



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 13, 2020, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. DECEMBER 16, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 12-16-19.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. THE WOODLANDS SUBDIVISION

Gilcrest Development Inc, owner; Civil Consultants, applicant/agent. Final Subdivision Application for a 5 lot/dwelling unit major subdivision on 13.60 acres of land and the construction of a private roadway (Sunshine Lane) with turn-tee located off of Hiltons Lane. The subdivision is located within the Rural and Residential A Districts. Tax Map 25, Lot 11 (portion to become Lot 11D).

Workshop compliance and draft Final Findings of Fact & Decisions for possible approval

DOCUMENTS:

[THE WOODLANDS FINAL MAJOR APP MEMO 01-09-20.PDF](#)
[THE WOODLAND DRAFT FINAL COMPLIANCE 01-09-20.PDF](#)
[EASEMENT DEED.PDF](#)
[WARRANTY DEED - LOT 3 REVISED.PDF](#)
[WARRANTY DEED - LOT 2 REVISED.PDF](#)
[ROAD MAINTENANCE AGREEMENT.PDF](#)
[20200110-1819300-FINAL-SUBDIVISION-PLAN.PDF](#)
[20191204-REVISED ROADWAY PLAN-FINAL.PDF](#)
[20191204-1819300-FIREPOND.PDF](#)

II. CURTIS FARM SUBDIVISION

Landings Development, LLC owner; South Ash Development, LLC, applicant. Attar Engineering, Inc. agent. Preliminary Subdivision Application for a 9 lot/dwelling unit Residential Cluster Major Subdivision located off of Loop Road. The property is located within the Rural District, Resource Protection District and 250' Shoreland Overlay District. Tax Map 25, Lot 11 **Receive Preliminary Subdivision Application and workshop completeness**

DOCUMENTS:

CURTIS FARM PRELIM APP MEMO 01-10-20.PDF
CURTIS FARM SUB ART V (145-30) RURAL DIST 01-08-20.PDF
CURTIS FARM SUB ART V (145-32) RESOURCE PRO DIST 01-08-20.PDF
CURTIS FARM SUB ART V (145-33) SHORELAND OVERLAY DIST 01-08-20.PDF
CURTIS FARM SUB ART V (145-21) RES A DIST 01-08-20.PDF
CURTIS FARM ART VII (145-49) RESIDENTIAL CLUSTER 01-08-20.PDF
CURTIS FARM SUB PRELIM COMPLETENESS 01-08-20.PDF
FLOOD MAP 17.PDF
FLOOD ZONE A.PDF
RP ZONE PER TREELINE GIS.PDF
LETTER TO KEN WOOD RE VERNAL POOLS 1-8-20.PDF
CURTIS FARM SDV APPLICATION 31DEC2019.PDF
CURTIS FARM ROAD NAME REQUEST FORM.PDF
CURTIS FARM SDV PLAN SET 31DEC2019.PDF

III. FAIRWAY VILLAGE SUBDIVISION

York Building and Design Center, Inc. owner; Attar Engineering, agent. Final Subdivision to subdivide 123 acres into a 46 dwelling unit Multifamily Development Major Subdivision. The dwellings are proposed to be age-restricted (55 years or older). The parcel is located off of Fieldside Lane off of North Berwick Road. The parcel is located within the Rural District. Tax Map 32, Lot 13. **Workshop compliance with Preliminary Conditions of Approval and draft final completeness review**

DOCUMENTS:

FAIRWAY VIEW VILLAGE FINAL APP MEMO 01-10-20.PDF
FAIRWAY VILLAGE PREL CONDITIONS OF APPROVAL REVIEW 01-10-20.PDF
FAIRWAY VIEW VILLAGE FINAL COMPLETENESS DRAFT 01-10-20.PDF
NITRATE PLUM PLOTS MARKUP 01-10-20.PDF
FAIRWAY GROUNDWATER IMPACT REPORT 01-10-20.PDF
FAIRWAY VILLAGE ROAD NAME REQUEST FORMS 01-08-20.PDF
FVV FINAL APPLICATION 06JAN2020.PDF
FVV FINAL PLAN SET 06JAN2020 SCANNED.PDF

OTHER BUSINESS

I. POSSIBLE ORDINANCE CHANGE PROPOSALS

II. SRC & CEO SITE PLAN APPROVALS

ADJOURN