



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, August 21, 2023, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

### MINUTES

#### I. AUGUST 7, 2023 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 08-07-23 DRAFT.PDF](#)

### PUBLIC HEARING(S)

#### I. 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.

##### DOCUMENTS:

[CHICK CROSSING FINALPH COMMENTS 081623.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. 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 public hearing comments and draft compliance/ Final Findings of Fact & Decisions**

##### DOCUMENTS:

[CHICK CROSSING VILLAGE FINAL APP MEMO 08-17-23.PDF](#)  
[COMMENT RESPONSE LETTER 7-19-2023.PDF](#)

6903PRELIMTPLOGSB.PDF  
REVISED ARC PLAN SET, CHICK CROSSING VILLAGE.PDF  
CHICK CROSSING VILLAGE STORMWATER REPORT BINDER REV.-1  
JULY 2023.PDF

## II. 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. **Report site walk results and offer initial review comments**

### DOCUMENTS:

CARRIAGE HSE SITE WALK MEMO 08-17-23.PDF  
MEMO 1404 POST RD CARRIAGE HOUSE (002).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. **Workshop compliance/ Final Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

PB MEMO RE ROLLING WOODS PRESERVE POSTPONE 08-17-23.PDF

## IV. 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. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

### DOCUMENTS:

BILLS LANE PIT APP MEMO 08-16-23.PDF  
BILLS LANE PIT DRAFT COMPLIANCE AND FOF 08-16-23.PDF  
20230816-2219101-BILLS LANE PIT SITE PLAN REV 2.PDF  
SEALED SURVEY PLAN - CLUFF PIT.PDF

## V. BURNT MILL ESTATES (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 08-14-23.PDF](#)  
[BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 08-17-23.PDF](#)  
[B MILL DOC REVIEW MEMO 8-14-23.PDF](#)  
[OPEN SPACE EASEMENT DEED - BURNT MILL REV. 8.15.23.PDF](#)  
[DRAINAGE EASEMENT DEEDS - REV. 8.10.23.PDF](#)  
[20019 PERFORMANCE GUARANTEE QUANTITIES 08-14-23.PDF](#)  
[BURNT MILL NO-GOLF FULL PLAN SET 08-18-2023.PDF](#)

**VI. LITTLEFIELD LANDING**

Robert Kammerer, Rose Anna Racanielle, and Robert Duffy, owners; Big Ledge, LLC, applicant; Sebago Technics, engineer. Preliminary Subdivision Application for a 5 lot/ single family dwelling major subdivision with private right-of-way on 5.7 acres of land. The property is located in the Residential A District and is off 941 Littlefield Road. Tax Map 25, Lot 31-A. **Workshop completeness and consider scheduling preliminary public hearing**

**DOCUMENTS:**

[LITTLEFIELD LANDING PRELIM MAJOR APP MEMO 08-17-23.PDF](#)  
[LITTLEFIELD LANDING DRAFT PRELIM COMPLETENESS 08-17-23.PDF](#)  
[BEMIS PS EXT.PDF](#)  
[ADDENDUM AND PS FOR BEMIS LAND.PDF](#)  
[LITTLEFIELD LANDING COMPILED PLAN SET 08-08-23.PDF](#)  
[LITTLEFIELD LANDING COMPILED COMMENT RESPONSE 08-07-23.PDF](#)

**VII. 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. **Workshop completeness and consider a preliminary public hearing**

**DOCUMENTS:**

[BRAGDON MEADOWS PRELIM MAJOR APP MEMO 08-16-23.PDF](#)  
[BRAGDON MEADOWS PRELIM SUB COMPLETENESS 08-16-23.PDF](#)  
[ROAD NAME APPROVAL 08-04-23.PDF](#)  
[BRAGDON MEADOWS COMMENT RESPONSE MATERIALS 2023-08-08.PDF](#)  
[BRAGDON MEADOWS REVISED PLAN SET 2023-08-15.PDF](#)

**VIII. PUBLIC SAFETY PARKING LOT**

Town of Wells, owner/applicant. Site Plan Amendment Application seeking approval to alter the completion date of the Municipal Facility parking lot from August 19, 2023 to

August 19, 2025. The property is located off Main Street and Davis Street. The property is located within the Residential A District. Tax Map 135, Lot 42- EXE. **Receive Site Plan Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance and Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

[PUBLIC SAFETY PARKING LOT MEMO 08-16-23.PDF](#)  
[PUBLIC SAFETY PARKING LOT COMPLETENESS 08-16-23.PDF](#)  
[PUBLIC SAFETY PARKING LOT DRAFT COMPLIANCE FOF 08-16-23.PDF](#)  
[PUBLIC SAFETY PARKING LOT DRAFT PLAN 081623.PDF](#)

**OTHER BUSINESS**

**ADJOURN**