



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, November 14, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. OCTOBER 31, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MEMO RE 10-31-22 MEETING MINUTES.PDF](#)

PUBLIC HEARING(S)

I. TNN REALTY PARKING LOT

TNN Realty, LLC owner. Site Plan 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.

DOCUMENTS:

[PB MEMO RE TNN REALTY PARKING LOT PH 11-08-22.PDF](#)

II. 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.

DOCUMENTS:

[PB MEMO RE WESTHAVEN PRESERVE FINAL PH 11-08-22.PDF](#)
[WESTHAVEN PUBLIC COMMENT LSMALL 06-14-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 35 LITTLEFIELD ROAD BANK

Richard Moody & Sons Construction Company, owner. Walsh Engineering Associates, applicant/ agent. Site Plan Pre-Application for a 2,448 SF Bank with drive-thru, ATM and associated parking. Property is located at 35 Littlefield Road and is within the General Business District. Tax Map 117, Lot 31. **Receive Site Plan-Pre Application and schedule a site walk**

DOCUMENTS:

[35 LITTLEFIELD ROAD BANK PRE- APP MEMO 11-08-22.PDF](#)
[2022-11-01 PRE-APP 35 LITTLEFIELD.PDF](#)

II. 35 LITTLEFIELD ROAD SUBDIVISION

Richard Moody & Sons Construction Company, owner. Walsh Engineering Associates, applicant/ agent. Subdivision Pre-Application for 4 single family dwelling units (Multifamily Development) on 1.84 acres of land. Property is located at 35 Littlefield Road and is within the General Business District. Tax Map 117, Lot 31. **Receive Subdivision Pre Application and schedule a site walk**

DOCUMENTS:

[35 LITTLEFIELD ROAD SUBDIVISION PRE-APP MEMO 11-08-22.PDF](#)
[2022-11-01 PRE-APP 35 LITTLEFIELD.PDF](#)

III. TNN REALTY PARKING LOT

TNN Realty, LLC owner. Site Plan 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. **Workshop public comments, review compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[TNN REALTY PARKING LOT APP MEMO 11-09-22.PDF](#)
[TNN REALTY PARKING LOT DRAFT COMPLETENESS 11-09-22.PDF](#)
[TNN REALTY PARKING LOT DRAFT COMPLIANCE FOF 11-09-22.PDF](#)
[TNN SITE.PDF](#)
[TNN DETAILS.PDF](#)

IV. 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 public comments, review draft compliance**

DOCUMENTS:

[WESTHAVEN PRESERVE FINAL APP MEMO 11-10-22.PDF](#)
[WESTHAVEN FINAL COMPLETENESS 11-10-22.PDF](#)
[WESTHAVEN FINAL DRAFT COMPLIANCE FOF 11-10-22.PDF](#)
[2021116 FINAL SHEET 2.PDF](#)
[2021116 FINAL SHEET 3.PDF](#)
[2022-09-21 WEST HAVEN PLAN SET.PDF](#)
[ESTIMATED COSTS WESTHAVEN PRESERVE - TOWN OF WELLS.PDF](#)
[WESTHAVEN MGL REVIEW MEMO 11-10-22.PDF](#)
[MGL STORMWATER MEMO 11-10 -22.PDF](#)

V. 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. **Report Site Walk Results or reschedule Site Walk if cancelled due to inclement weather**

DOCUMENTS:

[PB MEMO RE BURNT MILL \(REMOVE GOLF COURSE\) RESCHEDULE SITE WALK 11-10-22.PDF](#)

VI. WIRE ROAD SUBDIVISION

Highpine Properties LLC, owner/ applicant. Final Subdivision Amendment application to relocate the wooded stormwater treatment buffer and associated level spreader downstream of Pond 55. No change to the number of dwelling units, lot lines, or acreage of the subdivision proposed. 40 dwelling units remain approved as a Residential Cluster Development. The subdivision is located off of Wire Road and is within the Rural District. Tax Map 75, Lot 1A-1 to 1A-40. **Receive Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[WRS AMD 4 APP 20221024.PDF](#)
[WRS 1.4_2.4 20221108.PDF](#)
[HIGH PINES PROPERTIES LLC L26984EM.PDF](#)

OTHER BUSINESS

I. CEO & SRC SITE PLAN APPLICATIONS

DOCUMENTS:

[3 STEWART ST FOF SIGNED 11-03-2022.PDF](#)

II. SEAGULL SITE INSPECTION - RESCHEDULE INSPECTION IF CANCELLED BY INCLEMENT WEATHER

DOCUMENTS:

[PB MEMO RE SEAGULL CONDO SITE VISIT 11-10-22.PDF](#)

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