



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, July 25, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JULY 11, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 07-11-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. JEFFREY GOODWIN TIMBER HARVEST

Jeffrey and Leisa 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 185 Chick Crossing Road and falls within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. Tax Map 83, Lot 7. **Receive Site Plan Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is to be scheduled, workshop compliance for possible approval if appropriate**

DOCUMENTS:

[JEFF GOODWIN TIMBER HARVEST APP MEMO 07-21-22.PDF](#)
[JEFF GOODWIN TIMBER HARVESTING ART V \(145-31\) AQUIFER PRO
DIST CHECKLIST 07-20-22.PDF](#)
[JEFF GOODWIN TIMBER HARVEST COMPLETENESS 07-20-22.PDF](#)
[JEFF GOODWIN TIMBER HARVEST FOF DRAFT 07-20-22.PDF](#)
[JEFF GOODWIN TIMBER HARVEST PLAN DRAFT 06-30-22.PDF](#)
[JEFF GOODWIN TIMBER HARVEST SITE PLAN APP SUBMISSION 06-
30-22.PDF](#)

II. TNN REALTY PARKING LOT

TNN Realty, LLC owner. Site Plan Pre-Application for a commercial parking lot. Property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 11-4B. **Receive Site Plan Pre-Application and schedule site walk**

DOCUMENTS:

III. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner/applicant; Chris Coppi, Coppi Environmental LLC, agent. Site Plan Amendment Application to further cut trees within the 25' wide Lodging Facility buffer along the easterly boundary line located within the Shoreland Overlay District. No change in use proposed, the Lodging Facility consists of 47 housekeeping cottage units and 20 hotel/motel units. The property is located within the General Business and 250' Shoreland Overlay District and is off 1413 Post Road. Tax Map 129, Lot 31. **Receive Site Plan Amendment, determine if a site walk is necessary, workshop completeness, and determine if a public hearing is necessary, workshop compliance if appropriate**

DOCUMENTS:

SEAGULL AMEND 11 APP MEMO 07-22-22.PDF
SEAGULL CONDOMINIUM CUTTING INSPECTION MEMO 04-08-22.PDF
SEAGULL AMD 11 ART VII (145-52) NEW 2013 LODGING FACILITIES 07-21-22.PDF
SEAGULL AMD 11 DRAFT COMPLETENESS 07-21-22.PDF
SEAGULL AMD 11 DRAFT COMPLIANCE FOF 07-21-22.PDF
LARGE TREE LOCATION SCALED.PDF
SEAGULL CONDOMINIUM AMD 11 SITE PLAN FORM (UNSIGNED).PDF
PHASE 2- SIGNED AMENDMENT RILEY.PDF
WELLS SEAGULL CONDOMINIUMS ASSOC 1413 POST ROAD 7-5-22 SHEET 2.PDF
WELLS SEAGULL CONDOMINIUMS ASSOC 1413 POST ROAD 7-5-22 SHEET 1.PDF
SEAGULL CONDO DECLARATION 13335-125.PDF
PHOTO TREE REPLANT SEAGULL JUNE 3.PDF

IV. SPRINGER LLC

David Springer, owner/applicant. BH2M, engineer. Site Plan Amendment application to eliminate the requirement to install a sprinkler system in the 6,000 SF and 4,000 SF structures which were previously approved for medical marijuana cultivation and processing use. The property is located off 199 Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-14. **Receive Site Plan Amendment Application, workshop completeness, determine if a public hearing is necessary, and workshop compliance for possible approval**

DOCUMENTS:

SPRINGER LLC AMD MEMO 07-20-22.PDF
SPRINGER ART VII (145-58.3) MEDICAL MARIJUANA CULTIVATION AND PROCESSING FACILITIES 07-20-22.PDF
SPRINGER LLC AMD COMPLETENESS DRAFT 07-20-22.PDF
SPRINGER LLC AMD COMPLIANCE AND FOF DRAFT 07-20-22.PDF SHEET 1.PDF
SHEET 2.PDF
SITE PLAN APPLICATION FORM.PDF
WILLIE HILL RD SITE PLAN AMEND PACKET 7-7-22.PDF

V. 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 07-22-22.PDF](#)
[TOPSAIL WAY MGL MEMO 07-22-22.PDF](#)
[TOPSAIL WAY AMD DRAFT COMPLIANCE FOF 07-22-22.PDF](#)
[TOPSAIL AMD 1 20220711.PDF](#)

VI. 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. **Workshop final compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[WESLEY BY THE SEA 4 FINAL MAJOR APP MEMO 07-21-22.PDF](#)
[WESLEY BY THE SEA PHASE 4 DRAFT COMPLIANCE AND FOF 07-21-22.PDF](#)
[WBTS4-FINALRESPONSELETTER-7-11-2022.PDF](#)
[SHEET 1.PDF](#)
[SHEET 4.PDF](#)
[WESLEY BY THE SEA PHASE IV \(7-11-22\).PDF](#)
[WESLEY BY THE SEA 4 WSD LETTER 03-08-22.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[MAINE DINER AMD FOF SIGNED 07-13-22.PDF](#)

ADJOURN