



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, October 31, 2022, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. OCTOBER 17, 2022 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 10-17-22 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. BILLS LANE PIT

Swan Brooks Holdings LLC, owner/applicant. Geoff Aleva, Civil Consultants, engineer/agent. Site Plan Amendment Application to obtain after the fact approval for land conveyances and lot line changes. 4.773 acres of land was acquired from an abutter and two 2.307 acre parcels (A and B) were divided off. The parcel to become 31.909 acres in size with 17.85 acres of Mineral Extraction use. No change to the limits of the mineral extraction on the property. The property is located off Bills Lane and is within the Rural District. Tax Map 47, Lot 39.

DOCUMENTS:

[PB MEMO RE BILLS LANE PIT PH 10-24-22.PDF](#)

[BILLS LANE PIT PUBLIC COMMENT SADAMOWSKI 10-25-22.PDF](#)

II. 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.

DOCUMENTS:

[BURNT MILL EMAILS WITH RESIDENTS RE PEDESTRIAN EASEMENT 10-24 TO 10-26-22.PDF](#)

[BURNT MILL EMAIL MGL REPLY TO HHEINS 10-26-22.PDF](#)

[PB MEMO RE BURNT MILL \(REMOVE GOLF COURSE\) PH 10-24-22.PDF](#)

[BURNT MILL PUBLIC COMMENT 10-21-22.PDF](#)
[BURNT MILL COMMENT 10-14-22.PDF](#)
[BURNT MILL HHEINS PUBLIC COMMENTS 10-16-22.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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 public hearing comments**

DOCUMENTS:

[BURNT MILL ESTATES AMEND MEMO 10-25-22.PDF](#)
[TRAIL-PEDESTRIAN ESMT PLANS B MILL.PDF](#)
[BURNT MILL S-1 NO GOLF R-4 07-05-2022.PDF](#)
[BURNT MILL S-2 NO GOLF R-4 07-05-2022.PDF](#)
[BURNTMILL LOT 6 MARKUP 101322.PDF](#)

II. BILLS LANE PIT

Swan Brooks Holdings LLC, owner/applicant. Geoff Aleva, Civil Consultants, engineer/agent. Site Plan Amendment Application to obtain after the fact approval for land conveyances and lot line changes. 4.773 acres of land was acquired from an abutter and two 2.307 acre parcels (A and B) were divided off. The parcel to become 31.909 acres in size with 17.85 acres of Mineral Extraction use. No change to the limits of the mineral extraction on the property. The property is located off Bills Lane and is within the Rural District. Tax Map 47, Lot 39. **Workshop public hearing comments and compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[BILLS LANE PIT APP MEMO 10-25-22.PDF](#)
[BILLS LANE PIT DRAFT COMPLIANCE AND FOF 10-25-22.PDF](#)
[20221017-2219100-SITE PLAN-REV2.PDF](#)

III. 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. **Report results of site walk**

DOCUMENTS:

[ANCHOR INN SITE WALK MEMO 10-25-2022.PDF](#)
[20221003-1711700-HOTEL-EXPANSION-SK.PDF](#)

IV. HOLIDAY INN EXPRESS

Redwoods Resorts Wells, LLC, owner/applicant; Geoffrey Aleva, agent. Site Plan Amendment Application seeking approval for a 620 SF patio addition, plant tree(s) to address removal of required tree and missing tree along Mile Road; address completion of Mile Road sidewalk; and address accent lighting. No change in use proposed; the 60 unit Hotel/Motel (lodging facility) and 60 seat Standard Restaurant use remain as approved. The property is located off 28 Mile Road and is within the General Business District. Tax Map 123, Lot 86. **Workshop draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[HOLIDAY INN EXPRESS AMEND MEMO 10-26-22.PDF](#)
[20221024-1715602S-2022-AMENDED-SITE-PLAN-REV-1.PDF](#)

V. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Final Subdivision Application for a 2 lot/ 10 dwelling unit subdivision on 10.6 acres of land. Lot 1 to consist of one single family dwelling. Lot 2 to consist of three 3-unit multifamily dwellings, open space and private roadway (Multifamily Development). The property is located within the Residential A District and is located off Sanford Road near the Bragdon Road intersection. Tax Map 55, portion of Lot 13-EXE and Lot 14-EXE. **Receive Final Subdivision Application, review compliance with conditions of preliminary approval, and workshop draft final completeness, and schedule a final public hearing**

DOCUMENTS:

[THE TIMBERS FINAL APP MEMO 10-28-22.PDF](#)
[THE TIMBERS DRAFT FINAL COMPLETENESS 10-27-22.PDF](#)
[THE TIMBERS STORMWATER MANAGEMENT DESIGN AND ANALYSIS MEMO 10-28-22.PDF](#)
[2022-004 THE TIMBERS COST ESTIMATE REV1.PDF](#)
[THE TIMBERS DEED DOCUMENT REVIEW MEMO 10-27-22.PDF](#)
[2022-004 THE TIMBERS SAMPLE DEED LOT 1.PDF](#)
[TIMBERS-WELLS ER.PDF](#)
[E3 20221013 22407 - THE TIMBERS HYDRAULICSHYDROLOGY.PDF](#)
[TIMBERS E1 041822 A.PDF](#)

VI. TNN REALTY PARKING LOT

TNN Realty, LLC owner. Site Plan Application for a commercial parking lot. Property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 11-4B. **Receive Site Plan Application and workshop draft completeness**

DOCUMENTS:

[TNN REALTY PARKING LOT APP MEMO 10-26-22.PDF](#)
[TNN REALTY PARKING LOT DRAFT COMPLETENESS 10-25-22.PDF](#)
[WILLIE HILL RD SITE PLAN APP TNN REALTY SUBMISSION PACKET 10-7-22.PDF](#)
[WILLIE HILL RD SITE PLAN APP TNN REALTY PLAN SET 10-7-22.PDF](#)

OTHER BUSINESS

I. SIGN BOLDUC SUBDIVISION PLAN APPROVED 9/26/22

II. CEO & SRC SITE PLAN APPLICATIONS

DOCUMENTS:

10-25-22 SRC AGENDA.PDF
WELLS RESERVE AMD FOF SIGNED 10-17-22.PDF

III. CONSIDER GRANTING 60 DAY EXTENSIONS

DOCUMENTS:

PB MEMO RE EXTENSIONS TO BE CONSIDERED 10-24-22.PDF

ADJOURN