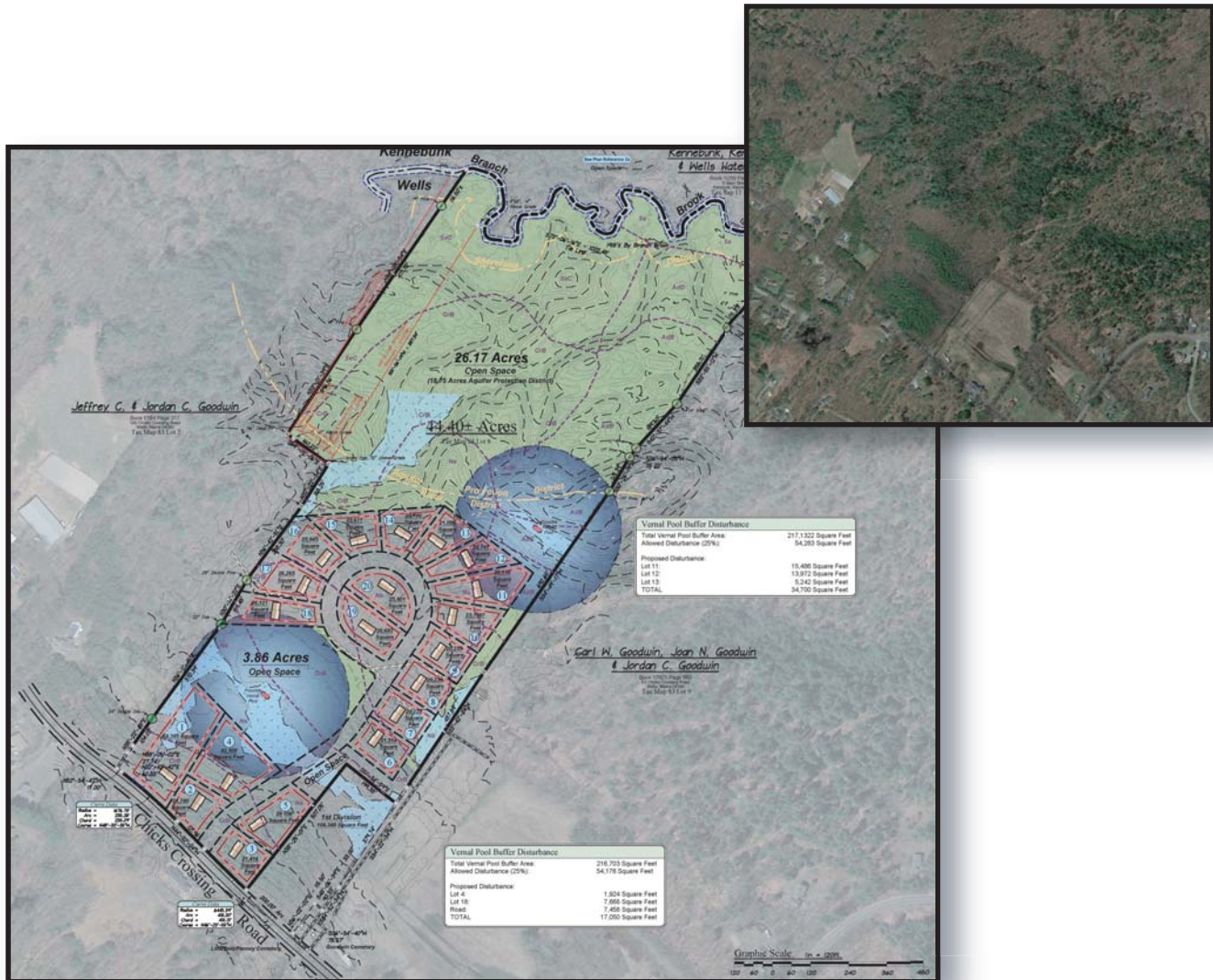


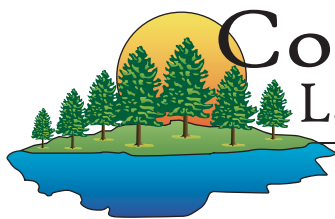
Sketch Plan Application for

Seacoast Land Acquisitions, LLC

Located on Chick's Crossing Road & Branch Brook

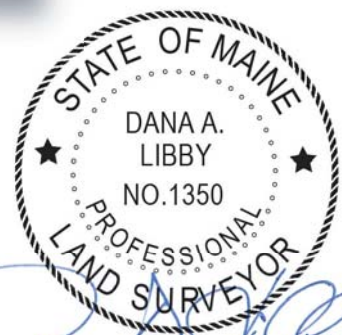


Prepared By:

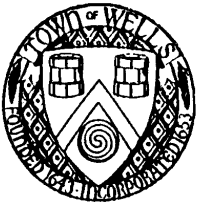


Corner Post Land Surveying, Inc.

600 Main Street, Springvale, ME 04083
Voice: (207) 324-2119 Fax: (207) 490-3946
Email: cpls@mainesurveyors.com



Dana A. Libby
December 8, 2021



TOWN OF WELLS, MAINE PLANNING BOARD

208 Sanford Road,
Wells, Maine, 04090
Phone: 207-646-5187, Fax: 646-2935
Website: www.wellstown.org

SUBDIVISION PRE-APPLICATION - §202-6

1. Property Owner (of land to be divided): **Seacoast Land Acquisitions, LLC**

Mailing Address: **57 Smutty Lane
Saco, Maine 04072**

Telephone: **207-229-4326** Fax: _____

Email Address: **jlabonte@maine.rr.com**

2. Applicant (if different from owner):

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

3. Agent (Engineer, Surveyor, etc): **Corner Post Land Surveying, Inc.**

Mailing Address: **600 Main Street
Springvale, Maine 04083**

Telephone: **207-324-2119** Fax: **207-490-3946**

Email Address: **dana@mainesurveyors.com**

4. Assessor's Tax Map Number: **83** Lot Number : **8** (of land to be divided)

5. Subdivision Location (street address): **Chick Crossing Road**

6. Acres to be subdivided: **46.96** Number of proposed lots or dwelling units: **20**

7. Zoning District(s): **Rural District**

8. Shoreland Overlay District(s): **Yes**

9. Existing Land Use: **Woodland**

10. Description of proposed subdivision or amendment:

A 20 lot cluster development with approximately 1,842 feet of new roadway with lot sizes will ranging between 20,000 square feet to 30,000 square feet. The proposed subdivision will include 26.17 acres of open space and will utilize underground utilities. The subject parcel is located in the Rural District and the Aquifer Protection District. The proposed subdivison lots will all be located within the Rural District with no encroachments into the Aquifer Protection District and will utilize on site water supply and septic disposal areas and underground utilites.

CERTIFICATION: To the best of my knowledge, all information submitted on this subdivision plan and with my application is true and correct.



 Signature of Applicant

12-7-2021

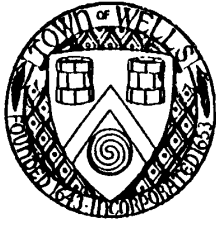
 Date

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE PREAPPLICATION FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED. (see §202-6)

Submitted	Not Submitted	Preapplication form shall be accompanied by
X		A copy of right, title and interest in the property.
X		A copy of the parcel deed(s)
		12 reduced copies of any existing subdivision plan(s) that this application proposes to amend
X		12 copies of a sketch plan which shall show, in simple sketch form, the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan, which may be a freehand penciled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development.
X		A sketch plan superimposed on or accompanied by a copy of the Assessor's map(s) on which the land is located.
	X (2 Foot Contours Supplied)	A copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than 10 acres in size.
X		A list of names and addresses of abutters to the proposed project and certification that notices describing the proposed project have been sent or delivered by the applicant to the abutters. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records, and the notice and certification form shall be supplied by the Office of Planning and Development
X		A minimum escrow deposit of \$20.00 to cover any postage or copying costs associated with the pre-application notification and initial workshop requirements. Checks must be made payable to the "Town of Wells."

- ◆ Please contact the Planning Department at (207) 646-5187 regarding the number of copies of materials to be submitted, in what format, and for other questions and information.
- ◆ The entire Wells Town Code is on the town website www.wellstown.org . Please follow the link to the 'Document Center' and then the 'Town Code'. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), and the Streets and Sidewalks Ordinance (Chapter 201).

CERTIFICATION OF ABUTTER NOTIFICATION FOR A SUBDIVISION PRE-APPLICATION



TOWN OF WELLS, MAINE

P.O. Box 398, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-2935

Website: www.wellstown.org

SUBDIVISION PRE-APPLICATION ABUTTER NOTIFICATION

*This Subdivision Pre-Application Notice to abutters is required to be **mailed by the applicant** to all abutters and to the Wells Planning Department at P.O. Box 398, Wells, ME 04090 per §202-6.*

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Subdivision Pre-Application with the Town of Wells Planning Office. The Subdivision Application and proposed plans are currently available for public inspection at the Wells Planning Office. This abutter notification is required by the Wells Subdivision of Land Ordinance for all subdivision pre-applications and if new lots or dwellings units would be created through a subdivision amendment.

Planning Board meetings are open to the public for informational purposes. Only Planning Board PUBLIC HEARINGS, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Planning Board at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit www.wellstown.org and click on the 'Meeting Calendar' to view the upcoming meeting agendas. "An aggrieved party may appeal any decision of the Board under [the regulations of chapter 202] to York County Superior Court." §202-15

Property Owner (of land to be divided): _____

Owner's Mailing Address: _____

Applicant's Name: _____

Applicant's Mailing Address: _____

Applicant's Signature: _____

Assessor's Tax Map Number: _____ **Lot Number :** _____ (of land to be divided)

Subdivision Location (street address): _____

Acres to be subdivided: _____ **Number of proposed lots or dwelling units:** _____

Zoning District(s): _____

Description of Proposal: _____



100 foot Abutters List Report

Wells, ME
December 06, 2021

Subject Property:

Parcel Number: 0083-008
CAMA Number: 83-008
Property Address: CHICK CROSSING RD

Mailing Address: HAMLYN, DOROTHY B TRUSTEE
HAMLYN, DOROTHY B TRUST
C/O ROBIN KNIGHT 32 GIORDANI LN
SANDOWN, NH 03873-2638

Abutters:

Parcel Number: 0083-007
CAMA Number: 83-007
Property Address: 185 CHICK CROSSING RD

Mailing Address: GOODWIN, JEFFREY C GOODWIN,
LEISA
185 CHICK CROSSING RD
WELLS, ME 04090

Parcel Number: 0083-009
CAMA Number: 83-009
Property Address: 83 CHICK CROSSING RD

Mailing Address: GOODWIN, CARL W + JOAN N
GOODWIN, JORDAN C
83 CHICK CROSSING RD
WELLS, ME 04090

Parcel Number: 0083-019
CAMA Number: 83-019
Property Address: 106 CHICK CROSSING RD

Mailing Address: GOODWIN, CHRISTOPHER
106 CHICK CROSSING RD
WELLS, ME 04090

Parcel Number: 0083-020
CAMA Number: 83-020
Property Address: 160 CHICK CROSSING RD

Mailing Address: ROGOWSKI, BEN
103 CLARK RD
WELLS, ME 04090

Parcel Number: 0083-020-1
CAMA Number: 83-020-1
Property Address: 0 CHICK CROSSING RD

Mailing Address: MACCIA, CHRISTOPHER JOHN
ELIZABETH, KATHRYN FOX
58 TURTLE COVE LN
WELLS, ME 04090

Parcel Number: 0083-020-A
CAMA Number: 83-020-A
Property Address: 0 CHICK CROSSING RD

Mailing Address: ALARIE, RONALD ALARIE, SHERRY
ATTN DENISE DUMAIS 69 ORCHARD
FARM RD
YORK, ME 03909

Parcel Number: 0083-020-B
CAMA Number: 83-020-B
Property Address: 144 CHICK CROSSING RD

Mailing Address: LEBLANC, CAROLE A
144 CHICK CROSSING RD
WELLS, ME 04090

Parcel Number: 0083-021
CAMA Number: 83-021
Property Address: 176 CHICK CROSSING RD

Mailing Address: VAIL, THOMAS VAIL, MARTHA A
176 CHICK CROSSING RD
WELLS, ME 04090



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

WINDING BROOK DRIVE

Location WINDING BROOK DRIVE

MBLU 011 / 047 / /

Acct# 4518

Owner KENNEBUNK, KPORT & WELLS WATER DIST

Assessment \$60,200

Vision ID 976

Building Count 1

Land Status KKWWD

KLT E

ROW

Pres Name

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$60,200	\$60,200

Owner of Record

Owner	KENNEBUNK, KPORT & WELLS WATER DIST	Sale Price	\$0
Co-Owner		Certificate	
Address	92 MAIN STREET KENNEBUNK, ME 04043	Book & Page	10259/ 252
		Sale Date	10/11/2000
		Instrument	GE

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KENNEBUNK, KPORT & WELLS WATER DIST	\$0		10259/ 252	GE	10/11/2000

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Attributes	
Field	Description

DLN: 1002140173338

After recording, return to:

Seacoast Land Acquisitions, LLC
57 Smutty Lane
Saco, ME 04072

(space above reserved for recording information)

TRUSTEE'S DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That Candace Ferrell and Robin Knight, Successor Co-Trustees of the Dorothy B. Hamlyn Trust dated August 7, 1997 with a mailing address of 32 Giordani Lane, Sandown, New Hampshire 03873, by the power conferred by law, and every other power, for consideration paid, grant to Seacoast Land Acquisitions, LLC, a Maine Limited Liability Company, with a principal mailing address of 57 Smutty Lane, Saco, Maine 04072, the land in the Town of Wells, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings and improvements thereon situated in Wells, York County, Maine, and lying on the easterly side of the road leading from Wells Branch Road to Chicks Crossing and now known as Chick Crossing Road and being more particularly bounded as follows:

Westerly by said road;
Southerly by land now or formerly of William J. Goodwin;
Easterly by Branch Brook; and
Northerly by other land now or formerly of said William J. Goodwin.

Containing sixty-five (65) Acres, being the same, more or less.

SUBJECT to a right-of-way with gates and bars to the lot of A. W. Penney on the East side of Branch River to the extent, and only to the extent, the same remains in effect, there being no physical evidence of the same on the above described property.

Being the same premises described in Quit Claim Deed of Dorothy B. Hamlyn to Dorothy B. Hamlyn, Trustee of the Dorothy B. Hamlyn Trust created under Trust Indenture dated August 7, 1997, which deed is dated October 31, 1997, and recorded in York Registry of Deeds in Book 8515, Page 151.

WITNESS our hands this 19th day of November, 2021.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

DOROTHY B. HAMLYN TRUST

By: Candace Ferrell
Candace Ferrell, Successor Co-Trustee duly authorized

By: _____
Robin Knight, Successor Co-Trustee duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF _____

November 20, 2021

Personally appeared the above named Robin Knight, Successor Co-Trustee of the Dorothy B. Hamlyn Trust dated August 7, 1997 and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trust.

Before me,

Notary Public

Print Name: _____

My Commission Expires: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF Montgomery

November 20, 2021

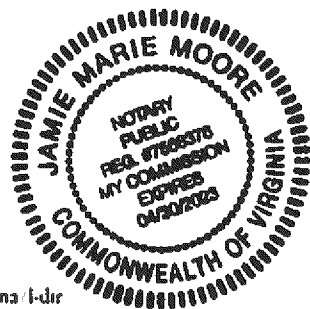
Personally appeared the above named Candace Ferrell, Successor Co-Trustee of the Dorothy B. Hamlyn Trust dated August 7, 1997 and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trust.

Before me,

Jamie M Moore
Notary Public

Print Name: Jamie M Moore

My Commission Expires: April 30, 2023



Deed 19337.001 / na / i-dir

WITNESS our hands this 19th day of November, 2021.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

DOROTHY B. HAMLYN TRUST

By: _____
Candace Ferrell, Successor Co-Trustee duly authorized

By: 
Robin Knight, Successor Co-Trustee duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

November 19th, 2021

Personally appeared the above named Candace Ferrell, Successor Co-Trustee of the Dorothy B. Hamlyn Trust dated August 7, 1997 and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trust.

*Robin Knight
is not listed
so Notary did not
sign*

Before me,

Notary Public

Print Name: _____

My Commission Expires: _____

