



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, November 22, 2022, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. OCTOBER 25, 2022 DRAFT MEETING MINUTES

DEVELOPMENT REVIEW & WORKSHOPS

I. SHAWS DISTRIBUTION CENTER

Shaw's Realty Company, owner/ applicant; DM Roma Consulting Engineers, agent. Site Plan Amendment Application seeking approval to expand existing paved area off the southern corner of the Distribution Center for the placement of storage containers. No change in use proposed; property to remain a Warehousing and Truck Terminal use. The property is located off 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27B. **Receive Site Plan Amendment Application and workshop completeness**

Documents:

[SHAWS DISTRIBUTION AMEND APP MEMO 11-18-22.PDF](#)
[SHAWS DISTRIBUTION CENTER AMD DRAFT COMPLETENESS 11-16-22.PDF](#)
[_SHAWS DISTRIBUTION CENTER-DESIGN PLANS \(11-14-2022\).PDF](#)
[_SHAWS DISTRIBUTION CENTER-AMENDED SITE PLAN APP \(11-14-22\).PDF](#)
[_SHAWS DISTRIBUTION CENTER-ARCH DRAWINGS.PDF](#)

II. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Final 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. **Comment on Final Subdivision Application for the Planning Board**

Documents:

[THE TIMBERS FINAL APP MEMO 10-28-22.PDF](#)
[2022-004 THE TIMBERS PLAN SET 090822.PDF](#)

III. 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.

Comment on Final Subdivision Application for the Planning Board

Documents:

[WESTHAVEN PRESERVE FINAL APP MEMO 11-10-22.PDF](#)
[2021116 FINAL S2 SUBDIVISION 11-14-22 R-1.PDF](#)
[2021116 FINAL S3 NOTES 11-14-22 R-1.PDF](#)
[2022-11-14 WEST HAVEN PLAN SET.PDF](#)

OTHER BUSINESS

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