



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-l0rzl1wm1ox1eyrwmkmdq)

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 22, 2021 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-22-21 DRAFT.PDF](#)

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

DOCUMENTS:

[HOBBS POND WOODS FINAL MEMO 02-25-21.PDF](#)
[HOBBS POND WOODS ART V \(145-30\) RURAL DIST 02-24-21.PDF](#)
[HOBBS POND WOODS ART VII \(145-49\) RESCLUSTER 02-24-21.PDF](#)
[HOBBS POND WOODS FINAL COMPLETNESS DRAFT 02-24-21.PDF](#)
[1-HOBBS POND WOODS COVER LETTER.PDF](#)
[2-APPLICATION.PDF](#)
[9-AMENDED PLAN.PDF](#)
[8-ORIGINAL RECORDED PLAN.PDF](#)
[DAVE SPRINGER EMAIL 02-25-21.PDF](#)
[7-CUTTING EDGE DEED.PDF](#)
[6-ERIN CORP DEED.PDF](#)
[5-COTE-AGENT.PDF](#)
[OBRIEN LETTER.PDF](#)

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**

DOCUMENTS:

BURNT MILL AMEND MEMO 02-26-21.PDF
BURNT MILL AMD - DRAINAGE MEMO BY MGL 02-26-21.PDF
2021-01-13 - C069-20 SW BURNT MILL - LITTLE MEADOW COURT.PDF
2020-01-29 - C069-20 BURNT MILL - LITTLE MEADOW COURT
AMENDMENT.PDF
20210122_WELLS_BURNT MILL L MEADOW CT AND HOBBS LOT
13_FINAL STORMWATER REVIEW.PDF
2020-12-11 - LITTLE MEADOW COURT DRAINAGE UPDATE.PDF
BURNT MILL REVISION S1-S10 01-20-2021 - SCANNED.PDF

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

BREAD AND ROSES BAKERY FOF SIGNED 02-16-21.PDF
BITTER END RESTAURAN AMD FOF SIGNED 02-16-21.PDF
02-17-21SRC AGENDA.PDF

II. LODGING - SPRINKLER SYSTEM REQUIREMENT COMMENT

DOCUMENTS:

LETTER .PDF

ADJOURN