



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, October 17, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. SEPTEMBER 26, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 09-26-22 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. **Report site walk results, workshop completeness and determine if a public hearing is appropriate, workshop draft compliance if appropriate**

DOCUMENTS:

[HOLIDAY INN EXPRESS AMEND MEMO 10-13-22.PDF](#)
[HOLIDAY INN EXPRESS DRAFT COMPLETNESS 10-13-22.PDF](#)
[PUBLIC COMMENT SCOTE 09-24-22.PDF](#)
[1715602S-2022-AMENDED-SITE-PLAN-22X34.PDF](#)

II. ANCHOR INN

Four Twenty Four Post Road, LLC, owner/ applicant. Geoff Aleva, Civil Consultants, engineer/agent. Site Plan Amendment Application to eliminate the 16 "cottage" motel units and construct a new 3-story, 51 unit, Hotel/Motel building and to expand parking. The existing motel units (54 total) in buildings A, B, D, and E to remain. The office/ dwelling unit to remain as well as the pool and pool building. The property is a Lodging Facility to consist of a total of 105 motel units and is located off 424 Post

Road. The property is within the General Business District and is identified as Map 27, Lot 4 which is a condominium unit on the 58 acre parcel of land that Map 27, Lot 4-1 also is a condominium unit of. **Receive Site Plan Amendment Application and schedule a site walk.**

DOCUMENTS:

[ANCHOR INN SITE PLAN AMEND APP MEMO 10-13-22.PDF](#)
[20221003-1711700-HOTEL-EXPANSION-SK.PDF](#)
[20221005-REVISED-424 POST RD- SITEPLAN APPLICATION.PDF](#)

III. BILLS LANE PIT

Swan Brooks Holdings LLC, owner/applicant. Geoff Aleva, Civil Consultants, engineer/agent. Site Plan Amendment Application to obtain after the fact approval for land conveyances and lot line changes. 4.773 acres of land was acquired from an abutter and two 2.307 acre parcels (A and B) were divided off. The parcel to become 31.909 acres in size with 17.85 acres of Mineral Extraction use. No change to the limits of the mineral extraction on the property. The property is located off Bills Lane and is within the Rural District. Tax Map 47, Lot 39. **Receive Site Plan Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance if appropriate for possible approval**

DOCUMENTS:

[BILLS LANE PIT APP MEMO 10-13-22.PDF](#)
[BILLS LANE PIT ART VII \(145-53\) MINERAL EXTRACTION 10-13-22.PDF](#)
[BILLS LANE PIT DRAFT COMPLETENESS 10-13-22.PDF](#)
[BILLS LANE PIT DRAFT COMPLIANCE AND FOF 10-13-22.PDF](#)
[20221003- SITE PLAN AMENDMENT APPLICATION-AS SENT.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. **Workshop Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[STORAGE DEPOT SITE PLAN MEMO 10-13-22.PDF](#)
[STORAGE DEPOT DRAFT FOF 10-13-22.PDF](#)
[GRAHANELIREALTYLLC_L29941ANBN.PDF](#)
[BRADISH STORAGE 20220921.PDF](#)

V. RIVERS EDGE SUBDIVISION AMENDMENT

Scott Richer, II, owner; Longview Partners, LLC, applicant; Attar Engineering Inc, engineer. Subdivision Amendment Application to alter the septic system location on lot 5-7. No other changes to the existing 36 cluster lots/ 46 dwelling units (26 single family and 10 two-family dwellings) proposed. The property is located off of Buttonbush Lane and is within the Residential A District. Tax Map 54, Lot 5-7. **Receive Subdivision Amendment Application, determine if a site walk is**

necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions for possible approval

DOCUMENTS:

RIVERS EDGE AMD 6 MEMO 10-13-22.PDF
RIVERS EDGE AMD 6 FINAL FOF DRAFT 10-13-22.PDF
2022-10-03 GRENIER SITE AMD 4.PDF

VI. 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 Final Subdivision Amendment Application, workshop completeness, consider if a final public hearing is necessary, workshop compliance/ Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

MOODY COUNTRY ESTATES FINAL MEMO 10-14-22.PDF
MOODY COUNTRY ESTATES DRAFT FINAL COMPLETENESS 10-13-22.PDF
MOODY COUNTRY ESTATES FINAL FOF DRAFT 10-14-22.PDF
FINALAPP-CHECKLIST.PDF
2022-1007 FINALSUBMISSION.PDF
MOODYESTATES-FINALAPPLICATION.PDF

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

DOCUMENTS:

MOODY MEDICAL CENTER AMEND APP MEMO 10-14-22.PDF
MOODY MEDICAL CENTER AMEND DRAFT COMPLETENESS 10-14-22.PDF
MOODY MEDICAL CENTER DRAFT FOF 10-14-22.PDF
2022-1007 MOODYSITEPLAN-REV1.PDF

VIII. 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. **Workshop status of default**

items and draft completeness items

DOCUMENTS:

BURNT MILL ESTATES AMEND MEMO 10-13-22.PDF
BURNT MILL COMMENT 10-14-22.PDF
20019 MEMO 2022-09-13.PDF
20019 LOT 6 DETENTION BASIN PLAN.PDF
BURNT MILL ESTATES - LTR TO PLANNING DEPT 7-15-22.PDF
BURNT MILL S-1 NO GOLF R-4 07-05-2022.PDF
BURNT MILL S-2 NO GOLF R-4 07-05-2022.PDF
BURNT MILL S-11 NO GOLF R-4 07-05-2022.PDF
20019 LOT 32 GRADING PLAN.PDF
20019 AREA 54 SITE PLAN.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.
Workshop compliance with preliminary conditions of approval, workshop final completeness and determine a final public hearing

DOCUMENTS:

WESTHAVEN PRESERVE FINAL APP MEMO 10-14-22.PDF
WESTHAVEN FINAL COMPLETENESS 10-14-22.PDF
ROUTE109_PROGRESS_2022-09-26.PDF
MAILBOX PLAN.PDF
2021116 S-1 FINAL 9-12-2022.PDF
2021116 S-2 FINAL 9-12-2022.PDF
2021116 S-3 FINAL 9-12-2022.PDF

X. BRADFORD VILLAGE SUBDIVISION

Home Innovations, LLC, owner/applicant. Corner Post Land Surveying Inc, surveyor.
Final Subdivision Amendment Application seeking approval for changes to the no-disturb buffer adjacent to the fire cistern/ Lot 13 as well as changes to phasing notes. The subdivision to remain as a 13 lot residential cluster development with private roadway (Magnolia Lane) and open space. The subdivision is located in the Rural District and is identified as Tax Map 47, Lot 21-A to 21-A-13. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, consider if a public hearing is necessary, workshop compliance/ Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

BRADFORD VILLAGE FINAL APP MEMO 10-14-22.PDF
BRADFORD VILLAGE ART VII (145-49) RESIDENTIAL CLUSTER 10-14-22.PDF
BRADFORD VILLAGE DRAFT FINAL COMPLETNEESS10-14-22.PDF
BRADFORD VILLAGE AMD DRAFT FINAL COMPLIANCE FOF 10-14-22.PDF
FINAL AMEND APP.PDF
LETTER NAVIA - WELLS PLANNING RE BRADFORD VILLAGE 10.04.2022.PDF
PHOTOS BRADFORD VILLAGE BUFFER 10.04.2022.PDF

OTHER BUSINESS

I. SIGN BOLDUC SUBDIVISION PLAN APPROVED 9/26/22

II. CEO & SRC SITE PLAN APPLICATIONS

DOCUMENTS:

[10-12-22 SRC AGENDA.PDF](#)

**III. BURNT MILL ESTATES SUBDIVISION (REDESIGN LAYOUT OF UNITS) -
EXTENSION**

DOCUMENTS:

[PB MEMO RE BURNT MILL \(CHANGE LAYOUT\) EXTENSION 10-14-
22.PDF](#)

ADJOURN