



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, September 11, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. AUGUST 21, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 08-21-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE LITTLEFIELD LANDING PRELIM PH 09-05-23.PDF](#)

II. 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.

DOCUMENTS:

[BRAGDON MEADOWS PH COMMENTS 090823.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. POST ROAD LIFE CARE FACILITY

719 Post Road, LLC & 703 Post Road LLC, owners; Seacoast Land Acquisitions, LLC, applicant; Sebago Technics, agent. Site Plan Pre-Application and Subdivision Pre-Application for a 29 unit Elderly Housing Life Care Facility on 4.5 acres of land with a therapy building, pool and associated infrastructure. The properties are located

within the General Business District and are identified as Tax Map 117, Lot 61 and 63.

Receive the Site Plan Pre-Application and Subdivision Pre-Application and schedule a site walk

DOCUMENTS:

[POST ROAD LIFE CARE SUB AND SITE PRE-APP MEMO 09-05-23.PDF](#)
[20203-08-14_SKETCH PLAN APPLICATION2.PDF](#)
[230397 RENDERED SKETCH PLAN 23-10-8.PDF](#)

II. A JOYFUL NOISE

Jamie Wright/ GBS Realty, owner; Rachel Chaisson, applicant; David Graham, architect. Site Plan Amendment Application to convert 6,800 SF of the existing structure into a Daycare Center use. The existing retail business use to remain. A 5,940 SF outdoor playground area is also proposed and parking lot reconfiguration. The property is located at 2128 Post Road and is within the General Business District. Tax Map 147, Lot 2. **Receive Site Plan Amendment Application and schedule a site walk**

DOCUMENTS:

[AJOYFUL NOISE AMEND APP MEMO 09-06-23.PDF](#)
[JOYFUL NOISE_PROPOSED SITE PLAN 082823.PDF](#)
[SITE PLAN APPLICATION 2128 POST RD. WELL.PDF](#)
[WSDCAPACITYLETTER-AJOYFULNOISE-2128POSTRD-147-002.PDF](#)

III. 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 public hearing comments and draft Preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[LITTLEFIELD LANDING PRELIM MAJOR APP MEMO 09-06-23.PDF](#)
[LITTLEFIELD LANDING PRELIM FOF 09-06-23.PDF](#)
[L LANDING STORMWATER MEMO 9-7-23.PDF](#)
[LITTLEFIELD LANDING COMPILED PLAN SET 08-08-23.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. **Workshop public hearing comments and draft Preliminary Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[BRAGDON MEADOWS PRELIM MAJOR APP MEMO 09-07-23.PDF](#)
[BRAGDON MEADOWS PRELIM FOF DRAFT 09-07-23.PDF](#)
[MGL STORMWATER MEMO 09-08 -23.PDF](#)
[VISUAL SCREEN EXAMPLE.PDF](#)
[BRAGDON MEADOWS COMMENT RESPONSE MATERIALS 2023-08-08.PDF](#)
[BRAGDON MEADOWS REVISED PLAN SET 2023-08-15.PDF](#)

V. 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 09-07-23.PDF](#)
[BURNT MILL AMEND DRAFT COMPLIANCE AND FINAL FOF 09-07-23.PDF](#)
[BURNT MILL NO-GOLF FULL PLAN SET 08-18-2023.PDF](#)
[WOODS TRAIL PLANS 2023-03-09.PDF](#)

VI. 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:

[ROLLING WOODS PRESERVE FINAL APP MEMO 09-08-23.PDF](#)
[ROLLING WOODS FINAL COMPLETENESS 09-08-23.PDF](#)
[ROLLING WOODS FINAL DRAFT COMPLIANCE FOF 09-08-23.PDF](#)
[ROLLING WOODS COST REVIEW MGL MEMO 09-8-23.PDF](#)
[ROLLING WOODS COST ESTIMATE 08-31-23.PDF](#)
[ROLLING WOODS FINAL SUBDIVISION PLANS 09-07-2023.PDF](#)
[2023-09-07 ROLLING WOODS REV 3 PLANS.PDF](#)
[2023-08-31 COMMENT RESPONSE LETTER.PDF](#)
[2023-08-16 RESPONSE LETTER.PDF](#)

VII. 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 Compliance and draft Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[PB MEMO RE CHICK CROSSING VILLAGE 09-07-23.PDF](#)

VIII. RACHEL CARSON ESTATES SUBDIVISION

Cathleen & John Line, owners/applicants; Attar Engineering Inc, agent. Final Subdivision Amendment Application to convey 1,693.1 SF of land from Lot 47 (lot #7 on subdivision plan) owned by Anne Carvajal to abutting lot 50 and establish new lot lines between Lot 47 and lot 50. The lots are located within the Residential D District. Lot 47 is located off Shady Lane and Lot 50 is located at 21 Shady Lane. Tax Map 141, Lot 47 and 50. **Receive Final Subdivision Amendment Application, determine a site walk, workshop completeness, determine if a public hearing is to be scheduled, workshop draft compliance/ Findings of Fact & Decisions if appropriate**

DOCUMENTS:

[RACHEL CARSON ESTATES AMEND APP MEMO 09-08-23.PDF](#)
[RACHEL CARSON ESTATES ART V \(145-23\) RES D DIST 09-07-23.PDF](#)
[RACHEL CARSON ESTATES DRAFT COMPLETENESS 09-07-23.PDF](#)
[2023-08-29 RCE_AMD PLAN.PDF](#)
[2023-08-29 SUBDIVISION AMENDMENT APPLICATION.PDF](#)

OTHER BUSINESS

I. SRC AND CEO SITE PLAN APPROVALS

DOCUMENTS:

[09-06-23 SRC AGENDA.PDF](#)

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