



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, March 9, 2020, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### MINUTES

##### I. FEBRUARY 24, 2020 DRAFT MEETING MINUTES

###### DOCUMENTS:

[PB MIN 02-24-20.PDF](#)

#### PUBLIC HEARING(S)

##### I. WELLS PARKS & RECREATION PARKING LOT

Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to add 62 parking spaces at the existing Municipal Facility/ Active Recreation use. The property is located off of 412 Branch Road and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 56, Lot 15-EXE.

###### DOCUMENTS:

[PB MEMO RE PARKS AND REC PARKING LOT PH 03-06-20.PDF](#)  
[PARKS AND REC PARKING LOT COMMENT FOSTER 02-04-20.PDF](#)

#### DEVELOPMENT REVIEW & WORKSHOPS

##### I. WELLS PARKS & RECREATION PARKING LOT

Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to add 62 parking spaces at the existing Municipal Facility/ Active Recreation use. The property is located off of 412 Branch Road and is within the Rural, Residential A and 75' Shoreland Overlay Districts. Tax Map 56, Lot 15-EXE. **Workshop public comments, compliance and draft Findings of Fact & Decisions for possible approval**

###### DOCUMENTS:

[PARKS AND REC AMEND APP MEMO 03-05-20.PDF](#)  
[PARKS AND REC ART V \(145-30\) RURAL DIST 03-03-20.PDF](#)  
[PARKS AND REC ART VI \(145-35 TO 145-47\) TOWN REGS 03-03-20.PDF](#)  
[PARKS AND REC DRAFT COMPLETENESS 03-03-20.PDF](#)  
[2020-03-06 - WRMA.PDF](#)

## II. 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. **Determine public hearing, workshop compliance and draft Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

RIVERBEND OAKS FINAL AMEND APP MEMO 03-04-20.PDF  
RIVERBEND OAKS FINAL COMPLETENESS DRAFT 03-02-20.PDF  
RIVERBEND OAKS DRAFT FINAL FOF 03-02-20.PDF  
RIVERBEND OAKS PLAN 03-05-20.PDF

## III. VILLAGES AT HIGHPINE (FKA HIGHPINE VILLAGE)

Highpine Properties, LLC and Howard J. Hall; owners; Highpine Properties, LLC, applicant; Attar Engineering Inc., agent. Final Subdivision Application for 119 dwelling units on approx. 555 acres of land. The subdivision to be a Multifamily Development with internal roadways and 458 acres of 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 **Consider receiving the Final Subdivision Application, workshop preliminary conditions of approval, workshop completeness**

### DOCUMENTS:

VILLAGES AT HIGHPINE FINAL MEMO 03-05-20.PDF  
VILLAGES AT HIGHPINE DRAFT COMPLETENESS 03-05-20.PDF  
HIGHPINE VILLAGE - DRAFT TRAFFICE MOVEMENT PERMIT 03-06-20.PDF  
HIGHPINEFINALAPP SUBMISSION 02-18-20.PDF  
HPV 2.1\_LEFT TURN REV2 (2).PDF  
VILLAGES AT HIGHPINE FINAL DRAFT PLAN 02-27-20.PDF

## IV. WEBBER RIDGE PHASE 2 AMENDMENT

Great Lots of Maine, LLC, owner/applicant. Final Subdivision Amendment Application to revised the Findings of Fact & Decisions to allow for phased construction of the roadway and fire pond. The Subdivision is approved as a 10 lot/dwelling unit residential cluster major subdivision with a 50' wide private ROW and Open Space. The subdivision is located off of Green Road and is located within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 16, Lot 8. **Consider receiving the Subdivision Amendment Application, workshop completeness and compliance and draft Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

WEBBER RIDGE PHASE 2 FINAL AMEND MEMO 03-04-20.PDF  
WEBBER RIDGE PHASE 2 DRAFT FOF 03-03-20.PDF  
WARRANTY DEED GREAT LOTS OF MAINE LLC 17883-737.PDF  
WEBBER PHASING PLAN 03-04-20.PDF

**OTHER BUSINESS**

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

**ADJOURN**