Meeting Agenda

Monday, August 3, 2020, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JULY 20, 2020 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

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.

II. FINCH LANDING SUBDIVISION
   Patterson Companies, LLC owner/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.

III. 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.

IV. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO PERMIT ACCESSORY DWELLING UNITS IN ALL DISTRICTS.

DEVELOPMENT REVIEW & WORKSHOPS

I. 1086 NORTH BERWICK ROAD SUBDIVISION
   Barry Philip Toth & Ina-Beate Lyschik Toth, owners; Home Innovations c/o Jason Labonte, applicant; Sebago Technics, Inc. engineer. Subdivision Pre-Application for a 12 lot/dwelling unit Residential Cluster major subdivision located on 25.26 acres
with a private roadway and Open Space. The property is within the Rural District and is located off of 1086 North Berwick Road. Tax Map 24, Lot 4. **Receive Subdivision Pre-Application and Schedule a Site Walk**

**DOCUMENTS:**

- 20267 PRE-APPLICATION.PDF
- 20267 PHASE 1 - OUT PARCEL PLAN.PDF
- 20267 PHASE 2 - SUBDIVISION SKETCH PLAN.PDF

**II. LITTLEFIELD SOLAR**

Town of Wells, owner; Littlefield Solar, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Pre-Application for a Public Utility Facility on 19.7 acres of land consisting of installing solar panels on concrete pads and inverters. Access roads, equipment and tree clearing also proposed. The parcels are located off of 515, 529 and 573 Littlefield Road (form Abenaki Trail). The parcels are located within the Residential A, 75’ Shoreland Overlay and Rural Districts. Tax Map 34, Lots 6, 6-A, 6-A-1, 6-B, 7, 6-4, 6-5, 6-6, 6-7, 6-9 and 6-10 (EXE). **Report Site Walk Results**

**DOCUMENTS:**

- LITTLEFIELD SOLAR MGL SITE WALK MEMO 07-24-20.PDF

**III. 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. **Report Site Walk Results and draft compliance**

**IV. 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. **Report Site Walk Results, workshop completeness and determine a public hearing if appropriate**

**V. STORER'S PASTURE SUBDIVISION**

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**VI. FINCH LANDING SUBDIVISION**

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Workshop public comments and provided comments/ recommendations for the Board of Selectmen

OTHER BUSINESS

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