



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 11, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER AT 7:00 pm & DETERMINATION OF QUORUM MINUTES

I. JANUARY 28, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-28-19.PDF](#)

PUBLIC HEARING(S)

I. GETCHELL HILL SUBDIVISION

Clayton Abbott, owner; Attar Engineering, agent. Preliminary Subdivision Application to subdivide 50 acres of land into an 18 lot Residential Cluster Major Subdivision with private 50' wide ROWs and Open Space. The parcel is located off of North Berwick Road and is within the Rural District. Tax Map 32, Lot 5-A.

DOCUMENTS:

[PB MEMO RE GETCHELL HILL PRELIM PH 02-07-19.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. GETCHELL HILL SUBDIVISION

Clayton Abbott, owner; Attar Engineering, agent. Preliminary Subdivision Application to subdivide 50 acres of land into an 18 lot Residential Cluster Major Subdivision with private 50' wide ROWs and Open Space. The parcel is located off of North Berwick Road and is within the Rural District. Tax Map 32, Lot 5-A.

Workshop public comments and draft Preliminary Findings of Fact & Decisions

DOCUMENTS:

[GETCHILL HILL PRELIM MAJOR APP MEMO 02-07-19.PDF](#)
[GETCHELL HILL PRELIM DRAFT FOF 02-11-19.PDF](#)
[GETCHELL HILL ART V \(145-30\) RURAL DIST 02-06-19.PDF](#)
[GETCHELL HILL ART VII \(145-49\) RESIDENTIAL CLUSTER 02-06-19.PDF](#)
[GHS TP 212-222.PDF](#)
[GHS 20190125_WELLS COMPLETENESS.PDF](#)

II. FAIRWAY VILLAGE SUBDIVISION

York Building and Design Center, Inc. owner; Attar Engineering, agent. Preliminary Subdivision to subdivide 132 acres into a53 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, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 32, Lot 13. **Workshop Preliminary Completeness and determine a Public Hearing if appropriate**

DOCUMENTS:

FAIRWAY VILLAGE PRELIM MAJOR APP SRC MEMO 02-08-19.PDF
FAIRWAY VILLAGE DRAFT COMPLETENESS 02-08-19.PDF
FAIRWAY VILLAGE SUB ART V (145-30) RURAL DIST CHECKLIST 02-08-19.PDF
FAIRWAY VILLAGE SUB ART VII (145-48) MULTIFAMILY DEVEL 02-08-19.PDF
FAIRWAY VILLAGE SDV PLAN SET 29JAN2019_STAMPED.PDF
FAIRWAY VILLAGE PRELIM APPLICATION SCAN 28JAN2019 PT2.PDF
FAIRWAY VILLAGE PRELIM APPLICATION SCAN 28JAN2019 PT1.PDF

III. SHAW'S DISTRIBUTION CENTER

Shaws Realty Company, owner/applicant. DM Romba Consulting Engineers, agent. Site Plan Amendment Application to amend the site plan to expand the parking lot resulting in an increase of 56 new spaces. No changes are proposed to the existing 537,070 SF structure for Warehousing use on the parcel. The property is located off of 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27-B. **Consider extension**

DOCUMENTS:

RE SHAW'S DISTRIBUTION CENTER - AMENDED SITE PLAN 02-05-19.PDF

OTHER BUSINESS

I. WORKSHOP PROPOSED ORDINANCE CHANGES AND POSSIBLY SCHEDULE FOR PUBLIC HEARINGS

DOCUMENTS:

ORDINANCE CHANGES PROPOSED FOR PB WORKSHOP 02-06-19.PDF
MGL NOISE ORDINANCE MEMO 01-08-19.PDF
MGL FARM LEMONADE STANDS MEMO 01-08-19.PDF
MGL ACCESSORY RETAIL IN LI MEMO 01-08-19.PDF
MGL KITCHEN CLARIFICATION MEMO 01-07-19.PDF
MGL UTILITY STRUCTURE EXEMPTIONS MEMO 01-08-19.PDF
MGL ACCESSORY DWELLING UNIT MEMO 01-08-19.PDF
MGL BUNKHOUSE MEMO 01-07-19.PDF
MGL SOLAR ARRAY MEMO 01-09-19.PDF
MGL ZONING CHANGES COMPLIANCE WITH COMP PLAN 01-16-19.PDF
MGL MULTIFAMILY DEVELOPMENTS MEMO 01-08-19.PDF
MGL HOME BUSINESS MEMO 01-08-19.PDF

II. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

ADJOURN