



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, May 20, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### **I. MAY 6, 2019 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 05-06-19.PDF](#)

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

#### **I. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)**

David Springer, owner; Mike Burgess, applicant; BH2M, agent. Preliminary Subdivision Application to subdivide 26.8 acres into 9 lots/dwelling units as a Residential Cluster development with a private 50' wide ROW and Open Space. The parcel is located off of 241 Meetinghouse Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A.

##### **DOCUMENTS:**

[PB MEMO RE HOBBS POND WOODS PRELIM PH 05-15-09.PDF](#)

#### **II. WESLEY BY THE SEA PHASE 3**

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Final Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harisseckett Road. The property is approximately 25 acres in size and is located with the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3.

##### **DOCUMENTS:**

[PB MEMO RE WESLEY BY THE SEA PHASE 3 FINAL PH 05-15-09.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. THE WOODLANDS SUBDIVISION**

Landings Development, LLC, owner/applicant; Civil Consultants, agent/ engineer. Subdivision Pre-Application for a 5 lot/dwelling unit major subdivision on 26.51 acres of a 55.15 acre parcel of land identified as Tax Map 25, Lot 11. The property is located off of Loop Road and Hiltons Lane. The property is located within the Rural, Residential A, Resource Protection and 250' Shoreland Overlay Districts. **Receive Subdivision Pre-Application and determine a site walk**

**DOCUMENTS:**

[THE WOODLANDS PRE-APP MEMO 05-15-19.PDF](#)  
[THE WOODLANDS PRE-APP SUBMISSION 05-08-19.PDF](#)  
[THE WOODLANDS DRAFT PLAN.PDF](#)

**II. RIVERWALK SUBDIVISION**

Bourne Field Properties, LLC, owner/applicant; Lower Village Survey, surveyor. Final Subdivision Amendment Application to remove a tree on lot 5-31. The property is located off of 182 Waters Edge Drive off of Branch Road. The property is within the Rural District and is identified as Tax Map 70, Lot 5-31. **Receive Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary and workshop draft compliance**

**DOCUMENTS:**

[RIVERWALKS SUB AMD MEMO 05-15-19.PDF](#)  
[RIVER WALK FINAL COMPLETNEESS DRAFT 05-15-19.PDF](#)  
[RIVERWALK AMEND DRAFT COMPLIANCE AND FOF 05-15-19.PDF](#)  
[NOTE 29 PROPOSED TO BE ELIMINATED.PDF](#)  
[LOT 31 TREE REMOVAL REV 05-16-19.PDF](#)  
[RIVERWALK SUB AMEND APP SUBMISSION 05-08-19.PDF](#)

**III. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)**

David Springer, owner; Mike Burgess, applicant; BH2M, agent. Preliminary Subdivision Application to subdivide 26.8 acres into 9 lots/dwelling units as a Residential Cluster development with a private 50' wide ROW and Open Space. The parcel is located off of 241 Meetinghouse Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A. **Workshop public comments, Consider various determinations and Preliminary Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[HOBBS POND WOODS PRELIM MEMO 05-16-19.PDF](#)  
[HOBBS POND WOODS PRELIM COMPLETENESS 05-16-19.PDF](#)  
[HOBBS POND WOOD PRELIM FOF DRAFT 05-16-19.PDF](#)  
[HOBBS POND WOODS PLANS 05-17-19.PDF](#)  
[EMAIL FROM WENDE US FISH RE HOBBS POND 05-16-19.PDF](#)  
[HOBBS POND WOODS ROAD NAME APPROVAL 04-30-19.PDF](#)  
[SPRINGER WETLANDS LETTER.PDF](#)

**IV. WESLEY BY THE SEA PHASE 3**

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Final Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harissect Road. The property is approximately 25 acres in size and is located with the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3. **Workshop public comments and draft final compliance review comments**

**DOCUMENTS:**

[WESLEY BY THE SEA FINAL MAJOR APP MEMO 05-16-19.PDF](#)  
[WESLEY BY THE SEA PHASE 3 ART VII \(145-49\) RESIDENTIAL CLUSTER 05-15-19.PDF](#)

WESLEY BY THE SEA PHASE 3 DRAFT FINAL COMPLETENESS 05-15-19.PDF  
WESLEY BY THE SEA PHASE 3 DRAFT COMPLIANCE AND FOF 05-16-19.PDF  
STORMWATER AND DESIGN MGL MEMO 5-16-19.PDF  
WESLEY BY THE SEA PHASE 3 OPEN SPACE MANAGEMENT  
EVIEW MGL 05-16-19.PDF  
WESLEY BY THE SEA PHASE 3 COST EST REVIEW MGL 05-16-19.PDF  
DORFIELD KKW LETTER FOR TOWN APPROVAL.PDF  
WESLEY BY THE SEA-FINALAPPLICATION04-23-19.PDF  
WESLEY BY THE SEA 18118-PLANSET 04-23-19.PDF

#### **V. WEBBER RIDGE PHASE 2 SUBDIVISION**

Sebago REI, LLC, owner/applicant; DM Roma Consulting, agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision with a 50' wide private ROW and Open Space. The subdivision is proposed off of Green Road and is located within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 16, Lot 8. **Workshop completeness and determine a Preliminary Public Hearing**

##### **DOCUMENTS:**

WEBBER RIDGE PHASE 2 PRELIM MEMO 05-17-19.PDF  
WEBBER RIDGE PHASE 2 PRELIM COMPLETENESS 05-17-19.PDF  
MDIFW COMMENTS 5-16-2019.PDF  
2018105 PRELIMINARY PLAN 5-16-2019.PDF  
WEBBER RIDGE PHASE 2 ROAD NAME APPROVAL 05-16-19.PDF

#### **VI. FAIRWAY VILLAGE SUBDIVISION (FKA FIELDSIDE LANE SUBDIVISION)**

York Building and Design Center, Inc. owner; Attar Engineering, agent. Preliminary Subdivision to subdivide 132 acres into a 53 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. **Consider a 60 day extension**

##### **DOCUMENTS:**

PB MEMO RE FAIRWAY VILLAGE EXTENSION 05-15-19.PDF  
FAIRWAY VILLAGE EMAIL KWOOD RE EXTENSION 05-08-19.PDF

#### **OTHER BUSINESS**

##### **I. CEO & STAFF REVIEW COMMITTEE SITE PLAN APPROVALS**

##### **DOCUMENTS:**

05-14-19 SRC AGENDA.PDF

##### **II. MAINE BEACHES CONFERENCE**

[HTTP://SEAGRANT.UMAINE.EDU/EXTENSION/BEACHES-CONFERENCE/PROGRAM](http://seagrant.umaine.edu/extension/beaches-conference/program)

##### **III. SMPDC ANNUAL MEETING**

##### **DOCUMENTS:**

**ADJOURN**