



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, September 25, 2023, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

### **MINUTES**

#### **I. SEPTEMBER 11, 2023 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 09-11-23 DRAFT.PDF](#)

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

## **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT**

York Building & Design Center, Inc, owner; Attar Engineering, agent/engineer. Final Subdivision Amendment Application to create an easement for existing Golf Course encroachments by Old Marsh. No change is proposed to the 46 approved dwelling units. The Subdivision is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. The property is located off Route 9/ Fieldside Lane and is identified as Tax Map 32, Lot 13. **Receive Subdivision Amendment and schedule a site walk**

##### **DOCUMENTS:**

[FAIRWAY VIEW VILLAGE SUBDIVISION FINAL AMEND MEMO 09-20-23.PDF](#)  
[FVV AMEND APPLICATION ATTACHMENTS 06JUN2023.PDF](#)  
[FVV AMEND EASEMENT PLAN 06JUN2023.PDF](#)

#### **II. OLD MARSH GOLF CLUB/ SUBDIVISION AMENDMENT**

Old Marsh Condominium, owner; Attar Engineering, agent/engineer. Final Subdivision Amendment and Site Plan Amendment Application to resolve golf course encroachments by Old Marsh onto abutting parcel of Fairway View Village. No change is proposed to the 131 approved dwelling units in the subdivision. The Subdivision is located within the Rural, Residential A, Resource Protection, 250' and 75' Shoreland Overlay Districts. The property is located off Littlefield Road/ Clubhouse Road and is identified as Tax Map 33, Lot 1. **Receive Subdivision Amendment and Site Plan Amendment and schedule a site walk**

##### **DOCUMENTS:**

OLD MARSH SUBDIVISION FINAL AMEND AND SITE PLAN AMEND  
MEMO 09-20-23-R.PDF  
OLD MARSH AMEND APPLICATION ATTACHMENTS 12SEPT2023.PDF  
OLD MARSH EASEMENT PLAN 12SEP2023.PDF

### III. 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. **Report the Site Walk Results**

#### DOCUMENTS:

PB MEMO RE POST ROAD LIFE CARE FACILITY SITE WALK 09-20-23.PDF  
POST ROAD LIFE CARE FACILITY PUBLIC COMMENT SBUTLER 09-22-23.PDF

### IV. 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. **Report the Site Walk Results, workshop completeness and schedule a public hearing**

#### DOCUMENTS:

AJOYFUL NOISE AMEND APP MEMO 09-22-23.PDF  
A JOYFUL NOISE DRAFT COMPLETENESS 09-22-23.PDF  
JOYFUL NOISE\_PROPOSED SITE PLAN 091823REV1.PDF

### V. 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 Preliminary Findings of Fact & Decisions for possible approval**

#### DOCUMENTS:

BRAGDON MEADOWS PRELIM MAJOR APP MEMO 09-21-23.PDF  
BRAGDON MEADOWS PRELIM FOF DRAFT 09-21-23.PDF  
220840 RESPONSE LETTER 2023-09-18.PDF  
220840 BRAGDON MEADOWS PLAN SET\_COMPILED.PDF

### VI. LITTLEFIELD LANDING

Robert Kammerer, Rose Anna Racanielle, and Robert Duffy, owners; Big Ledge, LLC, applicant; Sebago Technics, engineer. Final 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. **Receive Final Subdivision Application, workshop compliance with preliminary conditions of approval, workshop draft final completeness**

**DOCUMENTS:**

LITTLEFIELD LANDING FINAL APP MEMO 09-20-23.PDF  
LITTLEFIELD LANDING FINAL COMPLETENESS 09-20-23.PDF  
0 COVER LETTER.PDF  
220843 FINAL SUBDIVISION APPLICATION 09-12-23.PDF  
220843 CORNER POST PLANS 09-12-23.PDF

**VII. 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. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

**DOCUMENTS:**

RACHEL CARSON ESTATES AMEND APP MEMO 09-22-23.PDF  
RACHEL CARSON ESTATES DRAFT COMPLETENESS 09-21-23.PDF  
RACHEL CARSON ESTATES DRAFT COMPLIANCE FOF 09-21-23.PDF  
REVISED 9-14-2023 RCE\_BASE SUBD.PDF

**OTHER BUSINESS**

**I. APPLICATION EXTENSIONS (60 DAY) TO BE CONSIDERED.**

- a. Dells Downeast Subdivision
- b. Anchor Inn Site Plan Amendment
- c. Beaches

**DOCUMENTS:**

PB MEMO RE EXTENSIONS AND WITHDRAWALS 09-20-23.PDF

**II. APPLICATIONS CONSIDERED WITHDRAWN:**

- a. Sea Vu West Site Plan Amendment
- b. Alrig Development

**DOCUMENTS:**

PB MEMO RE EXTENSIONS AND WITHDRAWALS 09-20-23.PDF

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