



# TOWN OF WELLS, MAINE PLANNING BOARD

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

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

### **MINUTES**

#### **I. JULY 24, 2023 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 07-24-23 DRAFT.PDF](#)

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

#### **I. 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.

##### **DOCUMENTS:**

[PB MEMO RE ROLLING WOODS PRESERVE FINAL PH 08-02-23.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. CARRIAGE HOUSE MOTEL**

Carriage House Mote, Cottages, & Suites, LLC, owner; Chris Cannon, architect; Doug Gaines, applicant; Frank Emery, surveyor. Site Plan Pre-Application seeking approval to add 6 motel units; add 4 units (dwelling or motel to be clarified) within the Main House structure; relocate the pool, shuffleboard court, dumpster, motel units 8 and 9 and motel units 1 and 2; additional parking and parking reconfiguration is also proposed. The property has approval for 23 non-conforming motel units and 1 dwelling unit. The property is a Lodging Facility. The property is located off 1404 Post Road and is within the General Business and 75' Shoreland Overlay District. Tax Map 129, Lot 14. **Receive Site Plan Pre-Application, review initial comments, determine if a site walk is to be scheduled**

##### **DOCUMENTS:**

CARRIAGE HOUSE MOTEL PRE-APP MEMO 08-03-23.PDF  
19197-29 DEED TO CARRIAGE HOUSE.PDF  
CARRIAGE HOUSE PREAPP.PDF  
CARRIAGE HOUSE DRAFT PLAN.PDF

## II. 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. **Workshop public comments and draft compliance**

### DOCUMENTS:

ROLLING WOODS PRESERVE FINAL APP MEMO 08-03-23.PDF  
ROLLING WOODS MGL STORMWATER MEMO 08-04 -23.PDF  
ROLLING WOODS COST EST MEMO 8-3-23.PDF  
ROLLING WOODS FINAL COMPLETENESS 08-03-23.PDF  
ROLLING WOODS PRESERVE ART VII (145-49) RESIDENTIAL  
CLUSTER CHECKLIST 08-03-23.PDF  
MDOT APPROVAL EMAIL.PDF  
ROUTE109\_FINAL\_2023-03-27.PDF  
ROLLING WOODS PRIVATE WAY MAINTENANCE AG.PDF  
ROLLING WOODS BYLAWS.PDF  
ROLLING WOODS DECLARATIONS.PDF  
ROLLING WOODS ARTICLES OF INCORP.PDF  
DRAFT SAMPLE DEED.PDF  
DRAFT FIRE CISTERN EASMENT.PDF  
DRAFT DRAINAGE EASMENT.PDF  
2021115 FINAL PLAN COLOR\_20230712\_.PDF

## III. 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. **Report site walk results, workshop completeness and determine public hearing**

### DOCUMENTS:

BILLS LANE PIT APP MEMO 08-04-23.PDF  
BILLS LANE PIT SITE WALK MEMO 08-04-23.PDF  
BILLS LANE PIT DRAFT COMPLETENESS 08-04-23.PDF  
BILLS LANE PIT ART VII (145-53) MINERAL EXTRACTION 08-04-23.PDF  
20230803-2219101-SITE-EXPANSION-C1.PDF

## IV. 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. **Workshop final completeness and determine final public hearing**

### DOCUMENTS:

CHICK CROSSING VILLAGE FINAL APP MEMO 08-03-23.PDF  
CHICK CROSSING FINAL COMPLETENESS DRAFT 08-03-23.PDF  
6903PRELIMTPLOGSB.PDF  
DRAINAGE AND FIRE ESMT DRAFT.PDF  
REVISED ARC PLAN SET, CHICK CROSSING VILLAGE.PDF  
COMMENT RESPONSE LETTER 7-19-2023.PDF  
CHICK CROSSING VILLAGE STORMWATER REPORT BINDER REV.-1  
JULY 2023.PDF

#### **V. ANCHOR INN**

Four Twenty Four Post Road, LLC, owner/ applicant. Geoff Aleva, Civil Consultants, engineer/agent. Site Plan Amendment Application to eliminate the 16 “cottage” motel units and construct a new 3-story, 51 unit, Hotel/Motel building and to expand parking. The existing motel units (54 total) in buildings A, B, D, and E to remain. The office/dwelling unit to remain as well as the pool and pool building. The property is a Lodging Facility to consist of a total of 105 motel units and is located off 424 Post Road. The property is within the General Business District and is identified as Map 27, Lot 4 which is a condominium unit on the 58 acre parcel of land that Map 27, Lot 4-1 also is a condominium unit of. **Workshop completeness and determine public hearing if appropriate**

#### **DOCUMENTS:**

ANCHOR INN SITE PLAN AMEND APP MEMO 08-04-23.PDF  
ACHOR INN STORMWATER MEMO 08-04 -23.PDF  
ANCHOR INN ART VII (145-52) LODGING FACILITIES 08-04-23.PDF  
ANCHOR INN COMPLETENESS 08-02-23.PDF  
20230613-1711700-HOTEL-SITE-OPT-1-L1-L3\_D1-D3.PDF  
20230501-1711700-SITELOCAPP(AMEND).PDF  
20230522-1711700-DEP\_STORMWATER\_FULLL.PDF

#### **OTHER BUSINESS**

#### **ADJOURN**