



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, July 24, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JULY 10, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 07-10-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. BRIDGE33 CAPITAL

Wells Plaza II, LLC, owner; Bridge33 Capital, applicant; Acorn Engineering, agent. Site Plan Pre-application for the addition of a 2,275 SF Fast-Food Restaurant with drive-thru and associated parking to be constructed in existing parking area. No change to the existing Wells Plaza uses. The property is located within the General Business District and 250' Shoreland Overlay District. The property is located off Route One and is identified as Tax Map 121, Lot 24. **Report Site Walk Results**

DOCUMENTS:

[PB MEMO RE BRIDGE33 CAPITAL SITE WALK CANCELLED 07-20-23.PDF](#)

II. BILLS LANE PIT

Swan Brooks, LLC, owner/ applicant; Geoff Aleva, Civil Consultants, agent. Site Plan Amendment Application seeking approval to expand mineral extraction from 17.85 acres to 22.55 acres on an existing 31.909 acre parcel and to allow screening and crushing activities for the existing Mineral Extraction use. The property is located off Bills Lane and is within the Rural District. Tax Map 47, Lot 39. **Receive Site Plan Amendment Application, Determine a Site Walk and workshop completeness**

DOCUMENTS:

[BILLS LANE PIT APP MEMO 07-20-23.PDF](#)
[BILLS LANE PIT ART VII \(145-53\) MINERAL EXTRACTION 07-13-23.PDF](#)
[BILLS LANE PIT DRAFT COMPLETENESS 07-13-23.PDF](#)

20230613- BILLS LANE - MINERAL EXPANSION - SITE PLAN AMENDMENT.PDF
20230705- BILLS LANE - MINERAL EXPANSION - SITE PLAN AMENDMENT.PDF

III. BRAGDON MEADOWS SUBDIVISION

Home Innovations, Inc. owner; Big Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent. Preliminary Subdivision Application for an 11 lot/dwelling unit Residential Cluster Development on 33.51 acres with Open Space and a private right-of-way proposed. Subdivision is located off Bragdon Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 30, Lot 16. **Receive Preliminary Subdivision Application, workshop completeness and consider a preliminary public hearing if appropriate**

DOCUMENTS:

BRAGDON MEADOWS PRELIM MAJOR APP MEMO 07-20-23.PDF
MGL STORMWATER MEMO 07-20 -23.PDF
BRAGDON MEADOWS ART V (145-30) RURAL DIST 07-14-23.PDF
BRAGDON MEADOWS ART VII (145-49) RESIDENTIAL CLUSTER 07-14-23.PDF
BRAGDON MEADOWS PRELIM SUB COMPLETENESS 07-14-23.PDF
220840 CIVIL PLAN SET_BRAGDON MEADOWS.PDF
2023-07-10 TOWN PRELIM SUBDIVISION APPLICATION.BRAGDONMEADOWS_220840.PDF

IV. BURNT MILL ESTATES SUBDIVISION (ELIMINATE GOLF COURSE)

Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lot 1. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

BURNT MILL ESTATES AMEND MEMO 07-20-23.PDF
B MILL DOC REVIEW MEMO 7-20-23.PDF
20019 RESPONSE TO COMMENTS 07-14-2023.PDF
BURNT MILL NO GOLF S-1 2023-06-15.PDF
BURNT MILL NO GOLF S-2 2023-06-15.PDF
BURNT MILL NO GOLF S-3 2023-06-15.PDF
BURNT MILL NO GOLF S-4 2023-06-15.PDF
BURNT MILL NO GOLF S-5 2023-06-15.PDF
BURNT MILL NO GOLF S-6 2023-06-15.PDF
BURNT MILL NO GOLF S-7 2023-06-15.PDF
BURNT MILL NO GOLF S-8 2023-06-15.PDF
BURNT MILL NO GOLF S-9 2023-06-15.PDF
BURNT MILL NO GOLF S-10 2023-06-15.PDF
BURNT MILL NO GOLF S-11 2023-06-15.PDF

OTHER BUSINESS

I. APPLICATION EXTENSIONS TO BE CONSIDERED:

- a. Dells Downeast Subdivision
- b. Sea Vu West Site Plan Amendment
- c. Anchor Inn Site Plan Amendment
- d. Alrig Development
- e. Burnt Mill Subdivision Amendment (eliminate golf course, etc)

DOCUMENTS:

PB MEMO RE EXTENSIONS 07-20-23.PDF

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