



**Planning & Development**  
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### **Subdivision Pre-Application Memo**

Date: April 10, 2023

To: Planning Board

From: Planning Office

Re: Littlefield Landing Subdivision - Map 25, Lot 31-A

#### **Project Description:**

Dana Libby of Corner Post Land Surveying, a division of Sebago Technics, has submitted a subdivision pre-application for property owned by Robert Kammerer, Rose Anna Racaniello and Robert Duffy, on behalf of the applicant Big Ledge, LLC. The subdivision to consist of five lots/single family dwellings on 5.24 acres of land. The lots to have street frontage off of a proposed 50' wide right-of-way with cul-de-sac. Lots to be served by on-site septic systems and wells. The subdivision is located within the Residential A District. Tax Map 25, lot 31-A.

#### **§ 202-6. Preapplication.**

##### A. Procedure:

- (1) Applicant presentation and submission of sketch plans. **Planning Board to consider receiving the pre-application on 4/17/23**
- (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. Lot 31-B was divided off of Lot 31-A and is under construction by the owner, Home Innovations, LLC. Lot 31-B is not part of the subdivision. The subdivision plan to show the structure on Lot 31-B. A 25' setback from "Sabrina Way" is required.
    - ii. Lots to be served by on-site septic systems and drilled wells. Test pits provided and to be reviewed.
    - iii. The existing well/septic locations on lots 31-A, 31-B, 31, 31-1, 30-C-2 and 30-A5 and 30-A6 (as applicable) to be shown on the plan.
    - iv. The remaining land of Racaniello must be divided/conveyed prior to the subdivision final application or must be included as a lot in the subdivision.
    - v. The Racaniello lot currently has 3 dwelling units. One must be eliminated prior to the division which creates a 80,613 SF lot.
    - vi. Abutters and driveways on south side of Route 9B to be shown.
    - vii. The subdivision is located within the RA zone and is not required to be a cluster subdivision.
    - viii. The subdivision is less than 6 lots and does not required Open Space.
    - ix. The subdivision lots to be identified at Lots 31-A-1 to 31-A-5.