



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, November 6, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. OCTOBER 16, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 10-16-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. LITTLEFIELD LANDING

Big Ledge, LLC, owner/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.

DOCUMENTS:

[PB MEMO RE LITTLEFIELD LANDING FINAL PH 10-30-23.PDF](#)

II. 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.

DOCUMENTS:

[PB MEMO RE ANCHOR INN PH 10-30-23.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. FISHERMAN'S CATCH RESTAURANT

Cardinali's Real Estate, LLC, owner; Ned Cardinali, applicant; Sebago Technics, agent. Site Plan Pre-Application Amendment to construct a 1,257 SF deck off the back of the existing Standard Restaurant for 46 additional seats; new deck to include restrooms; a 16' x 16' building addition is proposed; new parking spaces and parking layout changes proposed; a future two-family dwelling is proposed. The property is located at 134 Harbor Road and is located within the General Business and 250' Shoreland Overlay District. Tax Map 135, Lot 23-A. **Receive Site Plan Pre-Application and schedule a site walk.**

DOCUMENTS:

[FISHERMANS CATCH SITE PLAN AMEND PRE- APP 10-30-23.PDF](#)
[220828 SKETCH PLAN 23-10-16.PDF](#)
[220828 SKETCH PLAN 23-10-24.PDF](#)

II. DRAKES STATION LIFE CARE FACILITY HOUSING

Drakes Station, LLC; owner/applicant; Geoffrey Aleva, agent. Site Plan Pre-Application and Subdivision Pre-Application for a 46 congregate housing units within a Life Care Facility on 9.22 acres of land. Parking, amenities, open space and infrastructure proposed. The property is located at 2030 Post Road and is within the General Business and Residential-Commercial Districts. Tax Map 143, Lot 10 and Map 144, Lot 1. **Receive Site Plan Pre-Application and Subdivision Pre-Application and schedule a site walk.**

DOCUMENTS:

[DRAKES STATION LIFE CARE SUB AND SITE PRE-APP MEMO 10-30-23.PDF](#)
[20231020-2212600-SUBDIVISIONANDSITEPLAN-PRE-APPLICATION-FULL.PDF](#)

III. LITTLEFIELD LANDING

Big Ledge, LLC, owner/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. **Comments from public hearing, workshop compliance / Final Findings of Fact & Decisions for possible approval.**

DOCUMENTS:

[LITTLEFIELD LANDING FINAL APP MEMO 11-01-23.PDF](#)
[MGL STORMWATER MEMO UPDATE 11-02-23.PDF](#)
[LITTLEFIELD LANDING FINAL COMPLETENESS 11-01-23.PDF](#)
[LITTLEFIELD LANDING FINAL FOF DRAFT 11-01-23.PDF](#)
[231031 LITTLEFIELD LANDING DRAINAGE MEMO.PDF](#)
[REVISED PLANS 10-20-23.PDF](#)
[23-005 GRADING.PDF](#)
[23-005 STORMWATER REPORT BINDER.PDF](#)

IV. 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 public comments and review draft compliance, continue workshop.**

DOCUMENTS:

[ANCHOR INN SITE PLAN AMEND APP MEMO 11-02-23.PDF](#)
[ACHOR INN STORMWATER MEMO 11-02-23.PDF](#)
[ANCHOR INN COMPLETENESS 10-31-23.PDF](#)
[20230807-1711700-STORMWATER-RESPONSE-FULL.PDF](#)
[20230905-1711700-ANCHOR-INN-REVIEW-SET.PDF](#)
[20221130-1711700S-EX-1D-REV2.PDF](#)

V. DANIS - 1922 POST ROAD SUBDIVISION

Thomas Danis, owner; Green & Company Real Estate, applicant; Greenman-Pedersen, Inc. agent. Subdivision Pre-Application for a 20 dwelling unit major subdivision on 9.01 acres of land (Multifamily Development). The subdivision is located within the Residential Commercial and 75' Shoreland Overlay District. The property is located off 1922 Post Road and is identified as Tax Map 143, Lot 4. **Report Site Walk Results.**

DOCUMENTS:

[DANIS 1922 POST ROAD SUB SITE WALK MEMO 10-30-23.PDF](#)

VI. BRAGDON MEADOWS SUBDIVISION

Home Innovations, Inc. owner; Big Ledge, LLC applicant. Subdivision Pre-Application for an 11 lot/dwelling unit Residential Cluster Development on 24.97 acres with Open Space. Subdivision is located off Bragdon Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 30, Lot 16 **Workshop compliance with preliminary conditions of approval, workshop final completeness and consider scheduling a final public hearing.**

DOCUMENTS:

[BRAGDON MEADOWS FINAL APP MEMO 10-31-23.PDF](#)
[BRAGDON MEADOWS FINAL COMPLETENESS 10-31-23.PDF](#)
[DOC.PDF](#)
[19309-197 WELL_WATERLINE EASEMENT.PDF](#)
[19309-199 MOBILE HOME PARK.PDF](#)
[220840 FINAL REVISED PLAN SET_COMPILED.PDF](#)
[220840 COMMENT RESPONSE_BINDER.PDF](#)

VII. SEAHORSE RESORT

Post Road Cottages, LLC, owner/applicant; Henry Hess of Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed for motel guests. The single family dwelling unit to be renovated. The property is located off 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[PB MEMO RE SEAHORSE RESORT 11-02-23.PDF](#)
[NAE-2023-01186-PERMIT.PDF](#)
[FIRE CHIEF 10-17-23.PDF](#)
[KKW APPROVAL.PDF](#)
[MDEP MEMO 10-9-23.PDF](#)
[21-195-C100 C100 \(1\).PDF](#)
[21-195-C100 C101 \(1\).PDF](#)
[21-195-C100 C102 \(1\).PDF](#)
[21-195-C100 C103 \(1\).PDF](#)

VIII. 35 LITTLEFIELD ROAD RESTAURANT

35 Littlefield Road, LLC, owner/applicant; Walsh Engineering Associates, Inc. agent. Site Plan Application for a 3,168 SF Standard Restaurant use for 84 seats and associated parking. The Restaurant is proposed on a portion of the 1.90 acre parcel of land located at 35 Littlefield Road. The property is located within the General Business District and is identified as Tax Map 117, Lot 31. **Report Site Walk Results and Workshop initial Completeness Review.**

DOCUMENTS:

[35 LITTLEFIELD ROAD RESTAURANT APP MEMO 10-30-23.PDF](#)
[35 LITTLEFIELD ROAD SUB AND RESTAURANT SITE WALK MEMO 10-30-23.PDF](#)

IX. 35 LITTLEFIELD ROAD SUBDIVISION

35 Littlefield Road, LLC, owner/applicant; Walsh Engineering Associates, Inc. agent. Minor Subdivision Application for 4 single-family dwelling units on 1.90 acre parcel of land (Multifamily Development). The property is located at 35 Littlefield Road. The property is located within the General Business District and is identified as Tax Map 117, Lot 31. **Report Site Walk Results and Workshop initial Completeness Review.**

DOCUMENTS:

[35 LITTLEFIELD ROAD SUBDIVISION APP MEMO 10-30-23.PDF](#)
[35 LITTLEFIELD ROAD SUB AND RESTAURANT SITE WALK MEMO 10-30-23.PDF](#)

X. 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. **Results of site walk and completeness review and determine a public hearing.**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE SUBDIVISION FINAL AMEND MEMO 10-30-](#)

XI. 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. **Results of site walk and completeness review and determine a public hearing.**

DOCUMENTS:

OLD MARSH SUBDIVISION FINAL AMEND AND SITE PLAN AMEND
MEMO 10-30-23.PDF

OTHER BUSINESS

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