



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 26, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. SEPTEMBER 12, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 09-12-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. HOLIDAY INN EXPRESS

Redwoods Resorts Wells, LLC, owner/applicant; Geoffrey Aleva, agent. Site Plan Amendment Application seeking approval for a 620 SF patio addition, plant tree(s) to address removal of required tree and missing tree along Mile Road; address completion of Mile Road sidewalk; and address accent lighting. No change in use proposed; the 60 unit Hotel/Motel (lodging facility) and 60 seat Standard Restaurant use remain as approved. The property is located off 28 Mile Road and is within the General Business District. Tax Map 123, Lot 86. **Receive Site Plan Amendment Application and determine a site walk**

DOCUMENTS:

[HOLIDAY INN EXPRESS AMEND MEMO 09-21-22.PDF](#)
[RRW PACVAN.PDF](#)
[20220916-SIGNED-APPLICATION.PDF](#)
[1715602S-2022-AMENDED-SITE-PLAN-22X34.PDF](#)

II. 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. **Report site walk results, workshop completeness and determine a public hearing if appropriate**

DOCUMENTS:

III. 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. **Report site walk results, workshop completeness and determine a public hearing**

DOCUMENTS:

[MOODY CNTRY EST SITE WALK MEMO 09-23-22.PDF](#)
[MOODY COUNTRY ESTATES AMEND PRELIM MEMO 09-22-22.PDF](#)
[MOODY COUNTRY ESTATES PRELIM COMPLETENESS 09-22-22.PDF](#)
[M CNTY EST 9-22-22.PDF](#)
[MOODY COUNTRY ESTATES AMEND PRELIM FOF DRAFT 09-23-22.PDF](#)

IV. 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. **Report site walk results, workshop completeness and determine a public hearing**

DOCUMENTS:

[MOODY MED SITE WALK MEMO 09-23-22.PDF](#)
[MOODY MEDICAL CENTER AMEND APP MEMO 09-22-22.PDF](#)
[MOODY MEDICAL CENTER AMEND ART VI \(145-35 TO 145-47\) TOWN REGS 09-22-22.PDF](#)
[MOODY MEDICAL CENTER AMEND DRAFT COMPLETENESS 09-22-22.PDF](#)
[M MED 9-22-22.PDF](#)

V. 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 09-21-22.PDF](#)
[CENTRAL IND PARK AMD 5 DRAFT FOF 09-21-22.PDF](#)
[DRAINAGE EASEMENT.PDF](#)
[LOT1-B_AMD-SUB 20220921.PDF](#)

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

DOCUMENTS:

[STORAGE DEPOT SITE PLAN MEMO 09-21-22.PDF](#)
[STORAGE DEPOT MGL STORMWATER MEMO 09-21-22.PDF](#)
[STORAGE DEPOT DRAFT FOF 09-21-22.PDF](#)
[DRAINAGE EASEMENT.PDF](#)
[BRADISH STORAGE 20220921.PDF](#)

VII. 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. **Workshop completeness, determine a public hearing, workshop compliance and Findings of Fact & Decision for possible approval**

DOCUMENTS:

[MOLLY CORPORATION AMEND APP MEMO 09-21-22.PDF](#)
[MOLLY CORP DRAFT COMPLETENESS 09-21-22.PDF](#)
[MOLLY CORP AMD 5 FOF DRAFT 09-21-22.PDF](#)
[MOLLY SP AMD5 20220921.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:

[BOLDUC FINAL AMEND APP MEMO 09-22-22.PDF](#)
[BOLDUC FINAL AMEND COMPLIANCE DRAFT FOF 09-22-22.PDF](#)
[20220921-1822001-ADMIRALWAY-REVIEW-MEMO.PDF](#)
[20220921-1822000S-REV-SUB-DRAFT.PDF](#)

OTHER BUSINESS

I. PARKER RIDGE SUBDIVISION (MAP 37, LOT 6) - GUARDRAIL CHANGE TO BOULDERS REQUEST

DOCUMENTS:

[2022-08-31 GUARDRAIL CHANGE TO SEACOAST.PDF](#)

ADJOURN

