



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, November 28, 2022, 7:00 P.M.

Wells 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](#)

II. NOVEMBER 14, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 11-14-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE THE TIMBERS FINAL PH 11-16-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 35 LITTLEFIELD ROAD BANK

35 Littlefield Road, LLC, 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. **Report Site Walk Results**

DOCUMENTS:

[PB MEMO RE 35 LITTLEFIELD ROAD BANK SITE WALK 11-16-22.PDF](#)

II. 35 LITTLEFIELD ROAD SUBDIVISION

35 Littlefield Road, LLC, 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. **Report Site Walk Results**

DOCUMENTS:

[PB MEMO RE 35 LITTLEFIELD ROAD SUBDIVISION SITE WALK 11-16-22.PDF](#)

III. VILLAGE BY THE SEA

Village by the Sea Owners Association, owner/applicant; Christopher Coppi of Coppi Environmental agent. Site Plan Amendment Application to remove invasive species within the 25' wide landscaped buffer adjacent to property lines and some within the 75' and 250' Shoreland Overlay District. No change in use proposed, the property remains a 99 unit Motel with 1 dwelling (managers unit), function hall and accessory amenities. The property is located at 1373 Post Road and is within the General Business District and 75' and 250' Shoreland Overlay District. The property is identified as Tax Map 129, Lot 32A. **Receive Site Plan Amendment Application and schedule a site walk**

DOCUMENTS:

[VILLAGE BY THE SEA SITE PLAN AMEND APP MEMO 11-16-22.PDF](#)
[SITE PLAN - AMENDMENT APPLICATION-VBTS-W PAGES REDACTED.PDF](#)
[WELLS VILLAGE BY THE SEA 11-7-22 \(NO AERIAL\).PDF](#)
[BK 4615 PG 88 USA CONS ESMT.PDF](#)
[DOC - NOV 11 2022 - 12-22 PM.PDF](#)

IV. 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. **Workshop compliance and draft Final Findings of Fact & Decisions**

DOCUMENTS:

[THE TIMBERS FINAL APP MEMO 11-18-22.PDF](#)
[THE TIMBERS DRAFT FINAL COMPLETENESS 11-18-22.PDF](#)
[THE TIMBERS DRAFT COMPLIANCE FINAL FOF 11-18-22.PDF](#)
[2021-108-0 THE TIMBERS PLAN SET FINAL D 112122.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 and review memo items**

DOCUMENTS:

[BURNT MILL ESTATES AMEND MEMO 11-16-22.PDF](#)

VI. 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. **Review draft compliance and draft Final Findings of Fact & Decisions**

DOCUMENTS:

[WESTHAVEN PRESERVE FINAL APP MEMO 11-18-22.PDF](#)
[WESTHAVEN FINAL COMPLETENESS 11-18-22.PDF](#)
[WESTHAVEN FINAL DRAFT COMPLIANCE FOF 11-18-22.PDF](#)
[2021116 FINAL S2 SUBDIVISION 11-14-22 R-1.PDF](#)
[2021116 FINAL S3 NOTES 11-14-22 R-1.PDF](#)
[WEST HAVEN DOC MGL MEMO 11-17-22.PDF](#)

OTHER BUSINESS

I. CEO & SRC SITE PLAN APPLICATIONS

DOCUMENTS:

[11-22-22 SRC AGENDA.PDF](#)

II. SEAGULL SITE INSPECTION - RESULTS OF SITE INSPECTION

DOCUMENTS:

[PB MEMO RE SEAGULL SITE INSPECTION 11-16-22.PDF](#)

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