



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, July 20, 2020, 7:00 PM
Wells Town Hall
208 Sanford Road

CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JULY 6, 2020 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 07-06-20.PDF](#)

PUBLIC HEARING(S)

I. PLANNING BOARD PUBLIC HEARING COVID19 PROCEDURES

DOCUMENTS:

[COVID 19 PUBLIC HEARING PROCEDURE.PDF](#)

II. BONNIEVILLE FARMER'S 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.

DOCUMENTS:

[PB MEMO RE BONNIEVILLE FARMERS MARKET PH 07-13-20.PDF](#)
[PQUATTROCHI EMAIL RE FARMERS MARKET 06-09-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. STORER'S PASTURE SUBDIVISION

Francis & Lois Hutch, Paula Emino Power of Attorney, owner; Kimball Survey & Design Inc. agent/ surveyor. Minor Subdivision Amendment Application seeking approval to subdivide Lot 2 into two parcels; one lot to be 2.5 acres and the other to be 3.4 acres. The parcel is located off of Meetinghouse Road and is within the Rural District. Tax Map 62, Lot 1-2. **Report Site Walk Results**

DOCUMENTS:

STORERS PASTURE SUB AMEND MINOR APP MEMO 07-16-20.PDF
STORERS PASTURE AMD COMPLETENESS 07-16-20.PDF
STORERS PASTURE AMD ART V (145-30) RURAL DIST CHECKLIST 07-16-20.PDF
STORERS PASTURE PLAN NOTES 07-16-20.PDF
STORERS PASTURE AMD MGL SITE WALK MEMO 07-16-20.PDF
STORERS PASTURE MINOR SUB AMEND SUBMISSION.PDF
LOT 2 STORERS PASTURE SUBDIVISION AMENDMENT.PDF

II. REEVES HASTY SUBDIVISION

Beverly Hasty, Linwood P. Reeves, and Billy C. Reeves, owners/ applicants. Great Hill Survey Co, surveyor. Subdivision Pre-Application to subdivide the existing 5.3 acre parcel. The existing dwelling to remain on a 3 acre +/- parcel and a 2.30 acre parcel is proposed off of Allen Road. The parcel is located off of 2611 Tatnic Road/ Allen Road and is within the Rural District. Tax Map 8, Lot 2. **Report Site Walk Results**

DOCUMENTS:

REEVES HASTY SUBDIVISION MGL SITE WALK MEMO 07-16-20.PDF

III. CONGDON'S DONUTS

MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-Land Development Consultants, agent. Site Plan Amendment Application seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor kitchen off of the existing Restaurant and to reconfigure picnic table areas, portable toilet area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6. **Receive Site Plan Amendment Application and schedule a Site Walk**

DOCUMENTS:

CONGDONS DONUTS AMD MEMO 07-16-20.PDF
20-023 TOWN APPLICATION.PDF

IV. FINCH LANDING SUBDIVISION

Michael & Valerie Breen, owners; Patterson Companies, LLC applicant; Corner Post Land Surveying, surveyor. Preliminary Subdivision Application for a 13 lot/dwelling unit subdivision on 40.49 acres of land located off of a 50' wide ROW off of 279 Butternut Trail. The property is located within the Rural, Resource Protection and 250' Shoreland Overlay District. Tax Map 37, Lot 39. **Receive Preliminary Subdivision Application and workshop completeness**

DOCUMENTS:

FINCH LANDING PRELIM MAJOR APP MEMO 07-16-20.PDF
FINCH LANDING ART V (145-30) RURAL DIST CHECKLIST 07-16-20.PDF
FINCH LANDING ART VII (145-49) RESIDENTIAL CLUSTER 07-16-20.PDF
FINCH LANDING PRELIM COMPLETENESS 07-16-20.PDF
FINCH LANDING ROAD NAME APPROVAL 06-01-20.PDF
ENTIRE APPLICATION.PDF
2020-06-24_PLAN SET.PDF
2019118 S1.PDF
2019118 S2.PDF
2019118 BOUNDARY R-1.PDF

V. BONNIEVILLE FARMER'S 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. **Workshop public comments, completeness and draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[BONNIEVILLE FARMERS MARKET AMD MEMO 07-16-20.PDF](#)
[BONNIEVILLE_BASE-SITE_3-16-20.PDF](#)

VI. 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 Final Compliance/ Final Findings of Fact & Decisions**

DOCUMENTS:

[FAIRWAY VILLAGE MEMO 07-17-20.PDF](#)
[FVV COVER REVM 10JUL2020.PDF](#)
[FVV REV SHEETS PUB 10JUL2020.PDF](#)

VII. BURNT MILL SUBDIVISION

Burnt Mill Holding Company, LLC and Chinburg Development, LLC, owners. Attar Engineering, applicant and agent. Final Subdivision Amendment Application seeking approval to amend the drainage system for lots 1-16 to 1-21; to change lots 1-1 to 1-10 and 1-12 to 1-21 from Duplex (DP) lots to Single Family (SF) lots; and to change lots 1-23 to 1-25 and 1-78 to 1-90 from Single Family (SF) lots to Duplex (DP) lots. The Subdivision to remain as previously approved with 174 dwelling units. The Subdivision is located off of Hobbs Farm Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62-A, Lots 1-1 to 1-10, Lots 1-12 to 1-21, Lots 1-23 to 1-25 and Lots 1-78 to 1-90. **Workshop draft compliance/ Findings of Fact & Decisions**

DOCUMENTS:

[BURNT MILL AMEND MEMO 07-17-20.PDF](#)
[2020-07-06 - LITTLE MEADOW COURT SITE-GRADING DRAFT.PDF](#)
[2020-07-06 - C069-20 BURNT MILL - LITTLE MEADOW COURT - RESPONSE TO PLANNING MEMO - SIGNED.PDF](#)

VIII. TOPSAIL WAY SUBDIVISION

Joseph Moody, owner; Luxe Enterprises, LLC, c/o Zach Pappas, applicant; Sebago Technics, agent. Minor Subdivision Application for 4 single family dwelling units on one 2.04 acre parcel to be developed as a Multifamily Development. The property is located within the General Business and Residential A Districts. Tax Map 43, Lot 10. **Workshop completeness and determine a Public Hearing**

DOCUMENTS:

TOPSAIL WAY SUB MINOR APP MEMO 07-14-20 - FOR MERGE.PDF
TOPSAIL WAY SUB ART VII (145-48) MULTIFAMILY DEVEL 03-12-
20.PDF
TOPSAIL WAY MINOR COMPLETENESS 07-14-20.PDF
19547.TOPSAIL WAY. PLAN SET 2020.07.07.PDF
19547.TOPSAIL WAY. RESPONSE LETTER.2020.07.07.PDF

OTHER BUSINESS

**I. WORKSHOP ON POSSIBLE ZONING CHANGES TO “ACCESSORY DWELLING
UNITS”, CHAPTER 145- 55.**

DOCUMENTS:

MGL P BRD ADU ORD MEMO 07-16-20.PDF
CHAPTER 145 ACCESS DWELLINGS.PDF

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