



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, July 1, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### **CALL TO ORDER & DETERMINATION OF QUORUM FOR JOINT MEETING**

### **MINUTES**

#### **I. JUNE 3, 2019 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 06-03-19.PDF](#)

#### **II. JUNE 17, 2019 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 06-17-19.PDF](#)

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

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. HIGHPINE VILLAGE**

Highpine Properties, LLC and Dwight & Janet Weaver; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc, agent. Subdivision Pre-Application for 120 dwelling units on approx. 554 acres of land. The subdivision to be a Multifamily Development with internal roadways and Open Space. The development is located off of 2335 Sanford Road. The development is located within the Rural, Residential A and Residential Commercial Districts. Tax Map 60, Lot 18; Map 60, Lot 17-A **Reschedule Site Walk**

##### **DOCUMENTS:**

[PB MEMO RE HIGHPINE VILLAGE SITE WALK 06-25-19.PDF](#)

#### **II. MD PERFORMANCE TRAINING**

Linda Dubois, owner; Julianna Monteiro and Raimundo Nascimento, applicants. Site Plan Pre-Application seeking approval for a Low-Intensity Commercial Recreation use (outdoor and indoor horse riding) within the Rural Zone. The existing dwelling unit and accessory barn to remain. The property is located within the Rural, Aquifer Protection, and 250' Shoreland Overlay Districts. The property is located off of 223 Chick Crossing Road and is identified as Tax Map 83, Lot 6. **Receive Site Plan Pre-Application and Schedule a Site Walk**

**DOCUMENTS:**

MD PERFORMANC PRE- APP MEMO 06-25-19.PDF  
MD PERFORMANCE SITE PLAN PRE-APP 06-17-19.PDF  
MD PERFORMANCE SKETCH PLAN 06-17-19.PDF

**III. CLARK FARM SUBDIVISION**

Richard Moody & Sons Construction Co, Inc. owner; Kimball Survey & Design, Inc, applicant/ surveyor. Minor Subdivision to create 3 lots/dwelling units on 7.49 acres of land off of 81 Clark Road. The property is located within the Rural District and is identified as Tax Map 83, Lot 28. **Report Site Walk results, workshop completeness, determine Public Hearing**

**DOCUMENTS:**

CLARK FARM MINOR APP MEMO 06-25-19.PDF  
CLARK FARM MGL SITE WALK MEMO 06-25-19.PDF  
CLARK FARM MINOR COMPLETENESS 06-25-19.PDF  
CLARK FARM SUBDIVISION MWALSH EMAIL 06-26-19.PDF  
CLARK FARM SUBDIVISION REVIEW COMMENT RESPONSE 6-14-19.PDF  
OUTSALE DEED.PDF  
CLARK FARM SUBDIVISION 6-27-19.PDF

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

Springer, LLC, owner; Mike Burgess, applicant; BH2M, agent. Final 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 fire protection requirements**

**DOCUMENTS:**

HOBBS POND WOODS FINAL MEMO 06-27-19.PDF  
COVER LETTER.PDF  
EMAIL.PDF  
SHEET 1 06-26-19.PDF  
SHEET 2 06-26-19.PDF  
SHEET 3 06-26-19.PDF  
SHEET 4 06-26-19.PDF  
SHEET 5 06-26-19.PDF

**V. SUMMERSCAPE COTTAGES**

Summerscape Cottages Condominium Association, owners/applicant; Joseph Carleton, agent. Site Plan Amendment Application to amend plan note 20 to allow different office management hours. The property is a non-conforming Seasonal Cottage Complex Lodging Facility consisting of 70 units and accessory buildings. No change in use is proposed. The property is located off of 91 College Drive and is within the Rural District. Tax map 43, Lot 4. **Receive Site Plan Amendment Application, determine if a site walk is necessary, consider workshopping Completeness, review proposed note changes, determine if a Public Hearing is necessary, consider Compliance review comments, consider**

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**continuing the workshop**

**DOCUMENTS:**

SUMMERSCAPE AMD 6 APP MEMO 06-26-19.PDF  
SUMMERSCAPE MGL MEMO 06-28-19.PDF  
SUMMERSCAPE COTTAGES AMD 6 SITE PLAN AMEND APP 06-14-19.PDF  
SUMMERSCAPE AMD 6 REV PLAN.PDF  
SUMMERSCAPE COTTAGES TALEVI EMAIL 06-26-19.PDF

**OTHER BUSINESS**

**I. SRC & CEO SITE PLAN APPROVALS**

**DOCUMENTS:**

PUBLICSAFETY FIELD CHG 062419.PDF

**II. REVIEW INFORMATION ON PROPOSED ZONING CHANGES**

**ADJOURN**