



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 1, 2021, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

JOIN VIRTUALLY ON ZOOM

Register in advance for this meeting:

[HTTPS://US02WEB.ZOOM.US/MEETING/REGISTER/TZEVDEYOQJKVHDA-L0RZL1WM1OX1EYRWKMDQ](https://us02web.zoom.us/join/zoom/register/tzevdeyoqjkvhda-l0rzl1wm1ox1eyrwkmdq)

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 22, 2021 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. HOBBS POND WOODS SUBDIVISION

Springer, LLC, owner/ applicant; BH2M, engineer. Final Subdivision Amendment Application to eliminate a 200' no-disturb buffer from Lot 1, Lot 2 and the Open Space. No change proposed to the 9 lots/dwelling units or private ROW. The Subdivision is located off of Meetinghouse Road/ Brigham Lane and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A-1 to 11-A-9.

Receive the Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is to be scheduled, and workshop compliance

II. BURNT MILL SUBDIVISION

Burnt Mill Holding Company, LLC and Chinburg Development, LLC, owners. Attar Engineering, applicant and agent. Final Subdivision Amendment Application seeking approval to amend the drainage system for lots 1-16 to 1-21; to change lots 1-1 to 1-10 and 1-12 to 1-21 from Duplex (DP) lots to Single Family (SF) lots; and to change lots 1-23 to 1-25 and 1-78 to 1-90 from Single Family (SF) lots to Duplex (DP) lots. The Subdivision to remain as previously approved with 174 dwelling units. The Subdivision is located off of Hobbs Farm Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62-A, Lots 1-1 to 1-10, Lots 1-12 to 1-21, Lots 1-23 to 1-25 and Lots 1-78 to 1-90. **Workshop compliance and Final Findings of Fact & Decisions for possible approval**

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[BREAD AND ROSES BAKERY FOF SIGNED 02-16-21.PDF](#)

ADJOURN