



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 6, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 9, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-09-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. HAZY HILL FARM

1616 Post Road, LLC, owner; RS470, LLC, applicant. Site Plan Amendment Application seeking approval for a Registered Marijuana Dispensary use within unit #2, approximately 3,344 SF in gross floor area. No other change in use proposed; property has approval to operate Business Office, Retail, Personal Service Business, Service Business, Contractor Business and Wholesale Business uses. Total floor area of all structures is 8,857 SF. Two dwelling units also exist on the property. The lot is located off 1614/1616 Post Road and is within the General Business District. Tax Map 135, Lot 4-1.

DOCUMENTS:

[PB MEMO RE HAZY HILL FARM PH 01-17-23.PDF](#)

II. ROLLING WOODS PRESERVE SUBDIVISION

Jackson Drysdale & Associates, LLC, owner/applicant; Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a 17 lot/dwelling unit Residential Cluster major subdivision with private roadway and Open Space to be developed on 23.38 acres of land. The property is located within the Residential A and Rural Districts. The property is located off Sanford Road and is identified as Tax Map 67, Lot 3.

DOCUMENTS:

[PB MEMO RE ROLLING WOODS PRESERVE PRELIM PH 01-17-](#)

III. A RETROACTIVE ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE TOWN CODE TO CAP THE NUMBER OF REGISTERED MARIJUANA DISPENSARIES ALLOWED IN THE TOWN OF WELLS TO NO MORE THAN THREE (3)

DOCUMENTS:

[2022-12-29 DRAFT RETROACTIVE ORDINANCE TO CAP DISPENSARIES AT 3.PDF](#)

IV. AN ORDINANCE TO AMENDMENT CHAPTER 53 (PLANNING BOARD) OF THE TOWN CODE TO DEFINE A QUORUM TO CONSIST OF THREE (3), NOT FOUR (4)

DOCUMENTS:

[CHAPTER 53 - QUORUM.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. SEAGULL CONDOMINIUM

Seagull Condominium Association, owner/applicant; John MacLeod, agent. Site Plan Amendment Application to remove a large tree from within the 25' wide Lodging Facility buffer/ Route 1 setback and replace with smaller deciduous trees. No change in use proposed, the Lodging Facility consists of 47 housekeeping cottage units and 20 hotel/motel units. The property is located within the General Business and 250' Shoreland Overlay District and is off 1413 Post Road. Tax Map 129, Lot 31. **Receive Site Plan Amendment Application and determine a site walk**

DOCUMENTS:

[SEAGULL AMEND 12 APP MEMO 01-17-23.PDF](#)
[SEGAULL CONDO AMD 12 SITE PLAN AMEND APP 01-11-23.PDF](#)
[TREE REMOVAL SKETCH 01-11-23.PDF](#)
[CONDO ASSOC AGENT LETTER 01-11-23.PDF](#)

II. HAZY HILL FARM

1616 Post Road, LLC, owner; RS470, LLC, applicant. Site Plan Amendment Application seeking approval for a Registered Marijuana Dispensary use within unit #2, approximately 3,344 SF in gross floor area. No other change in use proposed; property has approval to operate Business Office, Retail, Personal Service Business, Service Business, Contractor Business and Wholesale Business uses. Total floor area of all structures is 8,857 SF. Two dwelling units also exist on the property. The lot is located off 1614/1616 Post Road and is within the General Business District. Tax Map 135, Lot 4-1. **Workshop public hearing comments and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[HAZY HILL FARM REVISED SITE PLAN MAP 01-23-2023.PDF](#)
[HAZY HILL FARM SITE PLAN AMEND APP MEMO 02-01-23.PDF](#)
[HAZY HILL FARM ART VII \(145-58.2\) REGISTERED MARIJUANA DISPENSARIES 02-01-23.PDF](#)
[HAZY HILL FARM DRAFT COMPLETENESS 02-01-23.PDF](#)
[20230107_091729.JPG](#)

III. ROLLING WOODS PRESERVE SUBDIVISION

Jackson Drysdale & Associates, LLC, owner/applicant; Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a 17 lot/dwelling unit Residential Cluster major subdivision with private roadway and Open Space to be developed on 23.38 acres of land. The property is located within the Residential A and Rural Districts. The property is located off Sanford Road and is identified as Tax Map 67, Lot

3. **Workshop public hearing comments and preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[ROLLING WOODS PRESERVE PRELIM MAJOR APP MEMO 01-19-23.PDF](#)
[ROLLING WOODS PRESERVE PRELIM FOF DRAFT 01-19-23.PDF](#)
[2021115 BOUNDARY SHEET 01-12-2023.PDF](#)
[2021115 SUBDIVISION SHEET 1 01-12-2023.PDF](#)
[2021115 SUBDIVISION SHEET 2 01-12-2023.PDF](#)
[WETLAND LETTER_VERNAL POOL REPORT.PDF](#)

IV. UPS WELLS FACILITY EXPANSION

BT-NEWYO LLC, owner/ applicant. Prime Engineering, agent. Site Plan Amendment Application seeking approval for 91 new parking spaces and approximately 2,326 SF in new building areas for the exiting Truck Terminal & Business Service business use. Changes to site stormwater management and lot coverage proposed. The property is located within the Light Industrial District and is off 40 Tivoli Drive. Tax Map 50, Lot 27E. **Workshop completeness and determine a possible public hearing.**

workshop compliance

DOCUMENTS:

[UPS SITE PLAN AMEND APP MEMO 01-20-23.PDF](#)
[MGL STORMWATER MEMO 1-19 -23.PDF](#)
[UPS AMEND DRAFT COMPLETENESS 01-20-23.PDF](#)
[UPS ABUTTER EMAIL SHAWS 01-06-23.PDF](#)
[2023-01-11 ---- 1019-0122 - UPS WELLS STORMWATER MANAGEMENT.PDF](#)
[2023-01-11 ---- 1019-0122 - UPS WELLS MAINE FACILITY EXPANSION.PDF](#)

V. BULRUSH RETAIL PLAZA

Bulrush, LLC, owner/applicant; Platz Associates, agent. Site Plan Application for a one-story 7,850 SF building and associated parking and infrastructure for Business Retail use, Business Office use, and Registered Marijuana Dispensary use. The property is located off 279 Post Road and is within the General Business District. The property is identified as Tax Map 108, Lot 33-15. **Report Site Walk Results.**

Workshop Completeness, and Determine a possible public hearing

DOCUMENTS:

[BULRUSH RETAIL PLAZA MEMO 01-19-23.PDF](#)
[BULRUSH RETAIL PLAZA DRAFT COMPLETENESS 01-17-23.PDF](#)

VI. HOLIDAY INN EXPRESS

Redwoods Resorts Wells, LLC, owner/applicant; Geoffrey Aleva, agent. Site Plan Amendment Application seeking approval for a 620 SF patio addition, plant tree(s) to address removal of required tree and missing tree along Mile Road; address completion of Mile Road sidewalk; and address accent lighting. No change in use proposed; the 60 unit Hotel/Motel (lodging facility) and 60 seat Standard Restaurant use remain as approved. The property is located off 28 Mile Road and is within the General Business District. Tax Map 123, Lot 86. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

HOLIDAY INN EXPRESS AMEND MEMO 01-17-23.PDF
HOLIDAY INN EXPRESS DRAFT COMPLIANCE AND FOF 01-17-23.PDF
20230117-1715602S-2022-AMENDED-SITE-PLAN-REV-2.PDF

VII. SEA ORCHARD SUBDIVISION AMENDMENT

Sea Orchard Homeowner's Association, owner; Grace Chmielewski, applicant. BH2M, engineer. Subdivision Amendment Application to remove existing trees within the Open Space adjacent to Lot 9-5, replant the buffer with evergreen trees and depict existing stockade fence to be the Sea Orchard HOA fence. The property is located off 80 Autumn Lane and is within the Residential A District. Tax Map 135, Lot 9-5/ Open Space. **Determine public hearing and consider possible compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS:

SEA ORCHARD AMD 3 MEMO 01-31-23.PDF
SEA ORCHARD AMD 3 COMPLIANCE AND DRAFT FOF 01-31-23.PDF
SEA ORCHARD PLAN 1-31.PDF
SEA ORCHARD TO PLANNING 1-9-23.PDF
RE SEA ORCHARD EMAIL 01-19-23.PDF
DENNIS ANDREWS EMAIL RE FENCE 01-27-23.PDF
NORM KING EMAIL 1-31-23.PDF

VIII. VILLAGE BY THE SEA

Village by the Sea Owners Association, owner/applicant; Christopher Coppi of Coppi Environmental agent. Site Plan Amendment Application to remove invasive species within the 25' wide landscaped buffer adjacent to property lines and some within the 75' and 250' Shoreland Overlay District. No change in use proposed, the property remains a 99 unit Motel with 1 dwelling (managers unit), function hall and accessory amenities. The property is located at 1373 Post Road and is within the General Business District and 75' and 250' Shoreland Overlay District. The property is identified as Tax Map 129, Lot 32A. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

VILLAGE BY THE SEA SITE PLAN AMEND APP MEMO 01-18-23.PDF
VILLAGE BY THE SEA DRAFT COMPLETENESS 01-17-23.PDF
VILLAGE BY THE SEA AMEND DRAFT COMPLIANCE FOF 01-13-
23.PDF
WELLS VILLAGE BY THE SEA 1-18-23.PDF
WELLS VILLAGE BY THE SEA 1-18-23 (WITH AERIAL).PDF

IX. SEAHORSE RESORT

Post Road Cottages, LLC, owner/applicant; Henry Hess of Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed for motel guests. The single family dwelling unit to be renovated. The property is located off 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13. **Workshop draft completeness and consider scheduling a public hearing if appropriate**

DOCUMENTS:

SEAHORSE RESORT SITE PLAN APP MEMO 01-20-23.PDF
SEAHORSE RESORT ART V (145-26) GEN BUS DIST 01-19-23.PDF
SEAHORSE RESORT ART VI (145-35 TO 145-47) TOWN REGS 01-19-
23.PDF
SEAHORSE RESORT ART VII (145-52) NEW 2013 LODGING FACILITIES
01-19-23.PDF
SEAHORSE DRAFT COMPLETNEESS 01-19-23.PDF
SEAHORSEREVIEW-REPLY.PDF

X. PERKINS PASTURE SUBDIVISION (FORMERLY GOLDMARK)

Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Final Subdivision Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of land. Property is located off Quarry Road and Minuteman Drive within the Rural District. Tax Map 37, Lot 2D. **Receive Final Subdivision Application. Workshop compliance with preliminary conditions of approval, workshop draft completeness**

DOCUMENTS:

PERKINS PASTURE FINAL APP MEMO 01-18-23.PDF
TITLE 38 SECT 482 SUBDIV.PDF
LIVINGSTON TRANSMITTAL 01-10-2023.PDF
FINAL SUBDIVISION APPLICATION DRAWINGS 01-10-2023.PDF
FINAL SUBDIVISION APPLICATION SUPPORTING MATERIAL 01-10-
2023.PDF
ROAD NAME REQUEST SIGNED.PDF
PERKINS PASTURE IMPROVEMENTS.PDF

XI. A RETROACTIVE ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE TOWN CODE TO CAP THE NUMBER OF REGISTERED MARIJUANA DISPENSARIES ALLOWED IN THE TOWN OF WELLS TO NO MORE THAN THREE (3) **Workshop proposed Ordinance Changes**

DOCUMENTS:

P BRD MEMO MED MJ 2-1-23.PDF
MED MJ DRAFT ORDIN CHANGES 2-1-23.PDF

**XII. AN ORDINANCE TO AMENDMENT CHAPTER 53 (PLANNING BOARD) OF THE
TOWN CODE TO DEFINE A QUORUM TO CONSIST OF THREE (3), NOT FOUR (4)
Workshop proposed Ordinance Changes**

DOCUMENTS:

CHAPTER 53 - QUORUM.PDF

OTHER BUSINESS

I. CONSIDER GRANTING A 60 DAY EXTENSION:

- a. Burnt Mill Estates Amendment – Golf Course Elimination
- b. Burnt Mill Estates Amendment – Redesign of dwelling units

DOCUMENTS:

PB MEMO RE EXTENSIONS 01-17-23.PDF

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