



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, November 20, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. NOVEMBER 6, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MEMO RE PB MINUTES 11-09-23.PDF](#)

PUBLIC HEARING(S)

I. BRAGDON MEADOWS SUBDIVISION

Home Innovations, Inc. owner; Big Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent. Final 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 FINALPH COMMENTS 111423.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. BELLE OF MAINE

Belle of Maine Condominium Association, LLC, owner/applicant. Frank Emery, agent. Site Plan Amendment application seeking approval to add a dumpster location within the Lodging Facility buffer. The amended plan also depicts the new sign location, propane tanks, and alters notes and details on the plan. The property is located at 1139 Post Road and is within the General Business and 250' Shoreland Overlay District. Tax Map 123, Lot 76. **Receive Site Plan Amendment and consider scheduling a site walk**

DOCUMENTS:

[BELLE OF MAINE AMEND APP MEMO 11-14-23.PDF](#)
[BELE OF MAINE PLATT AUTHORITY LETTER 2023.PDF](#)
[BELLEOFMECONDOAUG2023 \(2\) \(1\).PDF](#)

II. 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. **Results of site walk.**

DOCUMENTS:

[PB MEMO RE FISHERMANS CATCH 11-14-23.PDF](#)
[220828 SKETCH PLAN 23-10-24.PDF](#)

III. 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. **Workshop compliance items, Review draft Final Findings of Fact for possible approval.**

DOCUMENTS:

[LITTLEFIELD LANDING FINAL APP MEMO 11-17-23.PDF](#)
[LITTLEFIELD LANDING FINAL COMPLETENESS 11-17-23.PDF](#)
[LITTLEFIELD LANDING FINAL FOF DRAFT 11-17-23.PDF](#)
[LITTLEFIELD ROAD COST ESTIMATE 11-17-2023.PDF](#)
[2022077 SUBDIVISION SIG 11-16-2023.PDF](#)
[MGL STORMWATER MEMO UPDATE 11-09-23.PDF](#)
[REVISED STORMWATER REPORT LITTLEFIELD NOV 9 2023.PDF](#)

IV. BRAGDON MEADOWS SUBDIVISION

Home Innovations, Inc. owner; Big Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent. Final 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 comments and workshop compliance items/ draft Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[BRAGDON MEADOWS FINAL APP MEMO 11-17-23.PDF](#)
[BRAGDON MEADOWS FINAL COMPLETENESS 11-17-23.PDF](#)
[BRAGDON MEADOWS COMPLIANCE FINAL FOF DRAFT 11-17-23.PDF](#)
[BRAG MEAD COST EST MEMO 11-09-23.PDF](#)
[220840 REV CONSTRUCTION COST ESTIMATE 2023-11-15.PDF](#)
[220840 REVISED PLAN SET 2023-11-16.PDF](#)

V. 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:

SEAHORSE RESORT SITE PLAN APP MEMO 11-17-23.PDF
SEAHORSE DRAFT COMPLIANCE FOF 11-17-23.PDF
21-195-C100 C101 (1) 11-16-23.PDF
21-195-C100 C102 11-16-23.PDF
21-195-C100 C103 (1) 11-16-23.PDF
SEAHORSEREVIEWCOMMENTS 11-3-23-DRAINAGE-ES UTILITIES.PDF
231108 SEAHORSE PLANSET.PDF
SEAHORSEREVIEWCOMMENTS3-30-22-REPLY 11-7-23 (KB).PDF
HYDROCAD REPORT-PRE 4-24-23.PDF
HYDROCAD REPORT-POST 4-24-23.PDF
SEAHORSEREVIEWCOMMENTS3-30-22-REPLY 11-7-23 KB.PDF
MDEP MEMO 10-9-23.PDF
KKW APPROVAL.PDF
FIRE CHIEF 10-17-23.PDF
NAE-2023-01186-PERMIT.PDF
WETLAND EMAIL 10-12-23.PDF

OTHER BUSINESS

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