



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, October 21, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. OCTOBER 7, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 10-17-19.PDF](#)

PUBLIC HEARING(S)

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. **Report results of Site Walk**

DOCUMENTS:

[PB MEMO RE JK MACLEOD SITE WALK 10-17-19.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. **Report results of Site Walk**

DOCUMENTS:

[PB MEMO RE PARKS AND RECREATION SITE WALK 10-17-19.PDF](#)

III. CURTIS FARM SUBDIVISION (FKA 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. **Report results of Site Walk**

DOCUMENTS:

[PB MEMO RE CURTIS FARM SITE WALK 10-17-19.PDF](#)

IV. NEW YEAR PROJECTS SUBDIVISION

New Year Projects, Inc. owner/applicant. Attar Engineering Inc engineer. Subdivision Pre-Application for a 3 lot commercial subdivision. The parcel is located off of Willie Hill Road and is approximately 32 acres. The parcel is located within the Light Industrial and Rural Districts. Tax Map 41, Lot 13 (to become 13-1, 13-2 and 13-3). **Receive Subdivision Pre-Application and schedule a Site Walk**

DOCUMENTS:

[NEW YEAR PROJECTS SUB PRE-APP MEMO 10-17-19.PDF](#)
[NEW YEAR PROJECTS SUB PRE-APP SUBMISSION 10-07-19.PDF](#)
[NEW YEAR PROJECTS SUB SKETCH PLAN 10-07-19.PDF](#)

V. COASTAL RIPTIDE

New Year Projects, Inc. owner; Coastal Riptide, applicant. Attar Engineering Inc. engineer. Site Plan Pre-Application for a 16,525 SF Medium Intensity Commercial Recreation use building for indoor sports training with associated outdoor training area (Business Service Use) and parking on 11.34 acres. The property is located off of Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 13 (to become Lot 13-1). **Receive Site Plan Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[COASTAL RIPTIDE PRE- APP MEMO 10-17-19.PDF](#)
[COASTAL RIPTIDE PRE-APP SUBMISSION 10-07-19.PDF](#)
[COASTAL RIPTIDE PURCHASE AND SALE 2019-10-11.PDF](#)
[COASTAL RIPTIDE SKETCH PLAN 10-07-19.PDF](#)

VI. 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 phasing notes**

DOCUMENTS:

[GETCHELL HILL FINAL MEMO 10-18-19.PDF](#)
[GETCHELL HILL PHASING NOTES DRAFT 10-18-19.PDF](#)
[GHS 20190722_FINAL SUBMIT.PDF](#)

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

DOCUMENTS:

10-16-19 SRC AGENDA.PDF

ADJOURN