



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, July 25, 2023, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. MAY 31, 2023 DRAFT MEETING MINUTES

Documents:

[SRC MIN 05-31-23 DRAFT.PDF](#)

II. JUNE 13, 2023 DRAFT MEETING MINUTES

Documents:

[SRC MIN 06-13-23 DRAFT.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. OGUNQUIT RIVER INN

17 Post Road, LLC c/o Ryan Amin, owner; Polly Amin, applicant. Site Plan Amendment Application seeking after the fact approval to add two 9' x 9' patios, one 8' x 8' deck, and one 16' x 25' deck. No change in use to the existing Hotel/Motel use which consists of 80 one-bedroom hotel units and 1 manager's dwelling unit. The property is located within the General Business District, Residential A District and 75' Shoreland Overlay District. The property is located at 17 Post Road and is identified as Tax Map 102, Lot 5. **Workshop completeness and compliance**

Documents:

[OGUNQUIT RIVER INN AMEND APP MEMO 07-21-23.PDF](#)
[OGUNQUIT RIVER DRAFT 072123.PDF](#)

II. CHICK CROSSING VILLAGE

Seacoast Acquisitions, LLC, owner/applicant; Corner Post Land Surveying, Inc. agent. Final Subdivision Application for a 20 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The property is located within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. No development is proposed within

the Aquifer Protection or Shoreland Overlay Districts. Tax Map 83, Lot 8. **Comment on Final Subdivision Application for Planning Board**

Documents:

[CHICK CROSSING VILLAGE FINAL APP MEMO 07-06-23.PDF](#)
[COMMENT RESPONSE LETTER 7-19-2023.PDF](#)
[2021100 FINAL SHEET3 07-14-2023.PDF](#)

III. ROLLING WOODS PRESERVE SUBDIVISION

Jackson Drysdale & Associates, LLC, owner/applicant; Sebago Technics, engineer. Final Subdivision Application for a 17 lot/dwelling unit Residential Cluster major subdivision with private roadway and Open Space to be developed on 23.38 acres of land. The property is located within the Residential A and Rural Districts. The property is located off Sanford Road and is identified as Tax Map 67, Lot 3. **Comment on Final Subdivision Application for Planning Board**

Documents:

[ROLLING WOODS PRESERVE FINAL APP MEMO 06-22-23.PDF](#)
[2021115 FINAL PLAN COLOR_20230712_.PDF](#)

IV. 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. **Comment on Preliminary Subdivision Application for Planning Board**

Documents:

[BRAGDON MEADOWS PRELIM MAJOR APP MEMO 07-20-23.PDF](#)
[2023-07-10 TOWN PRELIM SUBDIVISION APPLICATION.BRAGDONMEADOWS_220840.PDF](#)
[220840 CIVIL PLAN SET_BRAGDON MEADOWS.PDF](#)

OTHER BUSINESS

ADJOURN