



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, June 3 2019, 7:00 P.M.

Wells Town Hall

208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MAY 20, 2019 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE WEBBER RIDGE PHASE 2 PRELIM PH 05-30-19.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. **Report the results of the Site Walk**

DOCUMENTS:

[WOODLAND SUB MGL SITE WALK MEMO 05-29-19.PDF](#)

II. OCEAN VIEW CEMETERY

Ocean View Cemetery, Inc. owner/applicant; Post Road Surveying, agent. Site Plan Pre-Application to expand the existing cemetery and associated driveways onto the undeveloped land and construct a new entrance/exit onto Route One. The property is located within the General Business and 250' Shoreland Overlay District. Tax Map 129, Lot 27-EXE. **Receive Site Plan Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[OCEAN VIEW CEMETERY PRE- APP MEMO 05-30-19.PDF](#)
[OCEAN VIEW CEMETERY PRE-APPLICAITON SUBMISSION 05-14-19.PDF](#)
[OCEAN VIEW CEMETERY SKETCH PLAN.PDF](#)

III. 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 Public Hearing comments and review draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:

[WEBBER RIDGE PHASE 2 PRELIM MEMO 05-30-19.PDF](#)
[WEBBER RIDGE PHASE 2 PRELIM FOF DRAFT 05-30-19.PDF](#)
[2018105 PRELIMINARY PLAN 5-16-2019.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 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. **Workshop Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[WESLEY BY THE SEA FINAL MAJOR APP MEMO 05-31-19.PDF](#)
[WESLEY BY THE SEA PHASE 3 DRAFT COMPLIANCE AND FOF 05-30-19.PDF](#)
[STORMWATER AND DESIGN MGL MEMO 5-30-19.PDF](#)
[WESLEY BY THE SEA PHASE 3 OPEN SPACE MANAGEMENT EVIEW MGL 05-30-19.PDF](#)
[WESLEY BY THE SEA PHASE 3 COST EST REVIEW MGL 05-30-19.PDF](#)
[18118-PLANSET 5-28-19.PDF](#)
[COSTESTIMATE-REV1.PDF](#)

V. BURNT MILL ESTATES

Burnt Mill Holding Company, LLC, owner; Ben Omensky, Burnt Mill Settlement, applicant; Tom Greer, Walsh Engineering Associates, Inc. engineer; Corner Post

Land Surveying, surveyor. Subdivision Amendment Application seeking approval to permit a temporary hydrant to be installed and to amend plan note 17 to require the fire hydrant to be installed prior to the issuance of a Certificate of Occupancy, not a Building Permit. No change proposed to the approved 174 dwelling units or 18-hole Golf Course and associated Site Plan approvals. Property is located off of Hobbs Farm Road within the Rural and 75' Shoreland Overlay Districts. Tax Map 62-A, Lot 1. **Receive Subdivision Amendment Application, consider if a Site Walk is necessary, workshop completeness, consider if a Public Hearing is necessary, workshop compliance and draft Findings of Fact & Decisions or continue workshop**

DOCUMENTS:

BURNT MILL AMEND MEMO 05-31-19.PDF
BURNT MILL AMEND FINAL COMPLETENESS DRAFT 05-31-19.PDF
BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 06-03-18.PDF
BURNT MILL SUBDIVISION AMENDMENT SUBMISSION 05-21-19.PDF
2013073 REVISED S2 6-3-2019.PDF
14113 - DRY HYDRANT REV1.PDF
LETTER OF AUTHORIZATION - OMENSKY.PDF
LETTER OF AUTHORIZATION - WALSH ENG.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

05-29-19 SRC AGENDA.PDF
WELLS OGUNQUIT LITTLE LEAGUE FOF SIGNED 05-21-19.PDF
WELLS RESERVE FOF SIGNED 05-15-19.PDF

II. REVIEW INFORMATION ON PROPOSED ZONING CHANGES

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