



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 12, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

JOINT BOARD OF SELECTMEN & PLANNING BOARD PUBLIC HEARING

- I. TO CONSIDER AN ORDINANCE AMENDMENT TO CHAPTER 145 (LAND USE) SECTION 12(F) REGARDING NONCONFORMING MOBILE HOME PARKS.

DOCUMENTS:

[CHAPTER 145 NONCONFORMING MOBILE HOME PARKS BALLOT QUESTION.PDF](#)

PLANNING BOARD WORKSHOP

- I. TO CONSIDER AN ORDINANCE AMENDMENT TO CHAPTER 145 (LAND USE) SECTION 12(F) REGARDING NONCONFORMING MOBILE HOME PARKS.
Discuss comments made during public hearing and make recommendations to Board of Selectmen

BOARD OF SELECTMEN WORKSHOP

- I. TO CONSIDER AN ORDINANCE AMENDMENT TO CHAPTER 145 (LAND USE) SECTION 12(F) REGARDING NONCONFORMING MOBILE HOME PARKS.
Discuss comments made during public hearing and consider vote to place on November Special Town Meeting Ballot

MINUTES

- I. AUGUST 15, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 08-15-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

- I. 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.

DOCUMENTS:

[PB MEMO RE STORAGE DEPOT PH 09-06-22.PDF](#)
[STORAGE DEPOT COMMENT LETTER 11-30-21.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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 public hearing comments and draft compliance**

DOCUMENTS:

[STORAGE DEPOT SITE PLAN MEMO 09-08-22.PDF](#)
[STORAGE DEPOT MGL STORMWATER MEMO 09-09-22.PDF](#)
[STORAGE DEPOT DRAFT FOF 09-07-22.PDF](#)
[BRADISH STORAGE_SH1 20220826.PDF](#)

II. 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 compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[CENTRAL INDUSTRIAL PARK AMD 5 FINAL AMEND APP MEMO 09-08-22.PDF](#)
[CENTRAL INDUSTRIAL PARK AMD 5 FINAL SUB AMEND COMPLETENESS 09-08-22.PDF](#)
[CENTRAL IND PARK AMD 5 DRAFT FOF 09-08-22.PDF](#)
[LOT1-B_AMD-SUB 20220826.PDF](#)

III. MOLLY CORPORATION

Grahaneli Realty, LLC applicant/ owner; Attar Engineering Inc. engineer. Site Plan Amendment Application to alter the Route 9 landscaped buffer and stormwater management plan. Use to remain unchanged as 12,500 SF and 3,700 SF Manufacturing use. The property is located off 60 Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 18. **Receive Site Plan Amendment Application and schedule a site walk**

DOCUMENTS:

[MOLLY CORPORATION AMEND APP MEMO 09-09-22.PDF](#)
[C180-21_WELLSAPP_MOLLY 20220826.PDF](#)
[MOLLY SP AMD4 DRAFT.PDF](#)

IV. SEA ORCHARD SUBDIVISION AMENDMENT

Sea Orchard Homeowner's Association, owner; Grace Chmielewski, applicant. BH2M, engineer. Subdivision Amendment Application to remove existing trees within the Open Space adjacent to Lot 9-5, replant the buffer with evergreen trees and depict existing stockade fence to be the Sea Orchard HOA fence. The property is located off 80 Autumn Lane and is within the Residential A District. Tax Map 135, Lot 9-5/ Open Space. **Receive Subdivision Amendment Application and schedule a site walk**

DOCUMENTS:

[SEA ORCHARD AMD 3 MEMO 09-09-22.PDF](#)
[SEA ORCHARD SUB AMEND SUBMISSION.PDF](#)
[SEA ORCHARD DEC BK 14464 PG 821.PDF](#)
[SEA ORCHARD PLANTING PLAN.PDF](#)

V. MOODY COUNTRY ESTATES SUBDIVISION AMENDMENT

Lindsey Development Group, LLC & Sterling Ogunquit, LLC, owners; Tidewater Engineering & Surveying Inc, engineer. Subdivision Amendment Application to subdivide Lot 33-15 into 2 lots and modify lot lines of Lot 33-15, 33-28 and 33-27. The properties are located off Post Road, Salt Marsh Circle and Mariner Lane. The properties are within the General Business District. Tax Map 108, Lot 33-15, 33-28 and 33-27. **Receive Subdivision Amendment Application and schedule a site walk**

DOCUMENTS:

[MOODY COUNTRY ESTATES AMEND PRELIM MEMO 09-09-22.PDF](#)
[MOODY COUNTRY ESTATES SUB AMEND ART V \(145-26\) GEN BUS 09-09-22.PDF](#)
[2022-0822 MOODYCOUNTRYSUBMISSION.PDF](#)

VI. MOODY MEDICAL CENTER

Lindsey Development Group, LLC, owner/applicant. Tidewater Engineering & Surveying Inc, engineer. Site Plan Amendment Application to modify lot lines with Lots 33-15 and 33-27; seek reapproval of 2,776 SF building area not constructed after the 1988 site plan approval; add a bulkhead; and depict existing site conditions. The property is located at 277 Post Road and is within the General Business District. Tax Map 108, Lot 33-28. **Receive Site Plan Amendment Application and schedule a site walk**

DOCUMENTS:

[MOODY MEDICAL CENTER AMEND APP MEMO 09-08-22.PDF](#)
[MOODY MEDICAL CENTER ART V \(145-26\) GEN BUS DIST 09-08-22.PDF](#)
[2022-0822 SITEPLANSUBMITTAL.PDF](#)

VII. SEA VU WEST CAMPGROUND

LGC SVW, LLC, owner/applicant. Attar Engineering, Inc, engineer. Site Plan Amendment Application to convert 7 safari sites to RV Park Model sites, resolve lot coverage issues, and restore wetland and buffer areas around the main office. The property is an existing Tent and Recreational Vehicle Park use. The property is located off 23 College Drive and is within the Rural District. Tax Map 43, Lot 6. **Receive Site Plan Amendment Application, determine if a site walk is necessary, workshop draft completeness if appropriate**

DOCUMENTS:

[SEA VUWEST AMEND APP MEMO 09-08-22.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. **Workshop compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[PB MEMO RE BOLDUC SUB AMEND EXTENSION 09-09-22.PDF](#)

IX. WESTHAVEN PRESERVE SUBDIVISION (FORMERLY EASTWOOD ESTATES)

Eastwood Estates, LLC, owner/applicant, Corner Post Land Surveying, Inc. agent. Final Subdivision Application for a 15 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space proposed on 17.25 acres of land. The property is located off Sanford Road and is within the Residential A District. Tax Map 60, Lot 10. **Receive Final Subdivision Application, workshop compliance with preliminary conditions of approval, workshop draft final completeness**

DOCUMENTS:

[WESTHAVEN PRESERVE FINAL APP MEMO 09-07-22.PDF](#)
[WESTHAVEN FINAL COMPLETENESS 09-07-22.PDF](#)
[FINAL APPLICATION.PDF](#)
[PLAN SET 8-29-2022.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

ADJOURN