



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, July 10, 2023, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

### MINUTES

#### I. JUNE 26, 2023 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 06-26-23 DRAFT.PDF](#)

### PUBLIC HEARING(S)

#### I. YCCC ZONING DISTRICT BOUNDARY CHANGE & LAND USE TEXT CHANGE AMENDMENTS

Maine Community College System, applicant. Seeking to amend chapter 145 to allow student housing in hotels and to amend the Zoning Map to create a College zone for Map 43, Lot 3-A-EXE which would allow for dormitory housing for YCCC students as well as for seasonal workforce housing. The property is currently zoned Rural and Residential A

##### DOCUMENTS:

[YCCC PB PH COMMENTS 070723.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. YCCC ZONING DISTRICT BOUNDARY CHANGE & LAND USE TEXT CHANGE AMENDMENTS

Maine Community College System, applicant. Seeking to amend chapter 145 to allow student housing in hotels and to amend the Zoning Map to create a College zone for Map 43, Lot 3-A-EXE which would allow for dormitory housing for YCCC students as well as for seasonal workforce housing. The property is currently zoned Rural and Residential A. **Workshop public hearing comments and consider recommendations for the Select Board**

##### DOCUMENTS:

[YCCC ZONING CHGS MGL MEMO 07-07-23.PDF](#)  
[COLLEGE DISTRICT ART V DRAFT 07-05-23.PDF](#)

#### II. BRIDGE33 CAPITAL

Wells Plaza II, LLC, owner; Bridge33 Capital, applicant; Acorn Engineering, agent. Site Plan Pre-application for the addition of a 2,275 SF Fast-Food Restaurant with

drive-thru and associated parking to be constructed in existing parking area. No change to the existing Wells Plaza uses. The property is located within the General Business District and 250' Shoreland Overlay District. The property is located off Route One and is identified as Tax Map 121, Lot 24. **Receive Site Plan Pre-Application and schedule a site walk**

**DOCUMENTS:**

[BRIDGE33 SITE PLAN PRE- APP MEMO 07-03-23.PDF](#)  
[SITE PLAN PREAPP - 75 WELLS PLAZA.PDF](#)

**III. SPRINGER SUBDIVISION**

Helen Springer Revocable Real Estate Trust, owner; Preston Gowen/ Timothy Gowen, applicant; Frank Emery, surveyor. Minor Subdivision Application seeking approval of 1 lot/dwelling unit. The property is located within the Rural District and is located off Perry Oliver Road. Tax Map 37, Lot 1G. **Workshop compliance and Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[SPRINGER MINOR APP MEMO 07-10-23.PDF](#)  
[SPRINGER DRAFT COMPLIANCE FOF 06-29-23.PDF](#)  
[SPRINGERSUBJULY52023.PDF](#)  
[SPRINGER SUB TEST PIT 061323.PDF](#)  
[FIRE CHIEF COMMENTS.PDF](#)

**IV. THE BEACHES**

Australis, LLC, owner; Alex Fabish, applicant. Site Plan Application for an existing, grandfathered Motel (Lodging Facility) with 17 motel units and 1 dwelling unit seeking after the fact approval for changes that occurred on the property without site plan approval including lot coverage additions, changes to landscaping and buffer/setbacks. The property is located off 773 Post Road. The property is located within the General Business District and is identified as Tax map 117, Lot 53. **Workshop completeness and consider scheduling a public hearing**

**DOCUMENTS:**

[THE BEACHES SITE PLAN APP MEMO 07-06-23.PDF](#)  
[THE BEACHES DRAFT NOTES.PDF](#)  
[THE BEACHES DRAFT COMPLETENESS 07-05-23.PDF](#)  
[THE BEACHES 070323.PDF](#)

**V. CHICK CROSSING VILLAGE**

Seacoast Acquisitions, LLC, owner/applicant; Corner Post Land Surveying, Inc. agent. Final 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 compliance with preliminary conditions of approval, workshop draft final completeness and determine a final public hearing**

**DOCUMENTS:**

CHICK CROSSING VILLAGE FINAL APP MEMO 07-06-23.PDF  
CHICK CROSSING FINAL COMPLETENESS DRAFT 07-06-23.PDF  
COMMUNITY IMPACT SUMMARY CHICK CROSSING VILLAGE.PDF  
ESMT TO KKW AND TOWN.PDF  
DOC.PDF  
STORMWATER MEMO 7-7-23.PDF  
C CROSSING PRE MARKUP.PDF  
C CROSSING POST MARKUP.PDF  
CH CROSSING OFF SITE DRAINAGE.PDF  
CHICK CROSSING VILLAGE REVISED 5-24-2023.PDF  
NAE-2022-00851-PERMIT.PDF

#### **VI. VILLAGES AT HIGHPINE**

Highpine Properties, LLC owner/applicant; Attar Engineering Inc agent. Final Subdivision Amendment Application seeking to revise plan note 33 to allow 100 SF sheds/patios/firepits for each dwelling. No change to the 120 dwelling units approved. 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-A and 18-EXE. **Receive Subdivision Amendment, workshop completeness and compliance, workshop draft Findings of Fact & Decisions for possible approval**

#### **DOCUMENTS:**

VILLAGES AT HIGHPINE FINAL AMD MEMO 07-05-23.PDF  
VILLAGES AT HIGHPINE AMD DRAFT COMPLIANCE FOF 07-05-23.PDF  
2023-06-16 FULL AMENDMENT APPLICATION.PDF  
VHP 1.1 AMD 2 20230706.PDF

#### **OTHER BUSINESS**

#### **ADJOURN**