



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, September 14, 2020, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### MINUTES

##### **I. AUGUST 17, 2020 DRAFT MEETING MINUTES**

###### **DOCUMENTS:**

[PB MIN 08-17-20.PDF](#)

#### PUBLIC HEARING(S)

##### **I. 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

###### **DOCUMENTS:**

[PB MEMO RE REEVES HASTY SUBDIVISION PH.PDF](#)

##### **II. WELLS GRAVEL PIT SOLAR**

Town of Wells, owner; Walden Solar Maine II, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a Public Utility Facility on 52 acres of land consisting of installing solar panels on concrete pads and inverters. The parcel is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. The parcel is located off of Crediford Road and is identified as Tax Map 49, Lots 1- EXE, 2- EXE, and 7- EXE.

###### **DOCUMENTS:**

[PB MEMO RE WELLS GRAVEL PIT SOLAR PH.PDF](#)

#### DEVELOPMENT REVIEW & WORKSHOPS

##### **I. WELLS PUBLIC SAFETY COMMUNICATION TOWER**

Town of Wells, owner; Walden Solar Maine II, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a Public Utility Facility on 52 acres of land consisting of installing solar panels on concrete pads and inverters. The parcel is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. The parcel is located off of Crediford Road and is identified as Tax Map 49, Lots 1- EXE, 2- EXE, and 7- EXE.

## DOCUMENTS:

PUBLIC SAFETY TOWER APP MEMO 09-04-20.PDF  
20200901-WELLS-COMM-TOWER-APPLICATION-PACKAGE.PDF  
20200901\_2018300-WELLS-COMM-TOWER-SITE PLAN\_.PDF  
20200903\_2018300-STORMWATER REPORT.PDF

## II. SHAW'S SUPERMARKETS DISTRIBUTION CENTER

Shaws Realty Company, owner/ applicant; DM Roma Consulting Engineers, agent. Site Plan Amendment Application to construct a 3,237 SF building addition and a 16' x 32' temporary office trailer near the building entrance. The property is located off of 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27-B.

**Receive Site Plan Amendment Application , determine if a Site Walk is needed, workshop completeness**

## DOCUMENTS:

SHAWS DISTRIBUTION AMEND APP MEMO 09-08-20.PDF  
SHAWS DISTRIBUTION CENTER AMD ART V (145-28) LI DIST  
CHECKLIST 09-07-20.PDF  
SHAWS PARKING AMEND ART VI (145-35 TO 145-47) TOWN REGS 09-07-20.PDF  
SHAWS PLAN NOTES 09-11-20.PDF  
SHAWS DISTRIBUTION CENTER AMD DRAFT COMPLETENESS 09-07-20.PDF  
SHAWS ADDITION AMD COMPLIANCE AND FOF DRAFT 09-11-20.PDF  
COMPILED-ARCHITECTURAL DRAWINGS.PDF  
COMPILED-SHAWS DIST. CENTER BUILDING EXPANSION - CIVIL PLANS.PDF  
\_COMPILED-SHAWS DISTRIBUTION CENTER BUILDING EXPANSION - APPLICATION (8-27-20).PDF

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

## DOCUMENTS:

REEVES HASTY MINOR MEMO 09-11-20.PDF  
REEVES ART V (145-30) RURAL DIST CHECKLIST 09-04-20.PDF  
REEVES SUB DRAFT COMPLETENESS 09-04-20.PDF  
REEVES DRAFT COMPLIANCE FOF 09-04-20.PDF  
REEVES FINAL.PDF  
TEST PIT DATA.PDF  
REEVES MINOR SUBDIVISION APP 08-03-20.PDF

## IV. WELLS GRAVEL PIT SOLAR

Town of Wells, owner; Walden Solar Maine II, LLC, applicant; Dale Knapp, Boyle Associates, agent. Site Plan Application for a Public Utility Facility on 52 acres of land consisting of installing solar panels on concrete pads and inverters. The parcel is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. The parcel is located off of Crediford Road and is identified as Tax Map 49, Lots 1- EXE, 2- EXE, and 7- EXE. **Workshop public comments and draft compliance/**

## **Findings of Fact & Decisions**

### **DOCUMENTS:**

WELLS GRAVEL PIT SOLAR APP MEMO 09-08-20.PDF  
WELLS GRAVEL PIT SOLAR ART V (145-30) RURAL DIST 09-03-20.PDF  
WELLS GRAVEL PIT SOLAR ART V (145-33) SHORELAND OVERLAY  
DIST 09-08-20.PDF  
WELLS GRAVEL PIT SOLAR ART V (145-32) RESOURCE PRO DIST 09-  
08-20.PDF  
WELLS GRAVEL PIT SOLAR ART VI (145-35 TO 145-47) TOWN REGS  
09-08-20.PDF  
WELLS GRAVEL PIT SOLAR DRAFT COMPLETENESS 09-08-20.PDF  
WELLS GRAVEL PIT SOLAR - PLAN NOTES 09-08-20.PDF  
WALDENWELLSGRAVELPITRESPONSES071520.PDF  
WELLS GRAVEL PIT SOLAR - CIVIL SITE PLANS DETAILS (07-16-  
20).PDF  
WALDEN TOWN GRAVEL PIT LEASE FOR SOLAR - SIGNED.PDF

### **V. 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. **Report Site Walk Results, Workshop Completeness, Schedule a Public Hearing**

### **DOCUMENTS:**

BOLDUC PRELIM MAJOR APP MEMO 09-07-20.PDF  
RESULTS OF SITE WALK 25 AUG 2020 BOLDUC SUBDIVISION.PDF  
BOLDUC ART V (145-30) RURAL DIST CHECKLIST 09-07-20.PDF  
BOLDUC PRELIM COMPLETENESS 09-07-20.PDF  
IFW TOPOMAP\_ERID4545\_ERVERID5257.PDF  
MDIFWRESPONSE\_ERID4545\_ERVERID5257-FINAL.PDF  
20200825-1822000-BOLDUC-SHEET-L1.PDF  
20190902-1822000-R1-REV-1.PDF  
20200824-1822000-BOLDUC-FIREPOND.PDF

### **VI. FINCH LANDING SUBDIVISION**

Patterson Companies, LLC owner/applicant; Corner Post Land Surveying, surveyor. Final 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 Final Subdivision Application, Workshop Completeness, Schedule Public Hearing**

### **DOCUMENTS:**

FINCH LANDING FINAL APP MEMO 09-10-20.PDF  
FINCH LANDING FINAL COMPLETENESS DRAFT 09-10-20.PDF  
FINAL SUBDIVISION APPLICATION PACKET.PDF  
2019118 FINAL PLAN SET.PDF

### **VII. RAMSELL ESTATES SUBDIVISION (FKA 1086 N. BERWICK ROAD)**

Seacoast Land Acquisitions, LLC owner; Sebago Technics, Inc. agent/engineer. Preliminary Subdivision 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 Preliminary Subdivision Application and workshop completeness**

**DOCUMENTS:**

RAMSELL ESTATES PRELIM MAJOR APP MEMO 09-11-20.PDF  
RAMSELL ESTATES ART V (145-30) RURAL DIST 09-09-20.PDF  
RAMSELL ESTATES ART VII (145-49) RESIDENTIAL CLUSTER  
CHECKLIST 09-09-20.PDF  
RAMSELL ESTATES PRELIM COMPLETENESS 09-09-20.PDF  
RAMSELL ESTATES PRELIMINARY APP 2020-09-01.PDF  
RAMSELL ESTATES PLANS 2020-09-01.PDF

**VIII. 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 for possible approval (pending MDEP and MDOT approvals)**

**DOCUMENTS:**

PB MEMO RE FAIRWAY VIEW VILLAGE 09-11-20.PDF

**IX. MOUNTAIN VIEW ESTATES**

Jennifer Morrill and Raymond Bergeron, owners. Final Subdivision Amendment Application seeking approval for a driveway relocation for Lot 3. The parcel is located off of 21 Quarry Road and is within the Rural District. Tax Map 46, Lot 2-3 **Receive Final Subdivision Application, consider a site walk and public hearing waiver and review the Certificate of Amendment for possible approval**

**DOCUMENTS:**

PB MEMO RE MOUNTAIN VIEW ESTATES 09-08-20.PDF  
DRIVEWAY PLOT.PDF  
GIS PLOT.PDF  
MOUNTAIN VIEW ESTATES SUB AMEND CERTIFICATE OF  
AMENDMENT DRAFT 08-20-20.PDF

**OTHER BUSINESS**

**ADJOURN**