

TOWN OF WELLS, MAINE PLANNING BOARD

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

Received
3-24-23

SUBDIVISION PRE-APPLICATION - §202-6

1. Property Owner (of land to be divided): Walter G. Wormwood
Mailing Address: 1571 Bragdon Road, Wells, ME 04090
Telephone: 207-351-6270 Fax: N/A
Email Address: wwormwoo@maine.rr.com

2. Applicant (if different from owner): Home Innovations, LLC c/o Jason Labonte
Mailing Address: 57 Smutty Lane, Saco, ME 04072
Telephone: 207-229-4326 Fax: N/A
Email Address: jlabonte@maine.rr.com

3. Agent (Engineer, Surveyor, etc): Corner Post Land Surveying, A Division of
Sebago Technics, Inc. c/o Dana Libby
Mailing Address: 600 Main Street, Springvale, ME 04083
Telephone: 207-324-2119 Fax: N/A
Email Address: DLibby@sebagotechnics.com

4. Assessor's Tax Map Number: 30 Lot Number : 17-5/17-2 (of land to be divided)

5. Subdivision Location (street address): 0 Bragdon Road, Wells, ME 04090

6. Acres to be subdivided: 6.32 Number of proposed lots or dwelling units: 2


7. Zoning District(s): Rural District

8. Shoreland Overlay District(s): N/A

9. Existing Land Use: Wooded Undeveloped Lot

10. Description of proposed subdivision or amendment:
Minor two lot residential subdivision that will utilize on site water and septic.

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

March 22, 2023
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)
	X	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	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**

Project Name: Bragdon Woods

Street Address of Project: 0 Bragdon Road, Wells, ME 04090

Map/ Lot # of Project: Map 30 – Lots 17-2 & 17-5

As part of the submission requirements for a subdivision pre-application that will create new lots or dwelling units, the application shall be accompanied by a list of names and addresses of abutters to the proposed project and certification that notices describing the proposal, in a form specified by the Town, have been sent or delivered by the applicant to the abutters and to the Town Planning Department. Abutter information shall be obtained from the Town Tax Assessor's records. [*Abutter is defined as "A person who owns adjacent land or land across a street right-of-way from the subject lot"*]

Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project

Name	Address	Tax Map	Lot
Town of Wells Planning Department	208 Sanford Rd, Wells, Maine 04090	---	---
See attached tab with abutter list			

I hereby certify that on or before 3/22/2023 the above or attached listed abutters and the Wells Planning Department were sent or delivered notification of the proposed subdivision pre-application or amendment using the form supplied by the Town. DAL (Initial here if you wish the Planning Department to mail the abutter notification on your behalf, provided the minimum escrow deposit of \$20.00 shall be paid by the applicant).



Signature of Applicant

March 22, 2023

Date

Attach extra pages as necessary



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): Walter G. Wormwood

Owner's Mailing Address: 1571 Bragdon Road, Wells, ME 04090

Applicant's Name: Home Innovations, LLC c/o Jason Labonte

Applicant's Mailing Address: 57 Smutty Lane, Saco, ME 04072

Applicant's Signature: 

Assessor's Tax Map Number: 30 Lot Number : 17-2 & 17-5 (of land to be divided)

Subdivision Location (street address): 0 Bragdon Road, Wells, ME 04090

Acres to be subdivided: 6.32 Number of proposed lots or dwelling units: 2

Zoning District(s): Rural District

Description of Proposal: Minor two lot residential subdivision that will utilize on site water and septic.



100 foot Abutters List Report

Wells, ME
March 22, 2023

Subject Properties:

Parcel Number: 0030-017-2
CAMA Number: 30-017-2
Property Address: 0 BRAGDON RD

Mailing Address: WORMWOOD, WALTER G
1571 BRAGDON RD
WELLS, ME 04090

Parcel Number: 0030-017-5
CAMA Number: 30-017-5
Property Address: 0 BRAGDON RD

Mailing Address: WORMWOOD, WALTER G
1571 BRAGDON RD
WELLS, ME 04090

Abutters:

Parcel Number: 0030-016
CAMA Number: 30-016
Property Address: 1135 BRAGDON RD

Mailing Address: WORMWOOD, WALTER G
1571 BRAGDON RD
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-10T
Property Address: 1135 BRAGDON RD #10T

Mailing Address: VOSE, LARRY
1135 BRAGDON RD LOT 10
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-11T
Property Address: 1135 BRAGDON RD #11T

Mailing Address: KING, GARY D
1135 BRAGDON RD LOT 11
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-12T
Property Address: 1135 BRAGDON RD #12T

Mailing Address: SAWYER, CELESTE
64 MARLTON DR
MARLBORO, MA 01752

Parcel Number: 0030-016
CAMA Number: 30-016-13T
Property Address: 1135 BRAGDON RD #13T

Mailing Address: MORSE, CALVIN
1135 BRAGDON RD LOT 13
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-1T
Property Address: 1135 BRAGDON RD #1T

Mailing Address: GALLAGHER, PETER JASON
1135 BRAGDON RD LOT 1
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-2T
Property Address: 1135 BRAGDON RD #2T

Mailing Address: MALONE, DANIEL
1135 BRAGDON RD LOT 2
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-3T
Property Address: 1135 BRAGDON RD #3T

Mailing Address: EATON, JEFF
1135 BRAGDON RD LOT 3
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-4T
Property Address: 1135 BRAGDON RD #4T

Mailing Address: KALEX, ROBERT
1135 BRAGDON RD LOT 4
WELLS, ME 04090



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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.



100 foot Abutters List Report

Wells, ME
March 22, 2023

Parcel Number: 0030-016
CAMA Number: 30-016-5T
Property Address: 1135 BRAGDON RD #5T

Mailing Address: VOSE, JON LAWRENCE
1135 BRAGDON RD LOT 10
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-6T
Property Address: 1135 BRAGDON RD #6T

Mailing Address: VOSE, JAMIE LEIGH E
1135 BRAGDON RD LOT 6
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-7T
Property Address: 1135 BRAGDON RD #7T

Mailing Address: EDMONDS, HOLLIS M
1135 BRAGDON RD LOT 7
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-8T
Property Address: 1135 BRAGDON RD #8T

Mailing Address: TURGEON, FRANCIS
1135 BRAGDON RD LOT 8
WELLS, ME 04090

Parcel Number: 0030-016
CAMA Number: 30-016-9T
Property Address: 1135 BRAGDON RD #9T

Mailing Address: LEES, DAVID
1135 BRAGDON RD LOT 9
WELLS, ME 04090

Parcel Number: 0030-017-1
CAMA Number: 30-017-1
Property Address: 56 GORDONS LN

Mailing Address: PLANO, SUZANNE
56 GORDONS LN
WELLS, ME 04090

Parcel Number: 0030-017-3
CAMA Number: 30-017-3
Property Address: 0 BRAGDON RD

Mailing Address: WORMWOOD, KATHRIN M
1138 BRAGDON RD
WELLS, ME 04090

Parcel Number: 0030-017-4
CAMA Number: 30-017-4
Property Address: 1068 BRAGDON RD

Mailing Address: PIERCE, THOMAS
PO BOX 175
ROCKWOOD, ME 04478-0175

Parcel Number: 0030-017-6
CAMA Number: 30-017-6
Property Address: 0 BRAGDON RD

Mailing Address: SMITH, MARY SUSAN
104 HAYES RD
MADBURY, NH 03823



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3/22/2023

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