



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, July 24, 2023, 7:00 P.M.  
Wells Town Hall  
208 Sanford Road

## 7:00 PM CALL TO ORDER & 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, Brian Toomey

Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson

## MINUTES

July 10, 2023

### **MOTION**

Motion by Mr. Toomey, seconded by Mr. Koeninger, to accept the minutes as written. Passed unanimously.

## DEVELOPMENT REVIEW & WORKSHOPS

- I. **BRIDGE33 CAPITAL** – Wells Plaza II, LLC, owner; Bridge33 Capital, applicant; Acorn Engineering, agent. Site Plan Pre-application for the addition of a 2,275 SF Fast-Food Restaurant with drive-thru and associated parking to be constructed in existing parking area. No change to the existing Wells Plaza uses. The property is located within the General Business District and 250' Shoreland Overlay District. The property is located off Route One and is identified as Tax Map 121, Lot 24. **Report Site Walk Results**

Postponed at the applicant's request.

- II. **BILLS LANE PIT** – Swan Brooks, LLC, owner/ applicant; Geoff Aleva, Civil Consultants, agent. Site Plan Amendment Application seeking approval to expand mineral extraction from 17.85 acres to 22.55 acres on an existing 31.909 acre parcel and to allow screening and crushing activities for the existing Mineral Extraction use. The property is located off Bills Lane and is within the Rural District. Tax Map 47, Lot 39. **Receive Site Plan Amendment Application, Determine a Site Walk and workshop completeness**

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Ms. Durand, to receive the site plan amendment  
3 application. Passed unanimously.

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5 Geoff Aleva of Civil Consultants represented the applicant. This application seeks to expand the  
6 mineral extraction into the northeastern corner of the pit. No structures are proposed. Two lots  
7 were previously split off and sold and are now under development. The 100 ft. vegetated buffer  
8 will remain. A crusher will be brought in periodically. The site will be posted when crushing is  
9 underway. The owner is arranging with the Fire Department to install a Knox Box and  
10 combination. There will be two monitoring wells.

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12 **MOTION**

13 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Thursday,  
14 August 3 at 6 PM. Passed unanimously.

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16 **III. BRAGDON MEADOWS SUBDIVISION** – Home Innovations, Inc. owner; Big  
17 Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent. Preliminary  
18 Subdivision Application for an 11 lot/dwelling unit Residential Cluster Development  
19 on 33.51 acres with Open Space and a private right-of-way proposed. Subdivision is  
20 located off Bragdon Road and is within the Rural and 75' Shoreland Overlay District.  
21 Tax Map 30, Lot 16. **Receive Preliminary Subdivision Application, workshop**  
22 **completeness and consider a preliminary public hearing if appropriate**

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24 **MOTION**

25 Motion by Mr. Toomey, seconded by Ms. Durand, to receive the major subdivision preliminary  
26 application. Passed unanimously.

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28 Jason Labonte, applicant, and Kendra Ramsell of Sebago Technics were present. Mr. Livingston  
29 reviewed the completeness items. The Right/Title/Interest is pending. The mobile home park is  
30 not part of the subdivision. The Town has a prescriptive easement over the area at the corner of  
31 Bragdon Road and Perry Oliver Road. The subdivision will have a private street with some  
32 shared driveways. Mr. Livingston asked for typical detail sheets showing single and double  
33 driveways. Snow removal will be easier with wider driveway openings. Ownership and  
34 maintenance of Meadow Lane need to be provided. Most of the trees are in the open space  
35 which will be a no cut area.

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37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that 2 ft. contours are suitable.  
39 Passed unanimously.

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41 The hydrogeologic report is pending. The analysis needs to include the two wells and septic  
42 system for the mobile home park. West Brook is a known fish habitat and the IF&W letter is  
43 pending. Mr. Livingston has prepared a preliminary drainage memo.

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45 **MOTION**

46 Motion by Mr. Toomey, seconded by Ms. Durand, to continue the workshop for up to 60 days.  
47 Passed unanimously.

1 **IV. BURNT MILL ESTATES –** Burnt Mill Holding Company, LLC, owner; Sebago  
2 Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to  
3 eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial  
4 Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid  
5 Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings  
6 (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The  
7 property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage  
8 Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map  
9 62A, Lot 1. **Workshop compliance/ Findings of Fact & Decisions for possible**  
10 **approval**  
11

12 Kendra Ramsell of Sebago Technics represented the applicant. Drainage has been revised and  
13 the affected property owners have signed easements. The itemized estimate for the drainage  
14 pond at Little Meadow Court is pending. Proposed trail locations are shown with a plan to  
15 connect the trails through the open space and at the cul-de-sac. Trails along the roadside are  
16 included. The trail system will be maintained by the HOA. There are no wetland crossings. The  
17 Board will reconsider the 5% density bonus for public access to the open space because the golf  
18 course has been eliminated. Mr. Toomey said the items in default should be corrected before the  
19 bonus is granted. Additional performance guarantees of \$111,913 are due, with a default  
20 deadline extended to October 1, 2023. If there is a default, building permits and occupancy  
21 permits will not be issued and no additional amendments will be considered. Mr. Koeninger  
22 questioned the source and accuracy of the pricing data. Ms. Ramsell will review and update the  
23 cost estimates.  
24

25 **MOTION**

26 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for 30 days.  
27 Passed unanimously.  
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29 **OTHER BUSINESS**

- 30  
31 **I. Application Extensions to be considered.**  
32 a. Dells Downeast Subdivision  
33 b. Sea Vu West Site Plan Amendment  
34 c. Anchor Inn Site Plan Amendment  
35 d. Burnt Mill Subdivision Amendment (eliminate golf course, etc)  
36

37 **MOTION**

38 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant 60 day extensions. Passed  
39 unanimously.  
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41 Alrig Development: Application was withdrawn.  
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43 The Select Board has appointed Mr. Baratta as a regular member of the Planning Board.  
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1 **ADJOURN**

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**MOTION**

Motion by Mr. Toomey, seconded by Ms. Durand, to adjourn and sign plans and Findings for the Villages at Highpine Subdivision.

**MINUTES APPROVED** August 7, 2023

**ACCEPTED BY:**

Steve Koeninger      Cinndi Davidson  
Steve Koeninger, Secretary      Cinndi Davidson, Recorder