



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, July 15, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### CALL TO ORDER & DETERMINATION OF QUORUM

### MINUTES

#### I. JULY 1, 2019 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 07-01-19.PDF](#)

### PUBLIC HEARING(S)

#### I. WEBBER RIDGE PHASE 2 SUBDIVISION

Great Lots of Maine, LLC, owner/applicant; DM Roma Consulting, agent. Final 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 PHS 2 FINAL PH 07-08-19.PDF](#)

#### II. 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.

##### DOCUMENTS:

[PB MEMO RE CLARK FARM PH 07-08-19.PDF](#)  
[CLARK FARM SUBDIVISION MWALSH EMAIL 06-26-19.PDF](#)  
[RE CLARK FARM DEVELOPMENT FROM MWALSH 06-20-19.PDF](#)

#### III. 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.

**DOCUMENTS:**

[PB MEMO RE HOBBS POND WOODS FINAL PH 07-08-19.PDF](#)

**IV. 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.

**DOCUMENTS:**

[PB MEMO RE SUMMERSCAPE COTTAGES PH 07-08-19.PDF](#)  
[YCCC COMMENT LETTER RE AMEND APP 06-28-19.PDF](#)  
[SUMMERSCAPE COTTAGES TALEVI EMAIL 06-26-19.PDF](#)

**DEVELOPMENT REVIEW & WORKSHOPS**

**I. YORK COUNTY PEDIATRIC DENTISTRY**

Creisher Propertis, LLC, owner/applicant. Site Plan Application for a 5,673 SF Business Office and Personal Service Business use. 1 Dwelling unit exists and is to remain. Construct associated parking areas for the use. The property is located off of 1750 Post Road and is within the General Business District. Tax Map 139, Lot 13. **Receive Site Plan Application, Determine if another Site Walk is to be scheduled, Workshop initial review comments**

**DOCUMENTS:**

[YORK COUNTY PEDIATRIC DENTISTRY MEMO 07-11-19.PDF](#)  
[YCPD ART V \(145-26\) GEN BUS DIST 07-11-19.PDF](#)  
[YCPD ART VI \(145-35 TO 145-47\) TOWN REGS 07-11-19.PDF](#)  
[SIDWALK REQUIREMENTS.PDF](#)  
[YCPD DRAFT COMPLETENESS 07-11-19.PDF](#)  
[YCPD WSD LETTER 07-05-19.PDF](#)  
[YORK COUNTY PEDIATRIC DENTISTRY MGL SITE WALK MEMO 01-07-19.PDF](#)

**II. PUBLIC SAFETY PARKING LOT**

Town of Wells, owner/applicant. Site Plan Application for a Municipal Facility parking lot to be constructed on vacant land located off of Main Street. The parcel is located within the Residential A District. Tax Map 135, Lot 42-EXE. **Receive Site Plan Application and Schedule a Site walk**

**DOCUMENTS:**

[PUBLIC SAFETY PARKING LOT MEMO 07-09-19.PDF](#)  
[PUBLIC SAFETY PARKING LOT ART V \(145-21\) RES A DIST 07-09-19.PDF](#)  
[PUBLIC SAFETY PARKING LOT ART VI \(145-35 TO 145-47\) TOWN REGS 07-09-19.PDF](#)  
[PUBLIC SAFETY PARKING LOT COMPLETENESS 07-09-19.PDF](#)  
[LTR\\_SITE-PLAN\\_PARKING-LOT\\_20190702\\_FINAL.PDF](#)  
[C-1.0.PDF](#)

C-1.1.PDF  
C-2.0.PDF  
C-2.1.PDF  
C-3.0.PDF  
C-4.0.PDF  
C-5.0.PDF  
C-5.1.PDF  
C-5.2.PDF

### III. 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.

#### **Report the Site Walk Results**

##### **DOCUMENTS:**

[PB MEMO RE MD PERFORMANCE TRAINING 07-10-19.PDF](#)  
[MD PERFORMANCE SITE WALK EMAIL BTOOMEY 07-09-19.PDF](#)

### IV. WEBBER RIDGE PHASE 2 SUBDIVISION

Great Lots of Maine, LLC, owner/applicant; DM Roma Consulting, agent. Final 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 comments and Final Compliance/ Findings of Fact & Decisions**

##### **DOCUMENTS:**

[WEBBER RIDGE PHASE 2 FINAL MEMO 07-12-19.PDF](#)  
[RECOMMENDED PLAN NOTES 07-12-19.PDF](#)  
[WEBBER RIDGE PHASE 2 COMPLIANCE 07-12-19.PDF](#)  
[MGL MARKUP -WEBBER RIDGE PHASE 2 COVENANTS - CORRECTIONS MADE.PDF](#)  
[18102-ENGINEERS ESTIMATE-REVISED 7-8-19.PDF](#)  
[SAMPLE WARRANTY DEED REVISED.PDF](#)  
[OWNER MANAGER EASEMENT DEED REVISED.PDF](#)  
[MGL MEMO STORMWATER 07-11-19.PDF](#)  
[2018105 4-2-2019-R18.PDF](#)

### V. 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. **Workshop public comments and Compliance/ Findings of Fact & Decisions for possible approval**

##### **DOCUMENTS:**

[CLARK FARM MINOR APP MEMO 07-12-19.PDF](#)  
[CLARK FARM MINOR COMPLETENESS 07-12-19.PDF](#)

CLARK FARM COMPLIANCE FOF DRAFT 07-11-19.PDF  
CLARK FARM WARRANTY DEED DRAFT LOT 2 07-12-19.PDF  
GIS PLOT HYDRANT.PDF  
CLARK FARM SUBDIVISION 7-3-19.PDF

**VI. 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 public comments and Final Compliance/ Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

HOBBS POND WOODS FINAL MEMO 07-12-19.PDF  
RECOMMENDED NOTES 07-12-19.PDF  
HOBBS POND COST ESTIMATE MARKUP 07-11-19.PDF  
HOBBS POND WOODS ART VII (145-49) RESCLUSTER 07-11-19.PDF  
HOBBS POND WOODS COMPLIANCE FOF 07-08-19.PDF  
MGL MEMO STORMWATER 07-11-19.PDF  
TOWN ATTY - NOTES AND REVISIONS - HOBBS POND WOODS.PDF  
HOBBS POND WOODSHOA MGL MEMO 07-11-19.PDF  
HOA AND DEED MARKUP 7-11-19.PDF  
HOBBS POND WOODS SHEET 1 06-27-19.PDF

**VII. 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. **Workshop public comments and draft completeness and compliance/ Findings of Fact & Decisions**

**DOCUMENTS:**

SUMMERSCAPE AMD 6 APP MEMO 07-12-19.PDF  
LETTER TO LIVINGSTON FINAL.PDF  
PROPOSED NOTE 20 REVISED 0710.PDF  
OFFICE GUIDE 2019-PDF.PDF  
SEASON REGISTRATION-PDF.PDF

**VIII. FAIRWAY VILLAGE SUBDIVISION (FKA FIELD SIDE 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. **Workshop legal opinions**

**DOCUMENTS:**

**OTHER BUSINESS**

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

**DOCUMENTS:**

07-09-19 SRC AGENDA.PDF

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

**ADJOURN**