



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, October 5, 2020, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

### **MINUTES**

#### **I. SEPTEMBER 28, 2020 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MEMO RE PB MINUTES.PDF](#)

### **PUBLIC HEARING(S)**

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. MOUNTAIN VIEW ESTATES SUBDIVISION**

Jennifer Morrill and Raymond Bergeron, owners. Final Subdivision Amendment Application seeking approval for a driveway relocation for Lot 3. The parcel is located off 21 Quarry Road and is within the Rural District. Tax Map 46, Lot 2-3

##### **Report Site Walk Results**

##### **DOCUMENTS:**

[PB MEMO RE MOUNTAIN VIEW ESTATES 10-02-20.PDF](#)  
[MOUNTAIN VIEW ESTATES SUB AMEND CERTIFICATE OF AMENDMENT DRAFT 10-01-20.PDF](#)  
[MGL SITE WALK MEMO 10-01-20.PDF](#)

#### **II. 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**

##### **DOCUMENTS:**

[FAIRWAY VIEW VILLAGE FINAL APP MEMO 10-02-20.PDF](#)  
[FAIRWAY VILLAGE SUB ART V \(145-30\) RURAL DIST CHECKLIST 10-02-20.PDF](#)  
[FAIRWAY VILLAGE SUB ART VII \(145-48\) MULTIFAMILY DEVEL 10-02-20.PDF](#)  
[FAIRWAY VIEW VILLAGE FINAL COMPLETENESS DRAFT 10-02-20.PDF](#)

FAIRWAY VIEW VILLAGE FINAL FOF DRAFT 10-02-20.PDF  
MDOT APPROVAL RE FAIRWAY VIEW VILLAGE 09-25-20.PDF  
NAE-2019-00431 PERMIT.PDF  
YORK\_BUILDING\_AND\_DESIGN\_CENTER\_L28129ANBN.PDF  
FVV COVER REVN 28SEP2020.PDF  
FVV SWA SHEETS 28SEP2020.PDF  
FVV REV SHEETS PUB 28SEP2020.PDF  
FVV SWA HCAD 28SEP2020.PDF  
FVV HHE-200 FORMS 28SEP2020.PDF  
SAMPLE CISTERN DETAIL.PDF  
SAMPLE 30000 GAL FIRE CISTERN.PDF

### III. BOLDUC SUBDIVISION

Christian Bolduc, owner; Geoff Aleva, Civil Consultants, applicant/ agent. Final Subdivision Application seeking approval for a two lot/dwelling unit Major Subdivision with a private roadway. The subdivision is located off Meetinghouse Road and is within the Rural District. Tax Map 62, Lot 6-2. **Receive Final Subdivision Application, workshop completeness and determine if a final public hearing is needed**

#### DOCUMENTS:

BOLDUC FINAL APP MEMO 10-02-20.PDF  
BOLDUC FINAL COMPLETNESS 10-02-20.PDF  
BOLDUC FINAL COMPLIANCE DRAFT FOF 10-02-20.PDF  
20201001-1822000-ADMIRAL-WAY-SUB-REV-2.PDF  
BOLDUC SUB SIGNED-PRELIM-FINAL-SUB-APP-COMPILED 08-04-2020.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 Crediford Road and is identified as Tax Map 49, Lots 1- EXE, 2-EXE, and 7- EXE. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

WELLS GRAVEL PIT SOLAR APP MEMO 10-02-20.PDF  
WELLS GRAVEL PIT SOLAR ART V (145-30) RURAL DIST 09-30-20.PDF  
WELLS GRAVEL PIT SOLAR ART V (145-32) RESOURCE PRO DIST 09-30-20.PDF  
WELLS GRAVEL PIT SOLAR ART V (145-33) SHORELAND OVERLAY DIST 09-30-20.PDF  
WELLS GRAVEL PIT SOLAR ART VI (145-35 TO 145-47) TOWN REGS 09-30-20.PDF  
WELLS GRAVEL PIT SOLAR DRAFT COMPLETENESS 09-30-20.PDF  
WELLS GRAVEL PIT SOLAR DRAFT COMLIANCE FOF 09-30-20.PDF  
WELLS GRAVEL PIT SOLAR - C-1.0 OVERALL SITE PLAN (09-28-20).PDF  
WELLS GRAVEL PIT SOLAR - C-1.1 SITE PLAN (NORTH) (09-28-20).PDF  
WELLS GRAVEL PIT SOLAR - C-1.2 SITE PLAN (EAST) (09-28-20).PDF  
WELLS GRAVEL PIT SOLAR - C-1.3 SITE PLAN (WEST) (09-28-20).PDF  
WELLS GRAVEL PIT SOLAR - C-1.4 SITE PLAN (SOUTH) (09-28-

20).PDF

**OTHER BUSINESS**

**ADJOURN**