST CHECKLIST 06-15-22.PDF
GOODWIN TIMBER HARVESTING ART V (145-33) SHORELAND OVERLAY DIST 06-15-22.PDF
GOODWIN TIMBER HARVESTING ART VI (145-35 TO 145-47) TOWN REGS 06-15-22.PDF
GOODWIN TIMBER HARVESTING COMPLETENESS 06-15-22.PDF
JG_SITEPLANAPP_05142022.PDF
AAA_UTM83-19F_JORDANGOODWIN-MODEL_06182022.PDF

IX. SEAHORSE RESORT

Post Road Cottages, LLC, owner/applicant; Steve Doe 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. **Receive Site Plan Application and workshop completeness**

DOCUMENTS:

SEAHORSE RESORT SITE PLAN APP MEMO 06-16-22.PDF
SEAHORSE RESORT ART V (145-26) GEN BUS DIST 06-16-22.PDF
SEAHORSE RESORT ART VI (145-35 TO 145-47) TOWN REGS 06-16-22.PDF
SEAHORSE RESORT ART VII (145-52) NEW 2013 LODGING FACILITIES 06-16-22.PDF
SEAHORSE DRAFT COMPLETNEESS 06-16-22.PDF
SEAHORSE UPDATED EXIST PROP SITE PLAN.PDF

X. PERKINS PASTURE SUBDIVISION (FORMERLY GOLDMARK)

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 Preliminary Subdivision Application workshop completeness**

DOCUMENTS:

PERKINS PASTURE PRELIM MAJOR APP MEMO 06-16-22.PDF
PERKINS PASTURE ART V (145-30) RURAL DIST CHECKLIST 06-13-

22.PDF
PERKINS PASTURE ART VII (145-49) RESIDENTIAL CLUSTER
CHECKLIST 06-13-22.PDF
PERKINS PASTURE DRAFT PRELIM COMPLETENESS 06-13-22.PDF
LIVINGSTON TRANSMITTAL 06-13-2022.PDF
PERKINS TOWN PASTURE SUBDIVISION - PRELIMINARY PLAN
SUBMISSION DRAWINGS 6-13-2022.PDF
PERKINS TOWN PASTURE SUBDIVISION - PRELIMINARY PLAN
SUBMISSION SUPPORTING MATERIAL 6-13-2022.PDF
FEMA FLOOD MAP.PDF
MAINE IFW HABITAT MAP.PDF

XI. BURNT MILL ESTATES SUBDIVISION

Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc., applicant/engineer. Preliminary Subdivision 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 **Receive Preliminary Subdivision Application workshop completeness**

DOCUMENTS:

BURNT MILL PRELIM MEMO 06-16-22.PDF
BURNT MILL ESTATES COMPLETENESS 06-13-22.PDF

XII. WESLEY BY THE SEA - PHASE 4 - SUBDIVISION

Preachers' Aid Society of New England, owner/applicant; BH2M Engineers, agent. Final Subdivision Application amendment seeking to further subdivide lot 2-10 into 6 more lots/single family dwelling units within the Residential Cluster Development located off Dorfield Lane within the Rural District. Tax Map 79, Lot 2-10. **Consider granting a 60 day extension**

DOCUMENTS:

PB MEMO RE WESLEY BY THE SEA 4 EXTENSION 06-14-22.PDF

XIII. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Preliminary Subdivision Application for an 2 lot subdivision of 10.6 acres of land. Lot 1 to consist of one single family dwelling. Lot 2 to consist of three 3-unit multifamily dwellings, open space and private roadway (Multifamily Development). The property is located within the Residential A District and is located off Sanford Road near the Bragdon Road intersection. Tax Map 55, portion of Lot 13-EXE and Lot 14-EXE. **Consider granting a 60 day extension**

DOCUMENTS:

[PB MEMO RE THE TIMBERS EXTENSION 06-14-22.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[06-14-22 SRC AGENDA.PDF](#)

ADJOURN