



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, July 11, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JUNE 20, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 06-20-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE GOODWIN TIMBER HARVEST 07-06-22.PDF](#)
[TIMBER HARVEST COMMENT GTRIFARO 07-05-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Report Site Walk Results**

DOCUMENTS:

[GOLDMARK SUBDIVISION SITE WALK MEMO 07-06-22.PDF](#)

II. 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. **Workshop comments from public hearing and draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[GOODWIN TIMBER HARVEST APP MEMO 07-05-22.PDF](#)
[GOODWIN TIMBER HARVEST FOF DRAFT 07-05-22.PDF](#)
[AAA_UTM83-19F_JORDANGOODWIN-MODEL_06182022.PDF](#)
[JG_PLANNINGSHEET2MAP_06182022.PDF](#)
[KKW EMAIL 6-20-22.PDF](#)

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

DOCUMENTS:

[TOPSAIL WAY SUB AMEND MINOR APP MEMO 07-05-22.PDF](#)
[TOPSAIL WAY AMD DRAFT COMPLIANCE FOF 07-05-22.PDF](#)
[TOPSAIL AMD 1 20220620.PDF](#)

IV. BRADFORD VILLAGE SUBDIVISION

Home Innovations, LLC, owner/applicant. Final Subdivision Amendment Application to revise the stormwater treatment buffers and grading on site. No other changes proposed to the approved 13 lot/dwelling unit Residential Cluster Major Subdivision on 37.37 acres of land with private roadway and 15.66 acres of Open Space. Property is located off Bragdon Road within the Rural District. Tax Map 47, Lot 21 A. **Receive Subdivision Amendment, determine if a site walk is necessary, workshop completeness, and determine if a public hearing is necessary**

DOCUMENTS:

[BRADFORD VILLAGE FINAL APP MEMO 07-06-22.PDF](#)
[BRADFORD VILLAGE MGL DRAINAGE MEMO 07-07-22.PDF](#)
[BRADFORD VILLAGE DRAFT FINAL COMPLETNEESS 07-06-22.PDF](#)
[BRADFORD VILLAGE AMD DRAFT FINAL COMPLIANCE FOF 07-06-22.PDF](#)
[PLAN SET AMENDMENT 6-10-2022.PDF](#)
[AMEND APP.PDF](#)

V. 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. **Workshop completeness and consider scheduling a preliminary public hearing**

DOCUMENTS:

[MDIFWRESPONSE_ERID6101_ERVERID7399-FINAL.PDF](#)

VI. WELLS GRAVEL PIT SOLAR

Town of Wells, owner; Wells Solar, LLC, applicant; Biodiversity Research Institute, agent. Site Plan Amendment Application proposed to the approved Public Utility Facility on 52 acres of land which consists of solar panels on concrete pads and inverters. The amendment involves changes made to the fence line and solar array footprints. The parcel is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. The parcel is located off of Crediford Road and is identified as Tax Map 49, Lots 1-EXE, 2-EXE, and 7- EXE. **Receive Site Plan Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, and workshop draft compliance**

DOCUMENTS:

WELLS GRAVEL PIT SOLAR AMD APP MEMO 07-06-22.PDF
WELLS GRAVEL PIT SOLAR DRAFT COMPLETENESS 07-05-22.PDF
WELLS GRAVEL PIT SOLAR SITE PLAN AMENDMENT_6.28.22.PDF

VII. DAIRY QUEEN

GI Wells, LLC, owner; J & D Dube Properties, LLC, applicant; Walsh Engineering Associates, Inc, agent. Site Plan Application for a 2,100 SF Standard Restaurant/ Fast-Food Restaurant use with 28 parking spaces and a drive-thru to accommodate 19 vehicles. The property is located near 900 Post Road and is within the General Business District. Tax Map 120, Lot 2-1. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

DAIRY QUEEN SITE PLAN APP MEMO 07-05-22.PDF
DAIRY QUEEN DRAFT COMPLIANCE FOF 07-05-22.PDF
TMP DAIRY QUEEN WELLS_.PDF
2022-04-07 - C2.3 PROPOSED ROUTE 1 PLAN REV7.PDF

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

06-28-22 SRC AGENDA.PDF
PEOPLES CHOICE CREDIT UNION EV AMENDMENT FOF SIGNED 06-28-22.PDF

II. OCEAN PINES ESTATES SUBDIVISION

Ocean Pines Estates Homeowners Association, owners/applicants. Revisions proposed to Association By-Laws. Fleetwood Drive, Residential A District. Tax Map 35, Lot 4-4 to 4-24

DOCUMENTS:

HOA CHANGE MEMO 07-06-22.PDF

ADJOURN