



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): Robert L Kammerer, Rose Anna Racaniello & Robert R, Duffy

Mailing Address: Robert L. Kammerer & Rose Anna Racaniello , Robert R. Duffy
941 Littlefield Rd 31 Dixon Ave
Wells, ME 04090 Eliot, ME 03903

Telephone: 207-602-8283 Fax: N/A

Email Address: _____

2. Applicant (if different from owner): Big Ledge, LLC

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: 25 Lot Number : 31A (of land to be divided)

5. Subdivision Location (street address): 941 Littlefield Road Wells, ME 04090

6. Acres to be subdivided: 5.7 Number of proposed lots or dwelling units: 5

7. Zoning District(s): Residential A District (RA) Zone

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

9. Existing Land Use: Residential Lot

10. Description of proposed subdivision or amendment:

The subject parcel is roughly 7.75 acres in size and has an existing home on the south westerly portion. The parcel with the existing home is the remainder lot after the sale to Home Innovations, LLC to the east of the existing home and the purchase and sale agreement to Big Ledge, LLC. The Big Ledge, LLC land, 5.7 acres, will be subdivided into 5 lots under the Town's subdivision standards and will be accessed via a private road.

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 21, 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: Littlefield Landing Subdivision

Street Address of Project: 941 Littlefield Road - Wells, ME

Map/ Lot # of Project: Map 25 - Lot 31A

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"*]

Abutter mailing labels are attached and an excel file with abutter information has been included with electronic submission materials.

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	---	---

I hereby certify that on or before _____ 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. KJR (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).



March 21, 2023

Signature of Applicant

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): Robert L Kammerer, Rose Anna Racaniello & Robert R Duffy
Robert L. Kammerer & Rose Anna Racaniello, Robert R. Duffy

Owner's Mailing Address: 941 Littlefield Rd, Wells, ME 04090 31 Dixon Ave, Eliot, ME 03903

Applicant's Name: Big Ledge LLC c/o Jason Labonte

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

Applicant's Signature: 

Assessor's Tax Map Number: 25 **Lot Number :** 31A (of land to be divided)

Subdivision Location (street address): 941 Littlefield Road, Wells, ME 04090

Acres to be subdivided: 5.7 **Number of proposed lots or dwelling units:** 5

Zoning District(s): Residential A District (RA) Zone

Description of Proposal: The applicant proposes a 5 lot residential subdivision located just west of 941 Littlefield Road, which will be accessed by a private road.

Old Marsh – Condo Main
0 Clubhouse Road
Wells, ME 04090

Amber R and Ryan Toussaint
923 Littlefield Road
Wells, ME 04090

Edson B & Barbara W Pilloise
203 Hattertown Road
Wells, ME 04090

Trustees of Charles F Donovan
35 Josiah Lane
Wells, ME 04090

Oliver A Kujala & Joan L Flinkstrom
989 Littlefield Road
Wells, ME 04090

Alan D Bean & Bonnie M Marshall
978 Littlefield Road
Wells, ME 04090

Dawn Valente
964 Littlefield Road
Wells, ME 04090

Karl M & Jill N Nichols
1 Atkinson Dr, Unit 10
Saugus, MA 01906