



TOWN OF WELLS, MAINE PLANNING BOARD

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

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. SEPTEMBER 23, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 09-23-19.PDF](#)

PUBLIC HEARING(S)

I. GETCHELL HILL SUBDIVISION

Clayton Abbott, owner; Attar Engineering, agent. Final Subdivision Application to subdivide 50 acres of land into an 18 lot Residential Cluster Major Subdivision with private 50' wide ROWs and Open Space. The parcel is located off of North Berwick Road and is within the Rural District. Tax Map 32, Lot 5-A.

DOCUMENTS:

[PB MEMO RE GETCHELL HILL FINAL PH 10-01-19.PDF](#)

II. HIGHPINE VILLAGE

Highpine Properties, LLC and Howard J. Hall; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc, agent. Preliminary Subdivision Application for 120 dwelling units on approx. 555 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

DOCUMENTS:

[PB MEMO RE HIGHPINE VILLAGE PRELIM PH 10-01-19.PDF](#)

III. 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).

DOCUMENTS:

[PB MEMO RE THE WOODLANDS PRELIM PH 10-01-19.PDF](#)
[MILES COMMENTS RE THE WOODLANDS.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. JK MACLEOD LANDSCAPING

JK MacLeod, owner/applicant. Site Plan Pre-Application for a 10,000 SF building and associated outdoor yard area for a Business Contractor, Service, Wholesale and Manufacturing use. The property is located off of Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-12. **Receive Site Plan Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[JK MACLEOD LANDSCAPING PRE- APP MEMO 10-01-19.PDF](#)
[JK MACLEOD LANDSCAPING PRE-APP SUBMISSION 09-20-19.PDF](#)

II. PARKS & RECREATION

Town of Wells, owner/applicant. Attar Engineering, Inc agent. Site Plan Pre-Application to construct 62 additional parking spaces adjacent to the existing tennis courts. The existing use of the property to remain Municipal Facility and Recreation Active. The property is located within the Rural District and 75' Shoreland Overlay District. Tax Map 56, Lot 15-EXE. **Receive Site Plan Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[PARKS AND REC PRE- APP MEMO 10-01-19.PDF](#)
[WALTER MARSH RECREATION PRE-APP 09-24-19.PDF](#)
[2019-09-24 - WMRA BASE.PDF](#)

III. LOOP ROAD SUBDIVISION

South Ash Development, LLC, owner/applicant. Attar Engineering, Inc. agent. Subdivision Pre-Application for a 10 lot/dwelling unit Residential Cluster Major Subdivision located off of Loop Road. The property is located within the Rural District, Resource Protection District and 250' Shoreland Overlay District. Tax Map 25, Lot 11. **Receive Subdivision Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[CURTIS FARM PRE-APP MEMO 10-01-19.PDF](#)
[LOOP ROAD SDV SKETCH PUB 24SEP2019.PDF](#)
[LOOP ROAD SKETCH PLAN APPLICATION 24SEP2019.PDF](#)

IV. CONLEY CONSERVANCY SUBDIVISION

Arthur Conley LLC, owner; Ambrosia Development & Investment, applicant; Corner Post Land Surveying, surveyor; DM Roma Engineering, engineer. Subdivision Pre-Application for a 13 lot/dwelling unit Residential Cluster Major Subdivision located off of Storer Lane. The property is located within the Rural and 75' Shoreland Overlay Districts. Tax Map 63, Lot 5. **Receive Subdivision**

Pre-Application and Schedule a Site Walk

APPLICANT HAS REQUESTED POSTPONEMENT - THIS PROJECT WILL NOT BE HEARD ON 10/7/19

DOCUMENTS:

PB MEMO RE CONLEY CONSERVANCY SUBDIVISION.PDF

V. GETCHELL HILL SUBDIVISION

Clayton Abbott, owner; Attar Engineering, agent. Final Subdivision Application to subdivide 50 acres of land into an 18 lot Residential Cluster Major Subdivision with private 50' wide ROWs and Open Space. The parcel is located off of North Berwick Road and is within the Rural District. Tax Map 32, Lot 5-A. **Workshop public comments and draft compliance**

DOCUMENTS:

GETCHELL HILL FINAL MEMO 10-03-19.PDF
GETCHELL HILL COMPLIANCE AND DRAFT FINAL FOF 10-03-19.PDF
GETCHELL HILL RECOMMENDED NOTES 10-03-19.PDF
MGL GETCHILL HILL ROAD AND STORMWATER REVIEW 10-04-19.PDF
MGL HOA DEED REVIEW MEMO 10-02-19 GETCHELL HILL.PDF
CLAYTON_ABBOTT_L28086AN.PDF
ZONE A BASED ON 172 - LOMA 6-21-04.PDF
LOMA 6-21-04.PDF
HOA 7-22-19.PDF
SAMPLE DEED 7-22-19.PDF
GETCHELL HILL ROAD NAME APPROVAL 04-30-19.PDF
GHS 20190912_2.1_2.2.PDF
GHS 20190828_FINAL COMPLETENESS.PDF
GHS 20190722_FINAL SUBMIT.PDF

VI. HIGHPINE VILLAGE

Highpine Properties, LLC and Howard J. Hall; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc, agent. Preliminary Subdivision Application for 120 dwelling units on approx. 555 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 **Workshop public comments and draft Preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

HIGHPINE VILLAGE PRELIM MAJOR APP MEMO 10-04-19.PDF
HIGHPINE VILLAGE DRAFT PRELIM FOF 10-02-19.PDF
BK 17841 PG 332.PDF
HPV_20191003 WELLS PRELIMINARY.PDF
RESPONSE TO 20191002 REVIEW BY LCHAMBERLAIN 10-03-19.PDF
TEST PIT DATA HPV.PDF
HIGH PINE VILLAGE TP SUMMARY.PDF

VII. 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). **Workshop public comments and draft Preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

THE WOODLANDS PRELIM MAJOR APP MEMO 10-04-19.PDF
THE WOODLANDS PRELIM FOF DRAFT 10-02-19.PDF
WOODLANDS.PDF
20191004-REVISED SUBDIVISION PLAN-REV2 (2).PDF
HOA- SUNSHINE LANE 10-04-19.PDF
DEED 18034_100 LANDINGS TO GILCHREST.PDF
20191001-1819300-FIREPOND.PDF
1819300-WOODLANDS-SOIL-TEST-RESULTS.PDF
20191004-1819300-HILTON-BND-REVIEW-LTR.PDF

OTHER BUSINESS

I. CEO & STAFF REVIEW COMMITTEE SITE PLAN APPROVALS

DOCUMENTS:

10-01-19 SRC AGENDA.PDF
ARMSTRONG FLD CHG 092419.PDF

ADJOURN