



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, June 23, 2020, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. FEBRUARY 4, 2020 DRAFT MEETING MINUTES

Documents:

[SRC MIN 02-04-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. COASTAL PREFINISHED FLOORS & TILES

Coastal Prefinished Floor & Tiles, LLC. Site Plan Amendment Application to revised note 10 to eliminate vegetated buffer requirements along the north and east boundaries. No change to the existing uses of the property proposed. The property is located off of 833 Sanford Road and is within the Residential Commercial District. Tax Map 49, Lot 29-1. **Receive Site Plan Amendment Application and workshop completeness and compliance for possible approval**

Documents:

[COASTAL PREFINISHED FLOORS AMEND APP MEMO 03-11-20.PDF](#)
[COASTAL PREFINISHED FLOORS AMD ART V \(145-24\) RES COMM CHECKLIST 03-11-20.PDF](#)
[COASTAL PREFINISHED FLOORS ART VI \(145-35 TO 145-47\) TOWN REGS 03-11-20.PDF](#)
[COASTAL PREFINISHED FLOORS AMD DRAFT COMPLETENESS 03-11-20.PDF](#)
[COASTAL PREFIN.PDF](#)
[COASTAL PREFINISHED FLOORS SITE PLAN AMEND APP 03-02-20.PDF](#)
[COASTAL PREFINISHED FLOORS SITE PLAN BUFFER MARKUP 03-02-20.PDF](#)
[PMK PROPERTEIS DEED BK 17720 PG 572.PDF](#)
[PMK PROPERTIES - CPF.PDF](#)

II. WELLS RESERVE

Wells Reserve, owner; Paul Dest, applicant; Revision Energy, agent. Site Plan Amendment

Application to install a solar array system on the property adjacent to the Coastal Ecology Center Building. The property is located off of 342 Laudholm Farm Road and is within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 148, Lot 1- EXE. **Receive Site Plan Amendment Application, workshop completeness and compliance**

Documents:

WELLS RESERVE SOLAR AMEND APP MEMO 06-19-20.PDF
WELLS RESERVE SOLAR AMD ART V (145-30) RURAL DIST 06-16-20.PDF
WELLS RESERVE SOLAR AMD ART VI (145-35 TO 145-47) TOWN REGS 06-16-20.PDF
WELLS RESERVE DRAFT COMPLETENESS 06-16-20.PDF
WELLS RESERVE COMPLIANCE AND FOF 06-16-20.PDF
WELLS RESERVE SOLAR SITE PLAN AMEND APP SUBMISSION 05-04-20.PDF
WELLS RESERVE SOLAR AERIAL PLAN.PDF
WELLS RESERVE SOLAR PLAN.PDF

III. ROOTS AND WINGS PRESCHOOL

Roland and Deborah Dufort, owners; Ashlee and Deborah Dufort, applicants. Site Plan Pre-Application for a Daycare Center/ Nursery School use to be established within the first floor of the existing dwelling for up to 12 children. The property is located off of 323 Sanford Road and is within the Residential Commercial District. Tax Map 133, Lot 7-A. **Receive Site Plan Pre-Application and provide applicant initial review comments**

Documents:

ROOTS AND WINGS SITE PLAN PRE-APP 06-12-20.PDF
ROOTSANDWINGS SKETCH.PDF
DUFORT DEED BK4325 PG225.PDF

IV. BONNIEVILLE FARMERS MARKET

Bonnieville, LLC, owner; applicant. Attar Engineering, Inc. agent. Site Plan Amendment Application seeking approval to add up to 6,021 SF of Business Retail use within the existing parking lot for the seasonal Farmers Market and outdoor sales for Bo-Mar Hall Antiques and Collectibles. No changes proposed to the existing buildings or existing uses (14,158 SF Retail and 500 SF Office). The property is located off of 1622 Post Road and is within the General Business District. Tax Map 135, Lot 4. **Comment on Site Plan Amendment Application for the Planning Board**

Documents:

BONNIEVILLE FARMERS MARKET AMD MEMO 06-12-20.PDF
BONNIEVILLE FARMERS MARKET ART V (145-26) GEN BUS DIST CHECKLIST 06-09-20.PDF
BONNIEVILLE FARMERS MARKET ART VI (145-35 TO 145-47) TOWN REGS 06-09-20.PDF
BONNIEVILLE FARMERS MARKET DRAFT COMPLETENESS REVIEW 06-09-20.PDF
PQUATTROCHI EMAIL RE FARMERS MARKET 06-09-20.PDF
BONNIEVILLE_BASE-SITE_3-16-20.PDF
CPERRAULT EMAIL 03-12-20 RE FARMERS MARKET.PDF
FARMERS MARKET SITE PLAN AMEND APPLICATION 04-22-20.PDF

V. VILLAGES AT HIGHPINE

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 **Comment on Final Subdivision Application for the Planning Board**

Documents:

VILLAGES AT HIGHPINE FINAL MEMO 06-11-20.PDF
VILLAGES AT HIGHPINE DRAFT COMPLETENESS 06-12-20.PDF
HIGHPINEFINALAPP SUBMISSION 02-18-20.PDF
HPV 20200212.PDF
ROAD NAME REQUESTS.PDF

VI. GRAND TRAIL PLACE III

The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, engineer. Preliminary Subdivision Application to develop an additional 12 residential cluster lots/dwelling units off of Baker Road, alter Open Space and alter the standard (non-Clustered) lot area. The major subdivision is located off of Grand Trail Drive/ Baker Road/ Lindsey Road/ Sawyer Road. The subdivision is located within the Residential A and Rural Districts. Tax Map 56, Lot 6-A.

Comment on Preliminary Subdivision Application for the Planning Board

Documents:

GRAND TRAIL PLACE II PRELIM MAJOR APP MEMO 06-12-20.PDF
GRAND TRAIL PLACE III ART V (145-30) RURAL DIST 06-12-20.PDF
GRAND TRAIL PLACE III ART VII (145-49) RESIDENTIAL CLUSTER 06-12-20.PDF
GRAND TRAIL PLACE III DRAFT COMPLETENESS 06-12-20.PDF
GRANDTRAIL2NDAMENDEDSDIVISION DOCS.PDF
GRANDTRAILPLANSET.PDF

OTHER BUSINESS

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