



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes  
Monday, August 21, 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

Excused: Brian Toomey

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

**MINUTES**

August 7, 2023

**MOTION**

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

**PUBLIC HEARINGS**

- I. CHICK CROSSING VILLAGE** – Seacoast Acquisitions, LLC, owner/applicant; Corner Post Land Surveying, Inc. agent. Final Subdivision Application for a 20 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The property is located within the Rural, Aquifer Protection and 250’ Shoreland Overlay Districts. No development is proposed within the Aquifer Protection or Shoreland Overlay Districts. Tax Map 83, Lot 8.

Dave Cahill, developer, Dana Libby of Corner Post Land Surveying and applicant Jason Labonte were present. Mr. Libby described the plan for a 20 unit residential cluster subdivision with private roadway. The property is located in the Rural, Aquifer Protection and Shoreland Overlay Districts.

Public comments included:

1 ~Environmental concerns about property. The developer outbid the KKW Water District to  
2 acquire this property. There are vernal pools and streams flowing into Branch Brook. The area  
3 is a wildlife habitat. Our Town Code supports the preservation of rural areas. Lots 1, 2 and 3  
4 should be left as open space. Energy usage by the homes should minimize the demand on the  
5 grid, and lighting should be dark sky compliant.

6  
7 Mr. Libby said there is a drainage easement, and the stream runs into the buffer. Mr. Labonte  
8 said 2 houses will front on Chick Crossing Road and the other 18 will be on the new road.

9  
10 ~The 50 ft. buffer is intended to shield the residential abutters from the development. The  
11 drainage easement should be removed, as it diverts more water onto abutting property. Septic  
12 tanks and reserve tanks should be moved away from the stream. The number of homes should be  
13 limited. Increased traffic and safety of pedestrians are concerns. This will become a short cut to  
14 Sanford.

15  
16 Mr. Libby said the easement was placed at the request of the Town. One reserve septic has been  
17 deleted from the plan and the primary tank meets the requirements for depth, etc. The road was  
18 laid out in 1771 as a 3 rod road.

19  
20 ~Water quality and quantity are a priority. Protect this vital aquifer. The 20 additional homes at  
21 the entrance to Chick Crossing Road will destroy the rural character of the neighborhood. The  
22 Town should consider a development moratorium.

23  
24 ~Turtle Cove Lane dead ends at a large vernal pool, one of the largest ones in the State. This is  
25 an important wildlife habitat.

26  
27 Mr. Libby said the project will be downhill and won't affect the vernal pool. Mr. Cahill said they  
28 will be drilling into bedrock and sealing the casing. Mr. Labonte said they did pre and post  
29 development stormwater analysis.

30  
31 ~Contamination of the wells is a concern.

### 32 MOTION

33  
34 Motion by Mr. Koeninger, seconded by Ms. Durand, to close the public hearing. Passed  
35 unanimously.

### 36 DEVELOPMENT REVIEW & WORKSHOPS

- 37  
38  
39 I. **CHICK CROSSING VILLAGE** – Seacoast Acquisitions, LLC,  
40 owner/applicant; Corner Post Land Surveying, Inc. agent. Final Subdivision  
41 Application for a 20 lot/dwelling unit Residential Cluster Subdivision with private  
42 roadway and open space proposed on 44.11 acres of land. The property is located  
43 off Chick Crossing Road. The property is located within the Rural, Aquifer  
44 Protection and 250' Shoreland Overlay Districts. No development is proposed  
45 within the Aquifer Protection or Shoreland Overlay Districts. Tax Map 83, Lot 8.  
46 **Workshop public hearing comments and draft compliance/ Final Findings of**  
47 **Fact & Decisions**  
48

1 Comments from the public hearing were discussed. Mr. Livingston said a full hydrogeologic  
2 study was done, including water supply capacity for the required drilled wells, septic systems,  
3 and concluded no impact to abutters or the Branch Brook. The bedrock aquifer doesn't drain into  
4 Branch Brook—they are separate water sources. The septic systems drain into gravel soil and the  
5 nitrate plumes won't impact the water supply. DEP approval is needed for any wetland fill, and  
6 DEP also reviews wildlife and vernal pool impacts. The outsale lot was legally divided and the  
7 Board can't require buffering by the subdivision. The developer has added a screening buffer on  
8 that side. The drainage easement across Lot 1 is required by the Town. The drainage conducts  
9 stormwater from the culvert under the road. There are extensive underdrain soil filters to treat all  
10 stormwater runoff.

11  
12 Comments in the Planning Office memo were reviewed. The HOA documents restrict pesticides  
13 on all the lots. Lot 2 can be shortened to meet the length to width ratio. Three reductions are  
14 proposed.

15  
16 **MOTION**

17 Motion by Mr. Koeninger, seconded by Ms. Durand, to allow the following:

- 18  
19 ~Lot size reduction to allow 20,000 SF.  
20 ~Lot line setback reduction from 25 ft. to 15 ft.  
21 ~Lydia's Circle setback reduction from 25 ft. to 20 ft.

22  
23 The motion passed unanimously.

24  
25 **MOTION**

26 Motion by Mr. Koeninger, seconded by Ms. Durand, that the 50 ft. no-cut buffer for the Chick  
27 Crossing setback satisfies the cluster ordinance. Passed unanimously.

28  
29 **MOTION**

30 Motion by Mr. Koeninger, seconded by Ms. Durand, to allow less than 200 ft. street frontage for  
31 Lots 1, 2, 4, 7 to 18 and 20. Passed unanimously.

32  
33 **MOTION**

34 Motion by Mr. Koeninger, seconded by Ms. Durand, to allow lots smaller than 40,000 SF to be  
35 allowed 40% lot coverage (Lots 3,4,6,8, 9-12 and 15-20). Passed unanimously.

36  
37 Setback requirements were reviewed.

38  
39 **MOTION**

40 Motion by Mr. Koeninger, seconded by Ms. Durand, that the 50 ft. setback/buffer for the non-  
41 clustered abutting residential lots is satisfactory. Passed unanimously.

42  
43 **MOTION**

44 Motion by Mr. Koeninger, seconded by Ms. Durand, that the 50 ft. setback/buffer for the out-sale  
45 lot is satisfactory. Passed unanimously.

1 **MOTION**

2 Motion by Mr. Koeninger, seconded by Ms. Durand, to require that the underground utilities for  
3 Lots 1 and 2 off Chick Crossing Road to follow the driveway, and utilities should be  
4 underground unless another pole is necessary. Passed unanimously.

5  
6 **MOTION**

7 Motion by Mr. Koeninger, seconded by Ms. Durand, that the existing vegetation in the 50 ft. no-  
8 cut buffer for the abutter to the northwest, lot 8, is suitable. Passed unanimously.

9  
10 The stormwater management plan has been updated. The cost estimate, cistern design and  
11 municipal impact analysis have been provided.

12  
13 Compliance items were reviewed.

14  
15 **MOTION**

16 Motion by Mr. Koeninger, seconded by Ms. Durand, that access paths to the open space through  
17 the 50 ft. buffer are acceptable. Passed unanimously.

18  
19 **MOTION**

20 Motion by Mr. Koeninger, seconded by Ms. Durand, that shared driveways are not required.  
21 Passed unanimously.

22  
23 **MOTION**

24 Motion by Mr. Koeninger, seconded by Ms. Durand, that the Lot 1 and 2 driveways can be  
25 located off of Chick Crossing Road. Passed unanimously.

26  
27 **MOTION**

28 Motion by Mr. Koeninger, seconded by Ms. Durand, that the proposed monumentation is  
29 suitable. Passed unanimously.

30  
31 **MOTION**

32 Motion by Mr. Koeninger, seconded by Ms. Durand, that the performance guarantee notes are  
33 acceptable. Passed unanimously.

34  
35 **MOTION**

36 Motion by Mr. Koeninger, seconded by Ms. Durand, to continue the workshop for 60 days.  
37 Passed unanimously.

- 38  
39 **II. CARRIAGE HOUSE MOTEL** – Carriage House Mote, Cottages, & Suites,  
40 LLC, owner; Chris Cannon, architect; Doug Gaines, applicant; Frank Emery,  
41 surveyor. Site Plan Pre-Application seeking approval to add 6 motel units; add  
42 4 units (dwelling or motel to be clarified) within the Main House structure;  
43 relocate the pool, shuffleboard court, dumpster, motel units 8 and 9 and motel  
44 units 1 and 2; additional parking and parking reconfiguration is also proposed.  
45 The property has approval for 23 non-conforming motel units and 1 dwelling  
46 unit. The property is a Lodging Facility. The property is located off 1404 Post  
47 Road and is within the General Business and 75' Shoreland Overlay District.

1 Tax Map 129, Lot 14. **Report site walk results and offer initial review**  
2 **comments**  
3

4 Mr. Livingston reviewed the results of the site walk which Ms. Durand, Mr. Lagasse and Mr.  
5 Baratta attended. Sight distances are good. Additional screening may be needed at the rear of the  
6 property for residential abutters. Plan changes include connecting the two front buildings, adding  
7 units, eliminating the second entrance and changing the parking layout. The Code Office has  
8 reviewed the history and uses of the property. The Code Office and Town Attorney should be  
9 consulted for an interpretation of the ordinance regarding the number of units.  
10

11 **III. ROLLING WOODS PRESERVE** – Jackson Drysdale & Associates, LLC,  
12 owner/applicant; Sebago Technics, engineer. Final Subdivision Application for  
13 a 17 lot/dwelling unit Residential Cluster major subdivision with private  
14 roadway and Open Space to be developed on 23.38 acres of land. The property  
15 is located within the Residential A and Rural Districts. The property is located  
16 off Sanford Road and is identified as Tax Map 67, Lot 3. **Workshop**  
17 **compliance/ Final Findings of Fact & Decisions for possible approval**  
18

19 The applicant requested a postponement to the 9/11/2023 meeting.  
20

21 Motion by Mr. Koeninger, seconded by Ms. Durand, to grant a 60 day extension. Passed  
22 unanimously.  
23

24 **IV. BILLS LANE PIT** – Swan Brooks, LLC, owner/ applicant; Geoff Aleva, Civil  
25 Consultants, agent. Site Plan Amendment Application seeking approval to  
26 expand mineral extraction from 17.85 acres to 22.55 acres on an existing  
27 31.909 acre parcel and to allow screening and crushing activities for the  
28 existing Mineral Extraction use. The property is located off Bills Lane and is  
29 within the Rural District. Tax Map 47, Lot 39. **Workshop compliance/**  
30 **Findings of Fact & Decisions for possible approval**  
31

32 Geoff Aleva of Civil Consultants represented the applicant. Minor plan notes and revisions have  
33 been made. The gate will have a Knox box. The boundary plan has been stamped.  
34

35 **MOTION**

36 Motion by Mr. Koeninger, seconded by Ms. Durand, to find the application compliant. Passed  
37 unanimously.  
38

39 **MOTION**

40 Motion by Mr. Koeninger, seconded by Ms. Durand, to approve the site plan and Findings of  
41 Fact & Decisions and sign them at the end of the meeting. Passed unanimously.  
42

43 **V. BURNT MILL ESTATES** – Burnt Mill Holding Company, LLC, owner;  
44 Sebago Technics, Inc., applicant/engineer. Final Subdivision Amendment  
45 Application to eliminate the 18-hole Golf Course and driving range (Low-  
46 Intensity Commercial Recreation use) and associated Clubhouse with 74 seat  
47 Restaurant, Event Barn, Kid Club, Fitness/Pool Center, restrooms, storm  
48 shelters, sheds and Maintenance buildings (Club use). No change proposed to

1 the 174 dwelling units on 362 acres of land. The property is located off Hobbs  
2 Farm Road, Storer Lane, James Street and Parsonage Way. The property is  
3 within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lot 1.

4 **Workshop compliance/ Findings of Fact & Decisions for possible approval**

5  
6 The applicant has requested an extension.

7 **MOTION**

8 Motion by Mr. Koeninger, seconded by Ms. Durand, to grant a 60 day extension. Passed  
9 unanimately.

- 10  
11 **VI. LITTLEFIELD LANDING** – Robert Kammerer, Rose Anna Racanielle, and  
12 Robert Duffy, owners; Big Ledge, LLC, applicant; Sebago Technics, engineer.  
13 Preliminary Subdivision Application for a 5 lot/ single family dwelling major  
14 subdivision with private right-of-way on 5.7 acres of land. The property is  
15 located in the Residential A District and is off 941 Littlefield Road. Tax Map  
16 25, Lot 31-A. **Workshop completeness and consider scheduling preliminary**  
17 **public hearing**

18  
19 Kendra Ramsell of Sebago Technics and developer Jason Labonte were present. Mr. Livingston  
20 reviewed the completeness items. The hydrogeologic assessment and IF&W letter have been  
21 received. The applicant requested a waiver for on-site fire protection. One dry hydrant is within a  
22 mile and the pond volume is good. The hydrant was previously denied a waiver for a different  
23 project because of the road conditions. The Fire Chief felt that the pond volume is adequate but  
24 was concerned about the distance. Ms. Ramsell noted that there is also a good hydrant at Old  
25 Marsh.

26  
27 **MOTION**

28 Motion by Mr. Koeninger, seconded by Mr. Lagasse, to grant the waiver. Passed unanimately.

29  
30 **MOTION**

31 Motion by Mr. Koeninger, seconded by Ms. Durand, to find the application complete and  
32 schedule a preliminary public hearing. Passed unanimately.

- 33  
34 **VII. BRAGDON MEADOWS SUBDIVISION** – Home Innovations, Inc. owner;  
35 Big Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent.  
36 Preliminary Subdivision Application for an 11 lot/dwelling unit Residential  
37 Cluster Development on 33.51 acres with Open Space and a private right-of-  
38 way proposed. Subdivision is located off Bragdon Road and is within the Rural  
39 and 75' Shoreland Overlay District. Tax Map 30, Lot 16. **Workshop**  
40 **completeness and consider a preliminary public hearing**

41  
42 Kendra Ramsell of Sebago Technics and developer Jason Labonte were present. The initial  
43 completeness review comments have been addressed and the plan changes have been made. The  
44 density bonus will be considered after the public hearing. The use of the open space needs to be  
45 clarified. The HOA can be permitted to establish walking trails in the future and an easement  
46 between 2 lots could allow a foot path. Additional sheets at 1"=50 ft. or 60 ft. are recommended.

1 **MOTION**

2 Motion by Mr. Koeninger, seconded by Ms. Durand, to grant a waiver of identifying trees  
3 greater than 24" in diameter. Passed unanimously.

4  
5 The wetland impact has been decreased and will be updated on the final plan. IF&W  
6 recommended 250 ft. from the wetland edge and 100 ft. for fish habitat. Ms. Ramsell has  
7 contacted IF&W for clarification. The mowed meadow is considered developed area. The road  
8 name of Coyote Way has been approved.

9  
10 **MOTION**

11 Motion by Mr. Koeninger, seconded by Ms. Durand, to find the application complete and  
12 schedule a preliminary public hearing. Passed unanimously.

13  
14 **VIII. PUBLIC SAFETY PARKING LOT** – Town of Wells, owner/applicant. Site  
15 Plan Amendment Application seeking approval to alter the completion date of  
16 the Municipal Facility parking lot from August 19, 2023 to August 19, 2025.  
17 The property is located off Main Street and Davis Street. The property is located  
18 within the Residential A District. Tax Map 135, Lot 42- EXE. **Receive Site**  
19 **Plan Amendment Application, determine if a site walk is necessary,**  
20 **workshop completeness, determine if a public hearing is necessary,**  
21 **workshop compliance and Findings of Fact & Decisions for possible**  
22 **approval**

23  
24 **MOTION**

25 Motion by Mr. Koeninger, seconded by Ms. Durand, to receive the site plan amendment  
26 application. Passed unanimously.

27  
28 **MOTION**

29 Motion by Mr. Koeninger, seconded by Mr. Lagasse, that a site walk is not necessary. Passed  
30 unanimously.

31  
32 **MOTION**

33 Motion by Mr. Koeninger, seconded by Ms. Durand, to find the application complete. Passed  
34 unanimously.

35  
36 **MOTION**

37 Motion by Mr. Koeninger, seconded by Ms. Durand, to waive the public hearing. Passed  
38 unanimously.

39  
40 **MOTION**

41 Motion by Mr. Koeninger, seconded by Ms. Durand, to find the application compliant. Passed  
42 unanimously.

43  
44 **MOTION**

45 Motion by Mr. Koeninger, seconded by Ms. Durand, to approve the site plan and Findings of  
46 Fact and sign them at the end of the meeting. Passed unanimously.

1 **ADJOURN**

2

3

**MOTION**

4 Motion by Mr. Koeninger, seconded by Ms. Durand, to adjourn and sign plans and Findings.  
5 Passed unanimously.

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**MINUTES APPROVED** September 11, 2023

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9

10 **ACCEPTED BY:**

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Steve Koeninger, Secretary      Cindi Davidson, Recorder