



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, August 17, 2020, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### MINUTES

##### I. AUGUST 3, 2020 DRAFT MEETING MINUTES

###### DOCUMENTS:

[PB MIN 08-03-20.PDF](#)

#### PUBLIC HEARING(S)

#### DEVELOPMENT REVIEW & WORKSHOPS

##### I. BOLDUC SUBDIVISION

Christian Bolduc, owner; Geoff Aleva, Civil Consultants, applicant/ agent. Preliminary Subdivision Application seeking approval for a two lot/dwelling unit Major Subdivision with a private roadway. The subdivision is located off of Meetinghouse Road and is within the Rural District. Tax Map 62, Lot 6-2. **Receive Preliminary Subdivision Application and Schedule a Site Walk**

###### DOCUMENTS:

[BOLDUC PRELIM MAJOR APP MEMO 08-12-20.PDF](#)  
[BOLDUC ART V \(145-30\) RURAL DIST CHECKLIST 08-12-20.PDF](#)  
[BOLDUC PRELIM COMPLETENESS 08-12-20.PDF](#)  
[BOLDUC SUB SIGNED-PRELIM-FINAL-SUB-APP-COMPILED 08-04-2020.PDF](#)  
[BOLDUC SUB 20200730-1822000-PLANSET.PDF](#)

##### II. 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. **Report Site Walk Results**

###### DOCUMENTS:

[1086 N BERW RD MGL SITE WALK MEMO 08-13-20.PDF](#)

### III. 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. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

STORERS PASTURE SUB AMEND MINOR APP MEMO 08-12-20.PDF  
FIRE CHIEF EMAIL RE SPRINKLER SYSYTEM NOTE STORER  
PASTURE 08-11-20.PDF  
NOTE 18 REV 08-07-20.PDF  
STORERS PASTURE DRAFT COMPLIANCE FOF 08-12-20.PDF  
LOT 2 STORERS PASTURE SUBDIVISION AMENDMENT REVISED 8-  
12-20.PDF

### IV. 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 draft compliance/Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

TOPSAIL WAY SUB MINOR APP MEMO 08-14-20.PDF  
TOPSAIL DOC REVIEW MGL MEMO 08-14-20.PDF  
TOPSAIL WAY SUB ART VII (145-48) MULTIFAMILY DEVEL 08-14-  
20.PDF  
TOPSAIL WAY MINOR COMPLETENESS 08-14-20.PDF  
TOPSAIL WAY DRAFT COMPLIANCE FOF 08-14-20.PDF  
WSD EMAIL RE TOPSAIL WAY SUBDIVISION 08-07-20.PDF  
WSD-BAYLEYRD-TOPSAIL-REVIEWLETTER.PDF  
17 BAYLEY EXTENSION ADDENDUM.PDF  
WSD EMAIL RE TOPSAIL WAY SUBDIVISION 08-07-20.PDF  
TOPSAIL WAY - PLAN SET.2020.08.12.PDF  
TOPSAIL WAY - SAMPLE UNIT DEED.PDF  
TOPSAIL WAY - DECLARATION EXHIBIT A.PDF  
TOPSAIL WAY - DECLARATION OF CONDOMINIUM.PDF  
TOPSAIL WAY - BYLAWS.PDF  
TOPSAIL WAY - BOUNDARY LINE AGREEMENT.PDF

### V. REEVES HASTY SUBDIVISION

Beverly Hasty, Linwood P. Reeves, and Billy C. Reeves, owners/ applicants. Great Hill Survey Co, surveyor. Minor Subdivision 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 **Receive Minor Subdivision Application, workshop completeness, consider scheduling a Public Hearing**

#### DOCUMENTS:

REEVES HASTY MINOR MEMO 08-14-20.PDF

REEVES ART V (145-30) RURAL DIST CHECKLIST 08-13-20.PDF  
REEVES HASTY DRAFT PLAN NOTES 08-13-20.PDF  
REEVES SUB DRAFT COMPLETENESS 08-13-20.PDF  
REEVES MINOR SUBDIVISION APP 08-03-20.PDF  
REEVES DRAFT PLAN.PDF

**VI. WEBBER RIDGE SUBDIVISION - AMENDMENT 1**

Poldark Homes, LLC, Dave Lauze, owner/applicant; Thomas Harmon, Civil Consultants, agent. Final Subdivision Amendment Application seeking approval to re-plant/vegetate a required buffer area that was disturbed. The parcel is located off of Green Road and is within the Rural District. Tax Map 16, Lot 8-A-2. **Receive the Final Subdivision Amendment Application, Determine a Site Walk, Workshop Completeness and Compliance/ Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

WEBBER RIDGE AMD 1 MEMO 08-14-20.PDF  
WEBBER RIDGE AMD 1 DRAFT FOF 08-14-20.PDF  
WEBBER RIDGE AMD 1 (POLDARK)-1910100-AMENDEDPLAN 08-03-20.PDF  
WEBBER RIDGE AMD 1 (POLDARK)-AS-SUBMITTED 08-03-20.PDF

**VII. MOUNTAIN VIEW ESTATES SUBDIVISION - AMENDMENT**

Seacoast Land Acquisitions, LLC, owner; Sebago Technics, Inc c/o Kendra Ramsell, applicant; Dana Libby, Corner Post Land Surveying, Inc., surveyor. Final Subdivision Amendment Application seeking approval to relocate lot 2-2 driveway's location. The property is located off of 69 Quarry Road and is within the Rural District. Tax Map 46, Lot 2-2. **Receive Final Subdivision Amendment Application, Determine a Site Walk, Workshop Completeness and Compliance/ Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

MOUNTAIN VIEW ESTATES FINAL AMEND APP MEMO 08-12-20.PDF  
MOUNTAIN VIEW ESTATES ART V (145-30) RURAL DIST CHECKLIST 08-12-20.PDF  
MOUNTAIN VIEW ESTATES AMD DRAFT COMPLETENESS 08-12-20.PDF  
MOUNTAIN VIEW ESTATES AMD DRAFT FOF 08-12-20.PDF  
20322 AMENDED SUBDIVISION PLAN.PDF  
20322 APPROVED SUBDIVISION PLAN 05-20-02.PDF  
20322 SUBDIVISION AMENDMENT APPLICATION.PDF

**OTHER BUSINESS**

**I. CONSIDER GRANTING EXTENSIONS FOR THE FOLLOWING ACTIVE APPLICATIONS:**

Wells Gravel Pit Solar  
Highpine Village Subdivision  
Fairway View Village Subdivision  
Burnt Mill Subdivision Amendment  
Curtis Farm Subdivision

**DOCUMENTS:**

PB MEMO RE EXTENSTIONS 08-12-20.PDF

**ADJOURN**