



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 9, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. AUGUST 19, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 08-19-19.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. FAIRWAY VILLAGE 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 Preliminary Findings of Fact & Decisions**

DOCUMENTS:

[FAIRWAY VILLAGE PRELIM MAJOR APP MEMO 09-06-19.PDF](#)
[FAIRWAY VILLAGE SUB ART V \(145-30\) RURAL DIST CHECKLIST 09-06-19.PDF](#)
[FAIRWAY VILLAGE SUB ART VII \(145-48\) MULTIFAMILY DEVEL 09-06-19.PDF](#)
[FAIRWAY VILLAGE DRAFT COMPLETNESS 09-06-19.PDF](#)
[FAIRWAY VILLAGE PKG1 PUB 27AUG2019_STAMPED.PDF](#)

II. GREY GULL ESTATES SUBDIVISION

1950 Lafayette Road LLC, owner; Civil Consultants, applicant/ agent. Final Subdivision Amendment Application to allow lot 79-2 to construct two single family dwellings instead of a duplex and to reconfigure the driveways for Lot 79-2 onto Perkins Lane. The property is located off of Perkins Lane/ 475 Webhannet Drive and is within the Residential B and 250' Shoreland Overlay Districts. Tax Map 112, Lot 79-2. **Receive Subdivision Amendment Application, determine if a site walk is necessary, Workshop Completeness, determine if a public hearing is necessary, Workshop Compliance/ Findings of Fact &**

Decisions

DOCUMENTS:

GREY GULL ESTATES AMEND APP MEMO 09-06-19.PDF
GREY GULL AMD ART V (145-22) RES B DIST CHECKLIST 09-06-19.PDF
GREY GULL AMD DRAFT COMPLETENESS 09-06-19.PDF
GREY GULL AMD DRAFT COMPLIANCE AND FOF 09-06-19.PDF
PROJECT NARRATIVE MEMO.PDF
20190815-1710100-SIGNED-APPLICATION.PDF
20190815-1710100-GREY-GULL-SITEPLANS-REV4.PDF
20190815-1710100-REVISIONS 2019-CONDO-PLAN.PDF
20190905-1710100-2019-UNIT-REVISIONS L1 09-05-19.PDF
SEWER CAPACITY -PERKINS LN 08-28-19.PDF
20190904-IFW-HABITAT-GREY-GULL-1710100.PDF

III. PARKER RIDGE SUBDIVISION

Parker Ridge Development, LLC, owner/applicant; Norm Chamberlain of Walsh Engineering, engineer; Leon Blood of Lower Village Survey, surveyor. Subdivision Pre-Application to amend the Parker Ridge Subdivision by creating 10 new lots/dwelling units on the remaining land (Lot 4). The new lots/dwellings are to be residential cluster development lots and are to have street frontage off of a new private roadway. The development is located off of 506 Quarry Road and is within the Rural District. Tax Map 37, Lot 6. **Receive Subdivision Pre-Application, discuss violations, schedule a site walk**

DOCUMENTS:

PARKER RIDGE AMEND PRE-APP MEMO 09-06-19.PDF
PARKER RIDGE FOF-RECL PLAN.PDF
MGL MEMO 6-7-19.PDF
MEMO 2-11-19 REV.PDF
INSP MEMO 7-19-18.PDF
BOND LETTER 7-19-18.PDF
MAP 37 LOT 6 HISTORY MGL MEMO 09-05-19.PDF
PARKER RIDGE SUBDIVISION PRE-APP SUBMISSION 08-21-19.PDF
PARKER SKETCHPLAN.PDF

IV. THE WOODLANDS SUBDIVISION

Gilchrest Development Inc, owner; Civil Consultants, applicant/agent. Preliminary Subdivision Application for a 5 lot/dwelling unit major subdivision on 13.60 acres of land and the construction of a private roadway (Sunshine Lane) with turn-tee located off of Hiltons Lane. The subdivision is located within the Rural and Residential A Districts. Tax Map 25, Lot 11 (portion). **Receive Preliminary Subdivision Application, Workshop Completeness and Consider Scheduling a Preliminary Public Hearing**

DOCUMENTS:

THE WOODLANDS PRELIM MAJOR APP MEMO 09-04-19.PDF
THE WOODLANDS ART V (145-30) RURAL DIST 09-04-19.PDF
THE WOODLANDS ART V (145-21) RES A DIST CHECKLIST 09-04-19.PDF
THE WOODLANDS ART V (145-33) SHORELAND OVERLAY DIST 09-04-

19.PDF
THE WOODLANDS COMPLETENESS CHECKLIST 09-04-19.PDF
20190827_AS SENT PRELIMINARY APPLICATION(FILE-SIZE-
REDUCED).PDF
20190827-1819300S - PRELIMINARY SUBDIVISION PLAN L1.PDF
20190823-1819300S-SKETCH-PRELIM.PDF

V. 2020 DISTILLERY

Dexcon, LLC, owner/applicant. Civil Consultants, agent. Site Plan Amendment Application to change the use of the property to include 5,805 SF Manufacturing/Warehousing use; 1,125 SF Business Office use; 40 seat, 1,000 SF Standard Restaurant use; and 120 SF Fast-Food Restaurant use. Accessory retail is also proposed. The property to also construct 22 additional parking spaces and increase lot coverage. The property is located off of 596 North Berwick Road and is located within the Light Industrial District. Tax Map 40, Lot 3-3. **Receive Site Plan Amendment Application, determine if a site walk is necessary, Consider workshopping completeness, Consider scheduling a public hearing, consider workshopping compliance**

DOCUMENTS:

2020 DISTILLERY AMEND APP MEMO 09-03-19.PDF
2020 DISTILLERY ART V (145-28) LI DIST 09-03-19.PDF
2020 DISTILLERY ART VI (145-35 TO 145-47) TOWN REGS 09-03-
19.PDF
2020 DISTILLERY DRAFT COMPLETENESS 09-04-19.PDF
20190827-1815001-SITEPLAN-AMEND-APP.PDF
20190827-1815001-SITEPLANS.PDF
17532-254.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

ADJOURN