

APPROVED



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, September 11, 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: Steve Koeninger, Joshua Lagasse, Paul Baratta, Brian Toomey

Excused: Brenda Durand

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

MINUTES

August 21, 2023

MOTION

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

PUBLIC HEARINGS

- I. **LITTLEFIELD LANDING** – Robert Kammerer, Rose Anna Racanielle, and Robert Duffy, owners; Big Ledge, LLC, applicant; Sebago Technics, engineer. Preliminary 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.

Jason Labonte, developer, and Kendra Ramsell of Sebago Technics presented the plan for a 5 lot residential subdivision off Littlefield Road. There will be a small private road and private wells and septics.

There were no public questions or comments.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Koeninger, to close the public hearing. Passed
3 unaniously.

4
5 **II. BRAGDON MEADOWS SUBDIVISION** – Home Innovations, Inc. owner;
6 Big Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent.
7 Preliminary Subdivision Application for an 11 lot/dwelling unit Residential
8 Cluster Development on 33.51 acres with Open Space and a private right-of-
9 way proposed. Subdivision is located off Bragdon Road and is within the Rural
10 and 75’ Shoreland Overlay District. Tax Map 30, Lot 16.

11
12 Jason Labonte, developer, and Kendra Ramsell of Sebago Technics presented the plan for an 11
13 lot residential cluster subdivision off Bragdon Road. There is one outparcel with a mobile
14 home park. There will be a small private road and private wells and septic. There will be no
15 development within the open space. The small wetland area does not require a NRPA permit. A
16 50 ft. wide planted buffer is proposed.

17
18 Public comments were solicited.

19
20 ~Will there be a traffic study?

21
22 There will be 3 lots on a short private road, and the other lots will front on Bragdon Road. There
23 will be less than 100 trips per peak hour. Sight distances are good in both directions.

24
25 ~Will there be sidewalks or pedestrian connections?

26
27 They are not required in this area.

28
29 **MOTION**

30 Motion by Mr. Toomey, seconded by Mr. Koeninger, to close the public hearing. Passed
31 unaniously.

32
33 **DEVELOPMENT REVIEW & WORKSHOPS**

34
35 **I. POST ROAD LIFE CARE FACILITY** – 719 Post Road, LLC & 703 Post Road
36 LLC, owners; Seacoast Land Acquisitions, LLC, applicant; Sebago Technics,
37 agent. Site Plan Pre-Application and Subdivision Pre-Application for a 29 unit
38 Elderly Housing Life Care Facility on 4.5 acres of land with a therapy building,
39 pool and associated infrastructure. The properties are located within the General
40 Business District and are identified as Tax Map 117, Lot 61 and 63. **Receive the**
41 **Site Plan Pre-Application and Subdivision Pre-Application and schedule a**
42 **site walk**

43
44 Mr. Baratta recused himself.

45
46 **MOTION**

47 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the site plan pre-application and
48 subdivision pre-application. Passed unaniously by those voting.

1 Jason Labonte, developer, Dave Cahill, developer, and Henry Hess of Sebago Technics
2 presented the plan for a 29 unit life care facility subdivision with a pool and therapy building.

3
4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Saturday,
6 September 23 at 8 AM. Passed unanimously by those voting.

7
8 Mr. Livingston said the ordinance allows 5.9 trips per residential condominium unit for a daily
9 impact of 171.1 trips. The second access can be for emergency use only. The challenge will be
10 having the entrance close to 9B and the turning lane. Left turns into the southbound lane will be
11 difficult with summer traffic.

12
13 There will be no 24 hour staff but people can hire their own visiting nurses or home health aides.
14 Mr. Baratta returned to the Board.

- 15
16 **II. A JOYFUL NOISE** – Jamie Wright/ GBS Realty, owner; Rachel Chaisson,
17 applicant; David Graham, architect. Site Plan Amendment Application to
18 convert 6,800 SF of the existing structure into a Daycare Center use. The
19 existing retail business use to remain. A 5,940 SF outdoor playground area is
20 also proposed and parking lot reconfiguration. The property is located at 2128
21 Post Road and is within the General Business District. Tax Map 147, Lot 2.
22 **Receive Site Plan Amendment Application and schedule a site walk**

23
24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. Baratta, to receive the site plan amendment
26 application. Passed unanimously.

27
28 Rachel Chaisson, applicant/owner, and Rachel Stinson, director, presented the plan for a daycare
29 center on a site currently approved as Business Retail, adjacent to Gorham Bike and Ski. The
30 goal is to serve 150 children. A 5940 SF outdoor play area and 6800 SF daycare center are
31 proposed. Staff parking will be in the rear, and there will be a designated drop off/pick up area
32 for parents.

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. Baratta, to schedule a site walk for Saturday,
36 September 23 at 9:15 AM. Passed unanimously.

- 37
38 **III. LITTLEFIELD LANDING** – Robert Kammerer, Rose Anna Racanielle, and
39 Robert Duffy, owners; Big Ledge, LLC, applicant; Sebago Technics, engineer.
40 Preliminary Subdivision Application for a 5 lot/ single family dwelling major
41 subdivision with private right-of-way on 5.7 acres of land. The property is
42 located in the Residential A District and is off 941 Littlefield Road. Tax Map
43 25, Lot 31-A. **Workshop public hearing comments and draft Preliminary**
44 **Findings of Fact & Decisions for possible approval**

45
46 Jason Labonte, developer, and Kendra Ramsell of Sebago Technics were present. IF&W
47 concerns, fire protection and drainage have been addressed.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Baratta, to approve the Preliminary Findings of Fact &
3 Decisions. Passed unanimously.

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5 **IV. BRAGDON MEADOWS SUBDIVISION** – Home Innovations, Inc. owner;
6 Big Ledge, LLC applicant; Kendra Ramsell, Sebago Technics, agent.
7 Preliminary Subdivision Application for an 11 lot/dwelling unit Residential
8 Cluster Development on 33.51 acres with Open Space and a private right-of-
9 way proposed. Subdivision is located off Bragdon Road and is within the Rural
10 and 75’ Shoreland Overlay District. Tax Map 30, Lot 16. **Workshop public**
11 **hearing comments and draft Preliminary Findings of Fact & Decisions for**
12 **possible approval**
13

14 Jason Labonte, developer, and Kendra Ramsell of Sebago Technics were present. Comments
15 from the public hearing were discussed. Driveways will be located away from the intersection.
16 This part of town is not covered by the sidewalk ordinance.

17
18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. Baratta, to approve the following residential cluster
20 standards:

- 21 –Cluster lot size reduction to a minimum of 40,000 SF.
- 22
- 23 –Cluster lot line setback reduction from 25’ to 15’.
- 24
- 25 –Cluster lot line setback from cluster subdivision street ROW from 25’ to 20’.
- 26
- 27 –Cluster lot street frontage reduction from 200’ to 150’ along Bragdon Road.
- 28
- 29

30 The motion passed unanimously.

31
32 The requirement for a visual screen along a Town roadway is part of the new ordinance. Mr.
33 Koeninger felt that the trees should be moved back from the road to maintain a good sight
34 distance. Ms. Ramsell said there will be a 10’ wide vegetated swale along the road and the trees
35 will be about 15’ back from the edge of the pavement. A change on the final plan will be
36 preserving the dense buffer between Lot 7 and the mobile home park. Buffering and screening
37 for residential abutters will be part of the final review. The Chase and Pelletier lots are adjacent
38 to open space.

39
40 **MOTION**

41 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant a 10% density bonus which allows
42 an 11th lot, for providing greater than 50% open space. Passed unanimously.

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45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. Koeninger, to grant a 30 day extension. Passed
47 unanimously.

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

9 Rob McSorley of Sebago Technics represented the applicant. The fire protection system has
10 been changed from a cistern to residential sprinklers. The cost estimate has been revised. Minor
11 changes are being made to the HOA documents.
12

13 **MOTION**

14 Motion by Mr. Toomey, seconded by Mr. Baratta, to add a special condition to the Findings of
15 Fact that the HOA documents can be provided and approved prior to scheduling the pre-
16 construction meeting. Passed unanimously.
17

18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. Baratta, to approve the on-site fire protection system.
20 Passed unanimously.
21

22 **MOTION**

23 Motion by Mr. Toomey, seconded by Mr. Baratta, to find the application compliant. Passed
24 unanimously.
25

26 The Findings of Facts & Decisions were reviewed.
27

28 Conformance with Comprehensive Plan
29

30 **MOTION**

31 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
32 unanimously.
33

34 Retention of open spaces and natural or historic features.
35

36 **MOTION**

37 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
38 unanimously.
39

40 Blocks
41

42 **MOTION**

43 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard does not apply.
44 Passed unanimously.
45
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1 Lots

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MOTION

4 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
5 unanimately.

6

7 Utilities

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MOTION

10 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
11 unanimately.

12

13 Required improvements: monuments, water supply, fire protection, sewage disposal, stormwater
14 management.

15

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MOTION

17 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
18 unanimately.

19

20 Streets

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MOTION

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

24

25 Land features

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MOTION

28 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
29 unanimately.

30

31 §202-13 Performance Guaranties

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MOTION

34 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
35 unanimately.

36

37 §202-2 Purpose, criteria for approval:

38

39 ~Subdivision standards

40

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MOTION

42 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
43 unanimately.

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45 ~The subdivider has adequate financial and technical capacity to meet the stated standards.

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1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Baratta, to find that the standard shall be met. Passed
3 unaniously.

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5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. Baratta, to approve the plans and Findings of Facts &
7 Decisions including Special Condition #7 covering the HOA documents, and sign the plans and
8 Findings at the end of the meeting. Passed unaniously.

9
10 **VII. CHICK CROSSING VILLAGE** – Seacoast Acquisitions, LLC, owner/applicant;
11 Corner Post Land Surveying, Inc. agent. Final Subdivision Application for a 20
12 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space
13 proposed on 44.11 acres of land. The property is located off Chick Crossing Road.
14 The property is located within the Rural, Aquifer Protection and 250' Shoreland
15 Overlay Districts. No development is proposed within the Aquifer Protection or
16 Shoreland Overlay Districts. Tax Map 83, Lot 8. **Workshop Final Compliance and**
17 **draft Findings of Fact & Decisions for possible approval**

18
19 The applicant requests a 60 day extension while awaiting MDEP approval.

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21 **MOTION**

22 Motion by Mr. Toomey, seconded by Mr. Baratta, to grant the extension. Passed unaniously.

23
24 **VIII. RACHEL CARSON ESTATES** – Cathleen & John Line, owners/applicants; Attar
25 Engineering Inc, agent. Final Subdivision Amendment Application to convey 1,693.1
26 SF of land from Lot 47 (lot #7 on subdivision plan) owned by Anne Carvajal to
27 abutting lot 50 and establish new lot lines between Lot 47 and lot 50. The lots are
28 located within the Residential D District. Lot 47 is located off Shady Lane and Lot 50
29 is located at 21 Shady Lane. Tax Map 141, Lot 47 and 50. **Receive Final Subdivision**
30 **Amendment Application, determine a site walk, workshop completeness,**
31 **determine if a public hearing is to be scheduled, workshop draft compliance/**
32 **Findings of Fact & Decisions if appropriate**

33
34 **MOTION**

35 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the final subdivision amendment
36 application. Passed unaniously.

37
38 Lew Chamberlain of Attar Engineering and lot owner John Line were present. Planning Board
39 approval is needed for the lot line adjustment since the lots are in a subdivision.

40
41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. Baratta, that a site walk is not necessary. Passed
43 unaniously.

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45 **MOTION**

46 Motion by Mr. Toomey, seconded by Mr. Baratta, that a public hearing is not necessary. Passed
47 unaniously.

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MOTION

Motion by Mr. Toomey, seconded by Mr. Baratta, to appoint the Planning Office as completeness agent. Passed unanimously.

MOTION

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

OTHER BUSINESS

None

ADJOURN

MOTION

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

MINUTES APPROVED 9/25, 2023

ACCEPTED BY:


Steve Koeninger, Secretary


Cindi Davidson, Recorder