



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, October 19, 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 MIN 09-28-20.PDF](#)

II. OCTOBER 5, 2020 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 10-05-20.PDF](#)

PUBLIC HEARING(S)

I. WELLS PUBLIC SAFETY COMMUNICATION TOWER

Town of Wells, owner; Civil Consultants, agent/ engineer. Site Plan Amendment application seeking approval to locate a 250' tall communication tower adjacent to the Fire Substation. The tower is considered part of the approved Municipal Facility use and Radio Transmission Tower. The property is located off of 585 North Berwick Road and is within the Rural, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 40, Lot 9-EXE.

DOCUMENTS:

[PB MEMO RE PUBLIC SAFETY TOWER PH 10-14-20.PDF](#)

II. JK MACLEOD LANDSCAPING

JK MacLeod, owner/applicant; Lew Chamberlain, ATTAR Engineering, agent. Site Plan Application for a 10,000 SF building and associated outdoor yard area for a Business Contractor, Service, Office, Wholesale and Manufacturing use. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-12.

DOCUMENTS:

[PB MEMO RE JK MACLEOD LANDSCAPING PH 10-14-20.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. LEGG SUBDIVISION

Tom Legg, owner; Jennifer Walker, applicant; Amsden Field Survey, surveyor. Subdivision Pre-Application for a 4 lot/dwelling unit Major Subdivision with a private 50' wide roadway. The parcel is located off of 115 Dodge Road and is within the Rural District. Tax Map 22, Lot 7. **Receive Subdivision Pre-Application and Schedule a Site Walk**

DOCUMENTS:

[LEGG SUBDIVISION PRE-APP MEMO 10-14-20.PDF](#)
[LEGG SUBDIVISION PRE-APP FORM 09-23-20.PDF](#)
[LEGG SUB PLAM SKETCH 101320.PDF](#)

II. BRADFORD VILLAGE SUBDIVISION

Home Innovations, LCC, owner/applicant. Dana Libby, Corner Post Land Surveying, agent. Subdivision Pre-Application for a 13 lot/dwelling unit Residential Cluster Major Subdivision with private roadway and Open Space. Property is located off Bragdon Road within the Rural District. Tax Map 47, Lot 21 A. **Report Results of Site Walk**

DOCUMENTS:

[BRADFORD VILL SUB SITE WALK MEMO 10-13-20.PDF](#)

III. WELLS PUBLIC SAFETY COMMUNICATION TOWER

Town of Wells, owner; Civil Consultants, agent/ engineer. Site Plan Amendment application seeking approval to locate a 250' tall communication tower adjacent to the Fire Substation. The tower is considered part of the approved Municipal Facility use and Radio Transmission Tower. The property is located off of 585 North Berwick Road and is within the Rural, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 40, Lot 9-EXE. **Workshop comments from Public Hearing, workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[TOWER APP MEMO 10-16-20.PDF](#)
[TOWER ART V \(145-30\) RURAL DIST CHECKLIST 10-16-20.PDF](#)
[TOWER ART VI \(145-35 TO 145-47\) TOWN REGS 10-16-20.PDF](#)
[TOWER DRAFT COMPLETENESS 10-16-20.PDF](#)
[FIRE SUBSTATION DRAFT COMPLIANCE FOF 10-16-20.PDF](#)
[20201016-2018300-L1 PROGRESS PRINT.PDF](#)
[20201016-2018300-L2 PROGRESS PRINT.PDF](#)

IV. 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. **Workshop compliance and draft Final Findings of Fact & Decisions for possible approval.**

DOCUMENTS:

[BOLDUC FINAL APP MEMO 10-14-20.PDF](#)
[BOLDUC FINAL COMPLETENESS 10-14-20.PDF](#)
[BOLDUC SUB COST ESTIMATE REVIEW 10-14-20.PDF](#)

BOLDUC FINAL COMPLIANCE DRAFT FOF 10-14-20.PDF
20201014-1822000-L1-REV-3-FINAL.PDF
20201014-1822000-R1-REV-3-FINAL.PDF

V. JK MACLEOD LANDSCAPING

JK MacLeod, owner/applicant; Lew Chamberlain, ATTAR Engineering, agent. Site Plan Application for a 10,000 SF building and associated outdoor yard area for a Business Contractor, Service, Office, Wholesale and Manufacturing use. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-12. **Workshop comments from Public Hearing, workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

JK MACLEOD APP MEMO 10-16-20.PDF
JK MACLEOD LANDSCAPING ART V (145-28) LI DIST 10-16-20.PDF
JK MACLEOD LANDSCAPING ART VI (145-35 TO 145-47) TOWN REGS 10-16-20.PDF
JK MACLEOD LANDSCAPING DRAFT COMPLETENESS 10-16-20.PDF
JK MACLEOD DRAFT COMPLIANCE FOF 10-16-20.PDF
JKMAC 20201005.PDF

VI. 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 plan revisions and draft compliance**

DOCUMENTS:

BONNIEVILLE FARMERS MARKET AMD MEMO 10-15-20.PDF
BONNIEVILLE FARMERS MARKET ART V (145-26) GEN BUS DIST CHECKLIST 10-15-20.PDF
BONNIEVILLE FARMERS MARKET ART VI (145-35 TO 145-47) TOWN REGS 10-15-20.PDF
BONNIEVILLE FARMERS MARKET DRAFT COMPLETENESS REVIEW 10-15-20.PDF
BONNIEVILLE_BASE-SITE.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 10-16-20.PDF
BURNT MILL AMEND ART VII (145-49) RESIDENTIAL CLUSTER 10-16-
20.PDF
BURNT MILL AMEND COMPLETENESS DRAFT 10-16-20.PDF
BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 10-16-
20.PDF
BURNT MILL SHEETS S1-S10 8-31-2020.PDF
2020-07-07 - LITTLE MEADOW COURT SW PRP.PDF
2020-07-07 - LITTLE MEADOW COURT GRADING AND DETAILS.PDF

OTHER BUSINESS

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