



## TOWN OF WELLS, MAINE PLANNING BOARD

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Meeting Agenda

Monday, February 24, 2020, 7:00 P.M.

Wells Town Hall

208 Sanford Road

### **7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

#### **MINUTES**

##### **I. JANUARY 13, 2020 DRAFT MEETING MINUTES**

###### **DOCUMENTS:**

[PB MIN 01-13-20.PDF](#)

##### **II. FEBRUARY 10, 2020 DRAFT MEETING MINUTES**

###### **DOCUMENTS:**

[PB MIN 02-10-20.PDF](#)

#### **PUBLIC HEARING(S)**

#### **DEVELOPMENT REVIEW & WORKSHOPS**

##### **I. RIVERBEND OAKS SUBDIVISION**

Barry J. and Joanne N. Middleton, owners; Civil Consultants, applicant/ engineer. Final Subdivision Amendment Application to convey 3.64 acres of land from abutting lot 21 to lot 19-13 within the Riverbend Oaks Subdivision. Lot 19-3 to become 5.86 acres in size. The parcel is located within the Rural District and 75' Shoreland Overlay District. Tax Map 13, Lot 19-13 and Lot 21. **Receive Subdivision Amendment Application, determine a site walk, workshop completeness, determine a possible public hearing**

###### **DOCUMENTS:**

[RIVERBEND OAKS SUB AMD MEMO 02-20-20.PDF](#)

[RIVERBEND OAKS FINAL COMPLETENESS DRAFT 02-19-20.PDF](#)

[RIVERBEND OAKS ART V \(145-33\) SHORELAND OVERLAY DIST 02-19-20.PDF](#)

[RIVERBEND OAKS ART V \(145-30\) RURAL DIST 02-19-20.PDF](#)

## II. 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. **Consider scheduling a Site Walk for April 4<sup>th</sup> at 9AM, snow conditions/ weather dependent**

### DOCUMENTS:

PARKER RIDGE AMEND PRE-APP MEMO 02-20-20.PDF

## III. CURTIS FARM SUBDIVISION

Landings Development, LLC owner; South Ash Development, LLC, applicant. Attar Engineering, Inc. agent. Preliminary Subdivision Application for a 9 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 **Workshop Preliminary Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

CURTIS FARM PRELIM APP MEMO 02-20-20.PDF  
CURTIS FARM SUB ART V (145-30) RURAL DIST 02-20-20.PDF  
CURTIS FARM SUB ART V (145-21) RES A DIST 02-20-20.PDF  
CURTIS FARM ART VII (145-49) RESIDENTIAL CLUSTER 02-20-20.PDF  
CURTIS FARM PRELIM FOF DRAFT 02-20-20.PDF  
CURTIS FARM COVER LETTER 18FEB2020.PDF  
CURTIS FARM COVER ATTACHMENTS 18FEB2020.PDF  
CURTIS FARM REV PUB 21FEB2020.PDF  
TOPOMAP\_ERID3918\_ERVERID4376.PDF  
MDIFWRESPONSE\_ERID3918\_ERVERID4376-FINAL.PDF

## IV. FAIRWAY VIEW VILLAGE SUBDIVISION

York Building and Design Center, Inc. owner; Attar Engineering, agent. Final Subdivision to subdivide 123 acres into a 46 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 traffic and screening information provided**

### DOCUMENTS:

FAIRWAY VIEW VILLAGE FINAL APP MEMO 02-20-20.PDF  
FVV COVER LETTER 18FEB2020.PDF  
FVV REV PUB 20FEB2020.PDF  
WELLSFAIRWAYVIEWDUALEXITLANESMEMO.PDF  
SPEED STUDY REQUEST.PDF

**V. TOWN CODE ORDINANCE CHANGES**

**Review Accessory Dwelling Unit Zoning Changes and Subdivision  
Violation Changes**

**DOCUMENTS:**

[MGL P BRD ORD CHANGES MEMO 02-21-20.PDF](#)

**OTHER BUSINESS**

**I. SRC & CEO SITE PLAN APPROVALS**

**ADJOURN**