



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, August 15, 2022, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **MINUTES**

##### **I. AUGUST 1, 2022 DRAFT MEETING MINUTES**

###### **DOCUMENTS:**

[PB MIN 08-01-22.PDF](#)

#### **PUBLIC HEARING(S)**

##### **I. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)**

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Preliminary Subdivision Application for a 2 lot/ 10 dwelling unit subdivision on 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.

###### **DOCUMENTS:**

[PB MEMO RE THE TIMBERS PRELIM PH 08-10-22.PDF](#)

##### **II. 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.

###### **DOCUMENTS:**

[PB MEMO RE SEAGULL AMD 11 PH 08-10-22.PDF](#)

### III. 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.

#### DOCUMENTS:

[PB MEMO RE JEFF GOODWIN TIMBER HARVEST PH 08-10-22.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Preliminary Subdivision Application for a 2 lot/ 10 dwelling unit subdivision on 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 public hearing comments and Preliminary Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

[THE TIMBERS PRELIM MAJOR APP MEMO 08-12-22.PDF](#)  
[THE TIMBERS DRAFT PRELIM FOF 08-11-22.PDF](#)  
[THE TIMBERS ROAD NAME REQUEST APPROVED 08-11-22.PDF](#)  
[2022-004 THE TIMBERS HYDROGEOLOGY JPS.PDF](#)  
[2021-108 THE TIMBERS PLAN SET FINAL-24 X 36 070722.PDF](#)

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

#### DOCUMENTS:

[SEAGULL AMEND 11 APP MEMO 08-10-22.PDF](#)  
[SEAGULL AMD 11 DRAFT COMPLETENESS 08-10-22.PDF](#)  
[SEGAULL AMD 11 DRAFT COMPLIANCE FOF 08-10-22.PDF](#)  
[WELLS SEAGULL CONDOMINIUMS ASSOC 1413 POST ROAD 8-10-22 SHEET 1.PDF](#)  
[WELLS SEAGULL CONDOMINIUMS ASSOC 1413 POST ROAD 8-10-22 SHEET 2.PDF](#)

### III. 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. **7. Workshop public hearing comments, compliance and draft Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[JEFF GOODWIN TIMBER HARVEST APP MEMO 08-10-22.PDF](#)  
[JEFF GOODWIN TIMBER HARVEST FOF DRAFT 08-10-22.PDF](#)  
[WELLS-185CHICKCROSSING.PDF](#)  
[JEFFG\\_SITEPLAN\\_07212022-MODEL.PDF](#)

**IV. 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. **Workshop completeness and draft compliance**

**DOCUMENTS:**

[CENTRAL INDUSTRIAL PARK AMD 5 FINAL AMEND APP MEMO 08-11-22.PDF](#)  
[CENTRAL INDUSTRIAL PARK AMD 5 FINAL SUB AMEND COMPLETENESS 08-11-22.PDF](#)  
[CENTRAL IND PARK AMD 5 DRAFT FOF 08-11-22.PDF](#)  
[LOT1-B\\_AMD-SUB 20220729.PDF](#)  
[CENTRAL INDUSTRIAL PARK\\_WELLS APP 20220718.PDF](#)

**V. 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. **Workshop completeness, determine if a public hearing is to be scheduled if appropriate**

**DOCUMENTS:**

[STORAGE DEPOT SITE PLAN MEMO 08-12-22.PDF](#)  
[STORAGE DEPOT DRAFT COMPLETENESS 08-12-22.PDF](#)  
[BRADISH STORAGE 20220729 1\\_2.PDF](#)  
[STORAGE DEPOT STORMWATER REVISED APP 20220628.PDF](#)  
[STORAGE DEPOT STORMWATER\\_TIER 1 APP 20220531.PDF](#)  
[STORAGE DEPOT\\_WELLS APP 20220718.PDF](#)  
[STORAGE DEPOT SW RPT 20220601.PDF](#)

**VI. BURNT MILL ESTATES SUBDIVISION (REDESIGN LAYOUT OF UNITS)**

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 **Consider a 60 day extension**

**DOCUMENTS:**

[PB MEMO RE BURNT MILL \(CHANGE LAYOUT\) EXTENSION 08-10-22.PDF](#)  
[20019 EXTENSION REQUEST MULTI-FAMILY 2022-08-08.PDF](#)

**VII. BURNT MILL ESTATES SUBDIVISION (ELIMINATE GOLF COURSE)**

Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lot 1. **Consider a 60 day extension**

**DOCUMENTS:**

[PB MEMO RE BURNT MILL \(REMOVE GOLF COURSE\) EXTENSION 08-10-22.PDF](#)  
[20019 EXTENSION REQUEST GOLF COURSE REMOVAL 2022-08-08.PDF](#)

**VIII. BOLDUC SUBDIVISION AMENDMENT**

Christien Bolduc, owner; Geoffrey Aleva of Civil Consultants, applicant/ engineer. Final Subdivision Amendment Application to relocate a 20' wide drainage easement on Lot 6-2-B and also onto abutting lot 6-1. No change to the number of lots or dwelling units proposed. The property is located off of Admirals Way and is within the Rural District. Tax Map 62, Lot 6-2-B and 6-1. **Consider a 60 day extension**

**DOCUMENTS:**

[PB MEMO RE BOLDUC SUB AMEND EXTENSION 08-10-22.PDF](#)

**IX. DELLS DOWNEAST SUBDIVISION**

Paul M. Bisceglia, owner; Patrick W. Johnson, Agent; JPS Surveying and Engineering, Engineer. Final Subdivision Application for a 13 lot/dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural District. Tax Map 17, Lot 16. **Consider a 60 day extension**

**DOCUMENTS:**

[PB MEMO RE DELLS DOWNEAST EXTENSION 08-10-22.PDF](#)

**X. 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. **Consider a 60 day extension**

**DOCUMENTS:**

[PB MEMO RE SEAHORSE RESORT EXTENSION 08-10-22.PDF](#)  
[SEAHORSE RESORT EXTENSION REQUEST 08-11-22.PDF](#)

**OTHER BUSINESS**

**I. UPDATE FROM HOWARD HALL REGARDING VILLAGES AT HIGHPINE DEVELOPMENT**

**DOCUMENTS:**

[PB MEMO RE VILLAGE AT HIGHPINE STATUS UPDATE 08-10-22.PDF](#)

**II. ORDINANCE CHANGE PROPOSAL – NON-CONFORMING MOBILE HOME PARKS**

**DOCUMENTS:**

[MOBILE HOME PARKS ORD MEMO AND MATERIALS FOR PB 08-10-22.PDF](#)

**III. SRC AND CEO SITE PLAN APPROVALS**

**DOCUMENTS:**

[08-09-22 SRC AGENDA.PDF](#)

**ADJOURN**