



Planning & Development
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Subdivision Pre-Application Memo

Date: April 6, 2022

To: Planning Board

From: Planning Office

Re: Burnt Mill Estates Subdivision - Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Map 63, Lots 7-62 and 7-95 to 7-103 (Redesign Subdivision)

Project Description:

Craig Burgess of Sebago Technics has submitted a Subdivision Pre-Application on behalf of the property owner, Burnt Mill Holding Company, LLC. Subdivision Pre-Application to redesign Burnt Mill Estates Subdivision. A total of 36 residential cluster lots to remain as approved/developed and include: Lots 1-22, 55-57, 95-103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court and Faxon Drive; Lot 32 to remain as approved off Parsonage Way. Lots 23 -25 to be enlarged off of James Street. Lot 54 is to remain a Multifamily Development but is proposed to consist of 10 single family dwelling units, not 20 units. 16 residential cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units are proposed as a Multifamily Development on the south side of Hobbs Farm Road. The development to remain with a total of 174 dwelling units on 374.94 acres of land. Much of the north side of the Hobbs Farm Road/ Storer Lane will become Open Space. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Map 63, Lots 7-62 and 7-95 to 7-103

§ 202-6. Preapplication.

A. Procedure:

- (1) Applicant presentation and submission of sketch plans. **Planning Board to consider receiving the pre-application on 4/11/22**
- (2) Question and answer period. Board makes specific suggestions to be incorporated by the applicant into subsequent submissions. **To be determined**
- (3) Scheduling of on-site inspection. **To be determined**

B. Submission. The preapplication sketch plan 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. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's map(s) on which the land is located.

The sketch plan shall be accompanied by 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. The sketch plan shall also be accompanied by 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. **[Amended 3-24-1997] Provided**

- C. Contour interval and on-site inspection. Within 30 days, the Board shall hold an on-site inspection of the property and determine and inform the applicant in writing of the required contour interval on the preliminary plan, or final plan in the case of a minor subdivision. However no on-site inspections shall be held during the months of January, February or March or when the ground is covered with snow. **To be determined**
- D. Rights not vested. The submittal or review of the preapplication sketch plan shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302.

Recommendations and conclusions:

- 1. The Planning Board should consider the following:
 - a. Receive the subdivision pre-application
 - b. Schedule a site walk of the property
 - c. Consider the following initial review comments:
 - i. The development proposes to remain at 174 dwelling units, as previously approved. Dwellings are proposed to be relocated, mostly to the south of Hobbs Farm Road.
 - ii. During the preliminary subdivision application review the Planning Board will need to consider the Density Bonuses previously granted which totaled 30%:
 - 1. 10% for over 50% Open Space being preserved
 - 2. 5% for protecting Agriculturally valuable lands
 - 3. 5% for protecting valuable wildlife and environmental lands
 - 4. 5% for providing public access
 - 5. 5% for linking to adjacent Open Space
 - iii. Residential Cluster lots are proposed off Storer Lane and Hobbs Farm Road and to be reviewed in compliance with 145-49.
 - a. 16 cluster lots/dwellings proposed off Thistle Way. Lots range in size from 40,249 SF to 21,950 SF.
 - b. Storer Lane is a dead end road serving 4-5 homes. Storer Lane is a town road up to Map 63, lot3's driveway (approximately).
 - c. Lots 58 and 15 require driveways off Thistle Way
 - d. Lot 57 was supposed to have its driveway off Storer Lane. Violation to be addressed.

- e. Storer Lane setback is 25', Thistle Way setback may be reduced to 20' with Planning Board approval.
 - f. Hobbs Farm Road setback is 25'.
 - g. 5 cluster lots/dwellings are proposed off Hobbs Farm Road. Lots range in size from 20,591 SF to 54,085 SF.
 - h. Cluster lots 19 and 20 would require driveways off Reid Road. The Planning Board may consider a 20' setback from Reid Road.
- iv. A Multifamily Development is proposed on the south side of Hobbs Farm Road to consist of 104 dwelling units and to be reviewed in compliance with 145-48.
- a. Triple setback requirements are required from abutting residential lots. 25' x 3 = 75' setback. Unit 1 will need to be relocated as well as an accessory well house building identified near unit 8.
 - b. Single family units shall be separated by a minimum of 20 feet.
 - c. A community center, with pool and recreational courts is proposed. Details on this use is required. Active Recreation or Club use requires site plan approval.
- v. Residential Cluster lots off James Street are proposed to be enlarged.
- a. Lot sizes proposed to be 55,134 SF – 89,733 SF
 - b. Setback from James Street is 25'
 - c. Single family dwellings proposed
- vi. Lot 54, the existing Multifamily Development lot along Hobbs Farm Road with Cider Press Lane, is proposed to consist of 10 dwelling units. Prior approval was for 20 dwellings on this lot.
- a. The curb cuts onto Hobbs Farm Road were constructed in different locations.
 - b. The unit to the far west on Lot 54 cannot have a deck or stairs located within the 25' setback/buffer of the lot.
 - c. Will this lot be merged with new development? If not, dedicated Open Space could be reduced.
- vii. Setbacks over double required from Merriland River
- viii. Open space north of Hobbs Pond Farm Road significantly enhanced
- ix. Cluster lots will be affected by proposed ordinance changes.