



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 10, 2020, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

6:15 PM EXECUTIVE SESSION

Hold an Executive Session, pursuant to 1 M.R.S. section 405(6)(E), to consult with the town attorney regarding the Board's legal rights and duties concerning a letter to Chairman Millian dated January 31, 2020 from Attorney John Bannon re: Parker Ridge Subdivision.

Documents:

[L- CHAIR MILLIAN 01 31 2020.PDF](#)
[OPINION LETTER RE SUBDIVISION ACCEPTANCE CRITERIA-PARKER DEVELOPMENT LLC -PDF.PDF](#)
[ATTY OPINOIN MGL MEMO 09-11-19.PDF](#)

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 13, 2020 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MEMO RE PB MIN 02-07-20.PDF](#)

PUBLIC HEARING(S)

I. FAIRWAY VIEW 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. 42 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.

DOCUMENTS:

[FAIRWAY VIEW VILLAGE COMMENT LETTERS FOR FINAL PH 02-07-20.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

DOCUMENTS:

[CURTIS FARM SUB COMMENT LETTERS FOR PRELIM PH 02-07-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. FAIRWAY VIEW 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. 42 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 Public Hearing comments and workshop draft compliance review comments**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL APP MEMO 02-07-20.PDF](#)
[FAIRWAY VIEW VILLAGE CONDO DOC REVIEW MGL MEMO 02-07-20.PDF](#)
[FAIRWAY VIEW VILLAGE FINAL COMPLETENESS REVIEW MEMO 01-27-20.PDF](#)
[FVV COVER 24JAN2020.PDF](#)
[FVV REVISED PLAN SET PUB 24JAN2020.PDF](#)
[FAIRWAY VIEW VILLAGE ON-SITE INVESTIGATION MGL MEMO 02-07-20.PDF](#)
[20200131_142135.JPG](#)
[20200131_141705.JPG](#)
[20200131_150048.JPG](#)
[20200131_144626.JPG](#)
[FAIRWAY VILLAGE COST ESTIMATE 01-13-20.PDF](#)
[FAIRWAY VILLAGE COMMUNITY IMPACT STATEMENT 01-10-20.PDF](#)
[FAIRWAY VILLAGE STREET APPROVALS.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 **Workshop Public Hearing comments and draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:

[CURTIS FARM PRELIM APP MEMO 02-05-20.PDF](#)
[CURTIS FARM SUB ART V \(145-30\) RURAL DIST 02-04-20.PDF](#)
[CURTIS FARM SUB ART V \(145-21\) RES A DIST 02-05-20.PDF](#)
[CURTIS FARM SUB ART V \(145-32\) RESOURCE PRO DIST 02-05-](#)

20.PDF
CURTIS FARM SUB ART V (145-33) SHORELAND OVERLAY DIST 02-05-20.PDF
CURTIS FARM ART VII (145-49) RESIDENTIAL CLUSTER 02-05-20.PDF
CURTIS FARM SUB PRELIM COMPLETENESS 02-05-20.PDF
CURTIS FARM REV PKG 27JAN2020.PDF
ROAD NAME REQUEST FORM APPROVED 01-14-20.PDF

III. WELLS PARKS & RECREATION PARKING LOT

Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to add 62 parking spaces at the existing Municipal Facility/ Active Recreation use. The property is located off of 412 Branch Road and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 56, Lot 15-EXE. **Receive Site Plan Amendment Application, workshop completeness and consider scheduling a Public Hearing**

DOCUMENTS:

PARKS AND REC AMEND APP MEMO 02-07-20.PDF
PARKS AND REC ART V (145-30) RURAL DIST 02-06-20.PDF
PARKS AND REC ART VI (145-35 TO 145-47) TOWN REGS 02-06-20.PDF
PARKS AND REC DRAFT COMPLETENESS 02-06-20.PDF
PARKS AND REC - RECOMMENDED PLAN NOTES 02-06-20.PDF
WALTER MARSH RECREATION SITE PLAN APP 01-30-20.PDF
2020-01-10 - WMRA BASE-05 - LIGHTING.PDF
BASE PLOT.PDF

IV. TOPSAIL WAY SUBDIVISION

Joseph Moody, owner; Luxe Enterprises, LLC, c/o Zach Pappas, applicant; Sebago Technics, agent. Minor Subdivision Application for 4 single family dwelling units on one 2.04 acre parcel to be developed as a Multifamily Development. The property is located within the General Business and Residential A Districts. Tax Map 43, Lot 10. **Receive the Minor Subdivision Application and workshop completeness**

DOCUMENTS:

TOPSAIL WAY SUB MINOR APP MEMO 02-07-20.PDF
TOPSAIL WAY SUB ART V (145-21) RES A DIST 02-05-20.PDF
TOPSAIL WAY SUB ART V (145-26) GEN BUS DIST 02-05-20.PDF
TOPSAIL WAY SUB ART VII (145-48) MULTIFAMILY DEVEL 02-05-20.PDF
TOPSAIL WAY - RECOMMENDED PLAN NOTES 02-07-20.PDF
TOPSAIL WAY MINOR COMPLETENESS 02-05-20.PDF
19547.MINOR SUBDIVISION APPLICATION.PDF
19547.PLAN SET 2020-01-27.PDF

V. BURNT MILL ESTATES SUBDIVISION AMENDMENT

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. **Receive Subdivision Amendment Application, consider waivers, workshop**

DOCUMENTS:

BURNT MILL AMEND MEMO 02-07-20.PDF
BURNT MILL AMD ART V (145-30) RURAL DIST 02-06-20.PDF
BURNT MILL AMEND ART VII (145-49) RESIDENTIAL CLUSTER 02-06-20.PDF
BURNT MILL AMD - DRAINAGE MEMO BY MGL 02-07-20.PDF
BURNT MILL AMEND COMPLETENESS DRAFT 02-06-20.PDF
CHINBURG LETTER AUTH AMD 01-30-20.PDF
UPDATED BURNT MILL APP 01-03-20.PDF
2020-01-30 - BURNT MILL SUBDIVISION PLAN MARKUPS R2.PDF

OTHER BUSINESS

- I. PARKER RIDGE SUBDIVISION
- II. POSSIBLE ORDINANCE CHANGE PROPOSALS
- III. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

02-04-20 SRC AGENDA.PDF

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