



## TOWN OF WELLS, MAINE PLANNING BOARD

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

### 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](#)  
[3-DECLARATION RECORDED.PDF](#)  
[SPRINGER AFFIDAVIT RECORDED.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**