



Received
3-24-23

March 21, 2023
220843

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

Major Subdivision Pre-Application
Littlefield Landing Subdivision – Big Ledge LLC

Dear Michael,

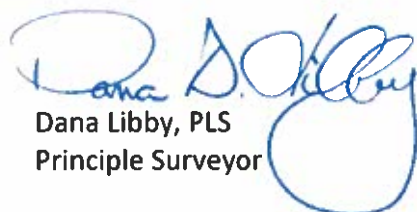
On behalf of Big Ledge, LLC c/o Jason Labonte, we are pleased to provide the attached sketch plan and pre-application for a proposed major subdivision located at 941 Littlefield Road. The parcel is identified as Lot 31A on Tax Map 25 and is roughly 7.75 acres in size. The existing house and 1.85 acres in the southwest corner of the parcel will be retained by the record owners, Robert Krammer and Anna Racaniello and a +/- .94 acre parcel to the east of the existing house was divided out and sold by the landowner under Maine legislature Title 30-A, Part 2, Subpart 6-A, Chapter 187, Subchapter 4, §4401. Definitions 4. Subdivision A. (1) to Home Innovations, LLC by deed dated December 14, 2022 and recorded at the York County Registry of Deeds in book 19169, page 672. The remaining land to the north (+/- 5.7 acres) will then be subdivided through the Town of Wells Planning Board, as depicted on the Preliminary Plan Showing A Proposed 5 Lot Residential Subdivision Sketch Plan.

The applicant proposes to create five (5) single-family, residential lots, which will be located on the north half of the subject parcel, under Chapter 202 within the Town of Wells Subdivision Ordinance. The lots will be accessed via a private way, which will be owned/maintained by a homeowner's association. The new units will be served by subsurface sanitary facilities and private wells. Stormwater infrastructure will collect and detain site runoff so that post-development peak rates of runoff are at or below pre-development rates. 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 TECHNICIS, INC.


Dana Libby, PLS
Principle Surveyor