



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 23, 2019, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. SEPTEMBER 9, 2019 DRAFT MEETING MINUTES

DOCUMENTS:

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

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[2020 DISTILLERY AMEND APP MEMO 09-18-19.PDF](#)
[2020 DISTILLERY DRAFT COMPLETENESS 09-17-19.PDF](#)
[2020 DISTILLERY DRAFT COMPLIANCE FOF 09-18-19.PDF](#)
[20190920-1815001-2020-DISTIL-SITEPLAN-REV-5.PDF](#)
[20190911-MDOT-NORTH BERWICK RD- CHANGE OF USE.PDF](#)
[2020-DISTIL-SEPTIC.PDF](#)
[20190909-1815001-DRAINAGE_FULL.PDF](#)

II. 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 Completeness and determine a Final Public Hearing**

DOCUMENTS:

GETCHELL HILL FINAL MEMO 09-17-19.PDF
GETCHELL HILL FINAL COMPLETENESS 09-17-19.PDF
GETCHELL HILL ART V (145-30) RURAL DIST 09-17-19.PDF
GETCHELL HILL ART VII (145-49) RESIDENTIAL CLUSTER 09-17-19.PDF
WELLS ABBOTT NORTH BERWICK ROAD 9-6-19 SOIL PROFILES.PDF
GETCHELL HILL ROAD NAME APPROVAL 04-30-19.PDF
GHS 20190912_2.1_2.2.PDF
CORY STEARNS EMAIL RE GETCHELL HILL 05-16-19.PDF
GHS 20190828_FINAL COMPLETENESS.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN APPROVALS

ADJOURN