



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, August 1, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JULY 25, 2022 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. PERKINS PASTURE SUBDIVISION (AKA GOLDMARK SUBDIVISION)

PERKINS PASTURE SUBDIVISION (FKA GOLDMARK) – Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Preliminary Subdivision 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.

DOCUMENTS:

[PB MEMO RE PERKINS PASTURE PRELIM PH 07-26-22.PDF](#)
[GOLD MARK SUBDIVISION CLUSTER EMAIL BSPRINGER 06-02-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Report results of the site walk**

DOCUMENTS:

[PB MEMO RE TNN REALTY PARKING LOT SITE WALK RESULTS 07-26-22.PDF](#)

II. PERKINS PASTURE SUBDIVISION (AKA GOLDMARK SUBDIVISION)

Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Preliminary Subdivision 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. **Workshop comments from public hearing and workshop draft preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PERKINS PASTURE PRELIM MAJOR APP MEMO 07-28-22.PDF
PERKINS PASTURE SUB PRELIM FOF DRAFT 07-28-22.PDF
PERKINS PASTURE SUBDIVISION - PRELIMINARY PLAN
SUBMISSION DRAWINGS 7-18-2022.PDF
TOPO_ERID6140_ERVERID7448.PDF
MDIFWRESPONSE_ERID6140_ERVERID7448-FINAL.PDF

III. CENTRAL INDUSTRIAL PARK SUBDIVISION AMENDMENT

Grahaneli Realty, LLC, owner/applicant. Attar Engineering Inc, agent. Final Subdivision Amendment Application to merge lots 11-1A, 11-1B and 11-2 into one 5.6 acre parcel of land. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lots 11-1A, 11-1B and 11-2. **Receive Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is to be scheduled if appropriate**

DOCUMENTS:

CENTRAL INDUSTRIAL PARK AMD 5 FINAL SUB AMEND
COMPLETENESS 07-29-22.PDF
CENTRAL INDUSTRIAL PARK AMD 5 FINAL AMEND APP MEMO 07-29-
22.PDF
CENTRAL IND MARKUP 072922.PDF

IV. STORAGE DEPOT

Grahaneli Realty, LLC, owner/applicant. Attar Engineering Inc, agent. Site Plan Application to construct four 7,200 SF Self-Storage Facility one-story buildings (28,800 SF total) and maintain the existing building uses which include Business Contractor/ Wholesale/ Manufacturing/ Warehousing. The parcel area to be 5.6 acres. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lots 11-1A, 11-1B and 11-2 to become Lot 11-1B. **Receive Site Plan Application, determine if another site walk is necessary, workshop completeness, determine if a public hearing is to be scheduled if appropriate**

DOCUMENTS:

STORAGE DEPOT SITE PLAN MEMO 07-29-22.PDF
STORAGE DEPOT ART V (145-28) LI DIST CHECKLIST 07-29-22.PDF
STORAGE DEPOT ART VI (145-35 TO 145-47) TOWN REGS 07-29-
22.PDF
STORAGE DEPOT DRAFT COMPLETENESS 07-29-22.PDF
STORAGE DEPOT 1 072922.PDF
STORAGE DEPOT 2 072922.PDF

V. PUBLIC SAFETY PARKING LOT

Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to alter the completion date of the Municipal Facility parking lot from August 19, 2022 to August 19, 2023. The property is located off Main Street and Davis Street. The property is located within the Residential A District. Tax Map 135, Lot 42- EXE. **Receive Site Plan Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS:

PUBLIC SAFETY PARKING LOT MEMO 07-26-22.PDF
PUBLIC SAFETY PARKING LOT COMPLETENESS 07-26-22.PDF
PUBLIC SAFETY PARKING LOT DRAFT COMPLIANCE FOF 07-26-22.PDF
PUBLIC SAFETY PARKING LOT DRAFT PLAN.PDF

VI. WELLS GRAVEL PIT SOLAR AMENDMENT

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

DOCUMENTS:

WELLS GRAVEL PIT SOLAR AMD APP MEMO 07-27-22.PDF
WELLS GRAVEL PIT SOLAR AMD DRAFT COMPLIANCE FOF 07-27-22.PDF
WELLS GRAVEL PIT SOLAR - (KL 07-20-22) C-1.0 OVERALL SITE PLAN.PDF
WELLS GRAVEL PIT SOLAR - (KL 07-20-22) C-1.1 SITE PLAN (NORTH).PDF
WELLS GRAVEL PIT SOLAR - (KL 07-20-22) C-1.2 SITE PLAN (EAST).PDF
WELLS GRAVEL PIT SOLAR - (KL 07-20-22) C-1.3 SITE PLAN (WEST).PDF
WELLS GRAVEL PIT SOLAR - (KL 07-20-22) C-1.4 SITE PLAN (SOUTH).PDF

VII. US 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 07-28-22.PDF
US SITE SOLUTIONS DRAFT COMPLIANCE FOF 07-26-22.PDF
FINAL SITE PLAN - U.S. SITE SOLUTIONS - 7-28-2022.PDF
NAE-2022-01320-PERMIT.PDF
US_SITE_SOLUTIONS_L29922AN.PDF

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPLICATIONS

ADJOURN

