



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, June 26, 2023, 7:00 P.M.  
Wells Town Hall  
208 Sanford Road

## CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Brenda Durand, Steve Koeninger, Joshua Lagasse, Paul Baratta, Richard DeBold, Brian Toomey  
Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson

## MINUTES

June 5, 2023

### **MOTION**

Motion by Mr. Koeninger, seconded by Mr. Baratta, to accept the minutes as written. Passed with Mr. DeBold and Mr. Toomey abstaining.

## DEVELOPMENT REVIEW & WORKSHOPS

- I. **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. Report site walk results

Applicant Jason Labonte and Kendra Ramsell of Sebago Technics were present. Mr. Livingston reported on the June 22 site walk which Mr. Baratta, Ms. Durand and Mr. Lagasse attended. Sight distances are good. Culverts will be installed in the driveways along Bragdon Road. Stormwater will be treated with swales and level spreaders. The cluster and subdivision ordinances require shared driveways and utility connections and a street buffer. A fence or vegetation will be added to create a visual screen for the northerly abutter. The developer will establish the buffers and the HOA will maintain them.

Mr. Labonte asked if there could be two driveways close together, rather than a single wide one. The visual screening would be better and turning into the garages would be less awkward with 2 driveways. If the houses were rotated on the site, garage access and driveway plowing would be easier. With a shared driveway, there would be fewer culverts for Public Works to maintain but

1 they would be longer. Mr. Millian asked for an opinion on the new ordinance from the Town  
2 Attorney.

3  
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. DeBold, to get a legal opinion from the Town  
6 Attorney. Passed unanimously.

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8 **II. MARTINEZ ZONING DISTRICT BOUNDARY CHANGE AMENDMENT –**  
9 Greg Martinez/ Manuel Martinez Real Estate Trust, applicant. Request to change the  
10 zoning district boundaries of Lots 2-A, 3-A and 3-B on Map 120 from Residential A  
11 (RA) to General Business (GB), which is the current abutting district per 145-6 of the  
12 Land Use Code. **Make recommendations for the Select Board**

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14 Applicant Greg Martinez and Rob McSorley of Sebago Technics were present. The applicant is  
15 requesting a rezoning so a portion of the parcels would be in the GB Zone. This would provide  
16 room for a children’s playground and additional RV sites. Mr. Koeninger asked how many lots  
17 would be lost if it was converted from Rural to GB. Mr. Toomey asked how many sites are  
18 allowed in the Rural Zone. Mr. Livingston said this is a non-conforming use in the RA Zone and  
19 the RV Park can’t expand there. GB is contrary to the Comprehensive Plan. Lot coverage  
20 restriction was discussed. Any zone change would be up to the voters if the Selectmen vote to  
21 put it on the ballot.

22  
23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. DeBold, to recommend to the Board of Selectmen not  
25 to change the zone. Passed unanimously.

26  
27 **III. YCCC ZONING DISTRICT BOUNDARY CHANGE AMENDMENT & LAND**  
28 **USE TEXT CHANGE AMENDMENT –** Maine Community College System,  
29 applicant. Seeking to amend chapter 145 to allow dormitory housing for YCCC  
30 students as well as for seasonal workforce housing and the amend the Zoning Map to  
31 create a College zone for Map 43, Lot 3-A-EXE. The property is currently zoned Rural  
32 and Residential A. **Review Zoning District Boundary and Land Use Text Change**  
33 **Applications and determine a public hearing**

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35 Chris Burbank, Director of Strategic Initiatives and Partnerships, represented the College. The  
36 Selectmen have received the application for a zone change and forwarded it to the Planning  
37 Board for comment. The text change proposal would allow students to use lodging facilities and  
38 not be limited to the 28 day rule. The proposed map change would create an Overlay District on  
39 College property to construct a dormitory, which could be used for seasonal workforce housing  
40 in summer. The Selectmen were in favor of an Overlay Zone for the dormitory and were split on  
41 the text change allowing students an extended stay in lodging facilities.

42  
43 There are 23 students currently housed in Hampton Inn, subject to the 28 day rule. The school  
44 arranges field trips and other activities when the students have to leave the Inn. As a commuter  
45 school there is a limited area to draw on for students. Offering housing creates opportunities for  
46 students from a broader area. The text change would allow the students to remain in the facility  
47 and not be displaced every 28 days. The Overlay District would provide student housing on site.  
48 During the off season, the dormitory could be used as seasonal workforce housing which is in

1 short supply in the area. A sunset clause would allow the students to use Hampton Inn until the  
2 dormitory is built.  
3 Mr. Toomey asked when the dormitory would be built. The College is hoping for 5 years  
4 depending upon community support and availability of funding. Mr. Millian supported the  
5 dormitory for students, but not as seasonal workforce housing. When the Town wanted to  
6 construct an access road from the school to Mile Road, the College was opposed. Mr. Koeninger  
7 asked about student no-shows. Mr. Burbank said there are standards for GPA and attendance. A  
8 student who fails to meet the standards is subject to removal. The school has a Director and  
9 RA's on site and a safety team. There have been no complaints.

10  
11 **MOTION**

12 Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a public hearing for July 10,  
13 2023. Passed unanimously.

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15 **IV. THE WOODS – Walter Wormwood, owner; Home Innovations, LLC, applicant; Dana**  
16 **Libby, agent. Minor Subdivision Application for two lots/ single family dwellings. The**  
17 **property is located off Bragdon Road within the Rural District. Tax Map 30, Lot 17-2**  
18 **and 17-5. Workshop compliance and Findings of Fact & Decisions for possible**  
19 **approval**

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21 Applicant Jason Labonte and Kendra Ramsell of Sebago Technics were present. The Board  
22 previously voted on most of the compliance items. There is a dry hydrant less than 1 mile away.

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24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. Koeninger, to waive the requirement for on-site fire  
26 protection. Passed unanimously.

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28 **MOTION**

29 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed  
30 unanimously.

31 The Findings of Facts & Decisions were reviewed.

32  
33  
34 Conformance with Comprehensive Plan.

35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.  
37 Passed unanimously.

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39 Retention of open spaces and natural or historic features.

40 **MOTION**

41 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed  
42 unanimously.

43  
44 Blocks

45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall not apply.  
47 Passed unanimously.

1 Lots

2 **MOTION**

3 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standard shall be met. Passed  
4 unananimously.

5

6 Utilities

7 **MOTION**

8 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.  
9 Passed unananimously.

10

11 Required improvements: Monuments, water supply, fire protection, sewage disposal, stormwater  
12 management.

13 **MOTION**

14 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standards shall be met. Passed  
15 unananimously.

16

17 Streets

18 No streets are proposed.

19

20 Land features

21 **MOTION**

22 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standard shall be met.  
23 Passed unananimously.

24

25 §202-13 Performance Guaranties

26 **MOTION**

27 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that the standards shall be met. Passed  
28 unananimously.

29

30 §202-2 Purpose, criteria for approval

31 **MOTION**

32 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the standards shall be met.  
33 Passed unananimously.

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35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve and sign the Findings of Fact &  
37 Decisions and the subdivision plan. Passed unananimously.

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39 **V. SPRINGER SUBDIVISION** – Helen Springer Revocable Real Estate Trust, owner;  
40 Preston Gowen/ Timothy Gowen, applicant; Frank Emery, surveyor. Minor Subdivision  
41 Application seeking approval of 1 lot/dwelling unit. The property is located within the  
42 Rural District and is located off Perry Oliver Road. Tax Map 37, Lot 1G. **Receive**  
43 **Minor Subdivision Application, determine if a site walk is necessary, workshop**  
44 **completeness, determine if a public hearing is to be scheduled, and workshop draft**  
45 **compliance**

46

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1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the minor subdivision application.  
3 Passed unanimously.

4  
5 Applicants Preston Gowen and Timothy Gowen presented their plan to split a parcel on Perry  
6 Oliver Road and Devin Lane. The title company does not recognize a trust composed of  
7 relatives as a family member. The road has been conveyed to the owners of the lots that use it.  
8 Several of the lots have been deeded to relatives, which isn't considered a subdivision. The  
9 Board reviewed completeness.

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11 **MOTION**

12 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that a site walk is not required. Passed  
13 unanimously.

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15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that the Beginning with Habitat  
17 map is acceptable in lieu of a letter from IF&W. Passed unanimously.

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19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. DeBold, to make the Planning Office the completeness  
21 agent. Passed unanimously.

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23 No abutters have objected to the proposal.

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25 **MOTION**

26 Motion by Mr. Toomey, seconded by Mr. Koeninger, to waive the public hearing. Passed  
27 unanimously.

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29 **MOTION**

30 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed  
31 unanimously.

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33 A waiver for on-site fire-protection is requested. There is a cistern at Granite Ridge. The fire  
34 pond at Parker Ridge was recently tested and accepted. Mr. Koeninger recommended getting a  
35 letter from the Fire Chief.

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37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 30 days. Passed  
39 unanimously.

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41 **VI. THE BEACHES** – Australis, LLC, owner; Alex Fabish, applicant. Site Plan  
42 Application for an existing, grandfathered Motel (Lodging Facility) with 17 motel units  
43 and 1 dwelling unit seeking after the fact approval for changes that occurred on the  
44 property without site plan approval including lot coverage additions, changes to  
45 landscaping and buffer/setbacks. The property is located off 773 Post Road. The  
46 property is located within the General Business District and is identified as Tax map  
47 117, Lot 53. **Workshop completeness and consider scheduling a public hearing**  
48

1 Postponed to the next meeting.

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3 **VII. ROLLING WOODS PRESERVE** – Jackson Drysdale & Associates, LLC,  
4 owner/applicant; Sebago Technics, engineer. Final Subdivision Application for a 17  
5 lot/dwelling unit Residential Cluster major subdivision with private roadway and Open  
6 Space to be developed on 23.38 acres of land. The property is located within the  
7 Residential A and Rural Districts. The property is located off Sanford Road and is  
8 identified as Tax Map 67, Lot 3. **Receive Final Subdivision Application and**  
9 **workshop completeness**

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11 **MOTION**

12 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the final subdivision application.  
13 Passed unanimously.

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15 Applicant Mark Patterson and Rob McSorley of Sebago Technics presented the plan for a 17 lot  
16 residential cluster major subdivision. Compliance and completeness items were reviewed.  
17 MDOT has approved the Route 109 improvement plan which added acceleration and  
18 deceleration lanes. Fire protection will be provided by a 30,000 gallon cistern. Construction and  
19 maintenance details have not been provided and the Fire Chief's review is needed. The cost  
20 estimate for the infrastructure has not been provided. The proposed wells for Lots 10 and 12  
21 need to be relocated out of the projected nitrate plumes. All driveways will have on-site turn-  
22 arounds and culverts.

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24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. DeBold, to assign the Planning Office as completeness  
26 agent. Passed unanimously.

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28 **VIII. LITTLEFIELD LANDING** – Robert Kammerer, Rose Anna Racanielle, and Robert  
29 Duffy, owners; Big Ledge, LLC, applicant; Sebago Technics, engineer. Preliminary  
30 Subdivision Application for a 5 lot/ single family dwelling major subdivision with  
31 private right-of-way on 5.7 acres of land. The property is located in the Residential A  
32 District and is off 941 Littlefield Road. Tax Map 25, Lot 31-A. **Receive Preliminary**  
33 **Subdivision Application and workshop completeness**

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35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the preliminary subdivision  
37 application. Passed unanimously.

38  
39 Applicant Jason Labonte and Kendra Ramsell of Sebago Technics presented the plan for a 5 lot  
40 single family dwelling major subdivision. Completeness items were reviewed. The 5.24 acre lot  
41 will be conveyed prior to preliminary approval. One unit on the remaining land lot will have the  
42 plumbing removed and will no longer be a dwelling unit. Test pits and proposed septic boxes are  
43 needed. The hydrogeologic assessment will be provided. The IF&W letter reported no  
44 Blanding's turtles on the site. Snakes were found across the road, and Route 9B provides a  
45 barrier. A hydrant on 9B is available to the Fire Department. Distance to the site and number of  
46 homes served will be determined.

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**MOTION**

Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 60 days. Passed unanimously.

**ADJOURN**

**MOTION**

Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn and sign plans and Findings. Passed unanimously.

**MINUTES APPROVED** July 10, 2023.

**ACCEPTED BY:**

Richard DeBold      Cinndi Davidson  
Richard DeBold, Secretary      Cinndi Davidson, Recorder