



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, April 5, 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/TZMUDO2GRJOSHT10TEPPL\\_UFNYJG2LCC46CR](https://us02web.zoom.us/join/US02WEB.ZOOM.US/MEETING/REGISTER/TZMUDO2GRJOSHT10TEPPL_UFNYJG2LCC46CR)

### 7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

#### MINUTES

##### **I. MARCH 15, 2021 DRAFT MEETING MINUTES**

#### **PUBLIC HEARING(S)**

##### **I. CONGDON'S DONUTS**

MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land Development Consultants, agent. Site Plan Amendment Application seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off the existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6.

##### **II. DELLS DOWNEAST SUBDIVISION**

Paul M. Bisceglia, owner; Patrick W. Johnson, Agent; JPS Surveying and Engineering, Engineer. Preliminary Subdivision Application for a 13 lot/dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural District. Tax Map 17, Lot 16.

##### **III. RAMSELL ESTATES SUBDIVISION (FKA 1086 N. BERWICK ROAD)**

Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer. Final Subdivision Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax

#### **DEVELOPMENT REVIEW & WORKSHOPS**

##### **I. CONGDON'S DONUTS**

MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land Development Consultants, agent. Site Plan Amendment Application seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off the existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6. **Workshop public comments and draft compliance**

##### **II. DELLS DOWNEAST SUBDIVISION**

Paul M. Bisceglia, owner; Patrick W. Johnson, Agent; JPS Surveying and Engineering, Engineer. Preliminary Subdivision Application for a 13 lot/dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural District. Tax Map 17, Lot 16. **Workshop public comments and draft preliminary Findings of Fact & Decisions for possible approval**

##### **III. RAMSELL ESTATES SUBDIVISION (FKA 1086 N. BERWICK ROAD)**

Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer. Final Subdivision

Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24, Lot 4. **Workshop public comments and draft compliance**

**IV. SPRINGER LLC**

David Springer, owner/applicant. Andrew Morrell, BH2M agent. Site Plan Amendment Application for a new 6,000 SF building and 4,000 SF building both for Medical Marijuana Cultivation and Production Facility use. Additional parking and lot coverage proposed. The property is located off of 199 Willie Hill Road. Tax Map 40, Lot 3-14. **Receive Site Plan Amendment Application and workshop completeness**

**V. PARKER RIDGE SUBDIVISION**

Parker Ridge Development, LLC, owner/applicant; Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village Survey, surveyor. Preliminary Subdivision Application to amend the Parker Ridge Subdivision by creating 13 new lots/dwelling units on the remaining land (Lot 4). The subdivision to consist of a total of 17 lots/dwellings. The new lots/dwellings are to be residential cluster development lots and are to have street frontage off of a new private roadway. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6. **Workshop completeness review and determine possible Preliminary Public Hearing is appropriate**

**OTHER BUSINESS**

**I. SRC AND CEO SITE PLAN APPROVALS**

**ADJOURN**