



March 23, 2023  
230085

Michael Livingston, P.E.  
Town Engineer  
208 Sanford Road  
Wells, ME 04090

**Major Subdivision Pre-Application**

*The* **Bragdon Woods Subdivision – Home Innovations, LLC**

Dear Michael,

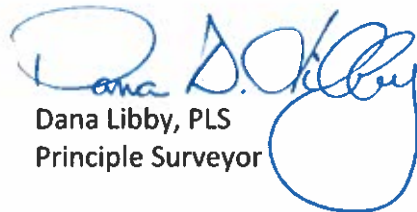
On behalf of Home Innovations LLC c/o Jason Labonte, we are pleased to provide the attached sketch plan and pre-application for a proposed minor subdivision located on Bragdon Road. The parcel is identified as Lots 17-2 and 17-5 on Tax Map 30 and is roughly 6.32 acres in size. These lots were part of a family subdivision completed by Walter G. Wormwood in 2004 and at the time did not need subdivision approval. However, Map 30, Lot 17-5 was deeded back to Walter in March, 2007, Map 30, Lot 17-2 was deeded back to Walter in August, 2012 and Map 30, Lot 17-3 was deeded back to Walter in August, 2012, creating one lot of record due to the merger of title. Then in May, 2017 Walter deeds Map 30, Lot 17-3 to Curtis G. Wormwood thus, the first conveyance out and any further divisions would require subdivision approval. These new divisions are depicted on "Pre-Application Sketch Plan Showing Bragdon Woods".

The applicant proposes to create two (2) single-family, residential lots, under Chapter 202 within the Town of Wells Subdivision Ordinance. The lots will be accessed from Bragdon Road and will be served by on-site subsurface sanitary facilities and private wells. The applicant will also be requesting a waiver for fire protection whereas the subdivision is under ten lots in size per §202-11.F(2)(b)[13][a].

We are hopeful that all required documents for a major subdivision pre-application, per the requirements set forth in Chapter 202-6 and pertinent standards therein, have been provided. Upon reviewing the enclosed plans and pre-application documents, please call with any questions or if you require additional information. We look forward to meeting with the Planning Board at their next regularly scheduled meeting to discuss the proposed development in more detail. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

  
Dana Libby, PLS  
Principle Surveyor