



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, January 12, 2026, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. DECEMBER 15, 2025 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 12-15-25 DRAFT.PDF](#)

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. DEWEY SUBDIVISION

Lynette Dewey and David Hilton, owner; Lynette Dewey, applicant. Subdivision Pre-application for a major subdivision off Bragdon Road on 91.3 acres of land. Application proposes two options: 9 standard lots with open space or 15 residential cluster lots with a private roadway and open space. The property is located within the Rural District and is identified as Tax Map 54, Lot 1. **Receive Subdivision Pre-Application, consider which option is preferable, and determine a Site Walk for April**

DOCUMENTS:

[DEWEY SUBDIVISION PRE-APP MEMO 01-08-26.PDF](#)
[DEWEY PREAPP.PDF](#)
[DEWEY MAPS.PDF](#)
[DEWEY DEEDS.PDF](#)
[DEWEY STANDARD OPTION.PDF](#)
[DEWEY CLUSTER OPTION.PDF](#)
[LETTER TO WELLS PLANNING BOARD REGARDING PROPOSED SUBDIVISION ON BRAGDON RD LOT 54-1.PDF](#)

II. 1863 POST ROAD APPEAL

Edward and Pamela McDonough, appellants. Appeal to the Planning Board filed for the Staff Review Committee site plan approval of 1863 Post Road, Tax Map 139, Lot 24. **Receive Appeal Application, consider appellant standing, review appeal and render determinations**

DOCUMENTS:

[PB MEMO RE 1863 POST ROAD APPEAL WITHDRAWN 01-09-26.PDF](#)
[EMCDONOUGH EMAIL WITHDRAWAL 01-09-26.PDF](#)
[1863 POST RD APPEAL TO PB BY MCDONOUGH.PDF](#)
[EDWARD AND PAMELA MCDONOUGH - PB WITHDRAWAL 01-09-26.PDF](#)
[2026-01-08 1863 POST ROAD APPEAL RESPONSE COMBINED.PDF](#)
[1863 POST RD FOF SIGNED 122325.PDF](#)
[1863 POST RD C2.0 SIGNED 122325.PDF](#)
[ZONING DETERMINATION 12-22-2025.PDF](#)

III. CONGDONS DONUTS

McLamb, LLC, owner/applicant; Main-Land Development Consultants, Inc. agent. Site Plan Amendment Application to construct a two-story building and associated driveway and parking. The 1st story to be used as accessory storage for the Restaurant use on the property and the 2nd floor to be used for two-family dwelling unit. The property is located at 1090 Post Road and is within the General Business, Residential A and Rural District. Tax Map 123, Lot 5 **Consider Extension Request**

DOCUMENTS:

[PB MEMO RE CONGDONS 01-09-26.PDF](#)
[PB LETTER 1.8.26.PDF](#)

IV. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT

York Building & Design Center, Inc. owner/ applicant; Attar Engineering, agent. Final Subdivision Amendment application seeking approval for as-built conditions; to eliminate protective bollards for patios adjacent to roadways; revise limits of clearing/disturbance to occurred; revised drainage; remove guardrails in some areas; and change the deadline of finish course of pavement to the 45th occupancy permit. The subdivision consists of 46 dwelling units as a grandfathered Multifamily Development located within the Rural District. The property is located off of North Berwick Road off Fieldside Lane and is identified as Tax Map 32, Lot 13. **Consider applicants' site walk waiver request, consider applicant's information on MDEP/ ACOE violation resolution**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 1-09-26.PDF](#)
[FIELDSDIE - 20251006 WAIVER.PDF](#)
[FIELDSDIE - 20251006 PHOTOS.PDF](#)
[SITE PHOTOS - SITE WALK INFO.PDF](#)
[FAIRWAY ACOE EMAILS 122925.PDF](#)
[AS-BUILT PLANS_REVA_SIGNSTAMP.PDF](#)
[C031-19_WELLS_20260105 REV.PDF](#)
[FVV AS-BUILT PLAN SET REV 05JAN2026.PDF](#)
[FIELDSDIE - 20251006 AMEND PLAN APP.PDF](#)

V. HOLIDAY HOUSE

Holiday House Condominium Association, owner; Dominic Gallucio, Property Manager; Civil Consultants, applicant/engineer. Site Plan Amendment Application seeking after the fact approval for changes made since 1985 which include: land division, conveyance of land, creation of easements, grandfathered housekeeping units enlarged, driveways expanded, lot coverage increased, enlarged pool, resolution of disturbed buffer and depicting on-site Lodging Facility Office. The use of the property consists of 26 grandfathered non-conforming housekeeping cottage units and 21 motel units. The property is located at 76 Post Road and is within the General Business District. Tax Map 105, Lot 4. **Workshop completeness and draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[HOLIDAY HOUSE EXTENSION 010826.PDF](#)

VI. MAJESTIC REGENCY RESORT

AA Ryan LLC, owner/ applicant; Sebago Technics, agent. Site Plan Amendment Application to depict existing conditions and seek approval for parking space and lot coverage changes. The applicant seeks to designate motel worker housing units. The property is an existing Hotel/Motel Lodging Facility with 1 dwelling unit/ manager's unit. The property is located at 102 Post Road and is within the General Business District. Tax Map 105, Lot 6. **Receive Site Plan Amendment Application, determine if another site walk is necessary, workshop initial review comments**

DOCUMENTS:

[MAJESTIC REGENCY SITE PLAN AMD MEMO 01-09-26.PDF](#)
[MAJESTIC REGENCY DRAFT COMPLETENESS 01-09-26.PDF](#)
[GONETSPEED SITE WALK MEMO 04-07-25.PDF](#)
[MAJESTIC REGENCY PLAN.PDF](#)
[MAJESTIC REGENCY SITE PLAN APP.PDF](#)

OTHER BUSINESS

I. STAFF REVIEW COMMITTEE & CEO/PLANNER SITE PLAN APPROVALS

DOCUMENTS:

[12-23-25 SRC AGENDA.PDF](#)

ADJOURN



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, December 15, 2025, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting at 7:00pm

Members Present: Chuck Millian, David MacKenzie, Steve Koeninger, Brian Toomey, Paul Baratta, Josh Lagasse.

Staff Present: Assistant Planner Shannon Belanger, Meeting Recorder Devon Bettinson

Excused: Joshua Carruthers

MINUTES

December 1, 2025

MOTION

Motion to approve the meeting minutes by Mr. Toomey. Seconded by Mr. Koeninger.
Passed unanimously.

PUBLIC HEARINGS

NONE

DEVELOPMENT REVIEW & WORKSHOP

- I. **NORTEY DENTAL** – Russell E. Darling Family Trust, owner; Nortey Dental, PLLC, applicant. Site Plan Pre-Application for a 5,000 SF building for Personal Service Business use and associated parking and utilities. The property is located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21. Report Site Walk Results

Robert McSorely and Allie Hubert attended the meeting.

Ms. Belanger reviewed the site walk results from December 6, 2025

The applicant agents will submit the plans to the Planning Office in January.

1
2 **IV. FAIRWAY VIEW VILLAGE SUBDIVISION** – York Building & Design
3 Center, Inc. owner/ applicant; Attar Engineering, agent. Final Subdivision
4 Amendment application seeking approval for as-built conditions; to eliminate
5 protective bollards for patios adjacent to roadways; revise limits of
6 clearing/disturbance to occurred; revised drainage; remove guardrails in some
7 areas; and change the deadline of finish course of pavement to the 45th
8 occupancy permit. The subdivision consists of 46 dwelling units as a
9 grandfathered Multifamily Development located within the Rural District. The
10 property is located off of North Berwick Road off Fieldside Lane and is
11 identified as Tax Map 32, Lot 13. **Schedule a site walk if appropriate and**
12 **review MDEP/ACOE violation information and updates**
13

14 Ken Woods attended the meeting.

15
16 **MOTION**

17 Motion to have applicants attend the last meeting in March to schedule a site walk in April
18 by Mr. Toomey. Seconded by Mr. Baratta. Passed unanimously.

19
20 Mr. Woods asked the Board if they would be willing to discuss occupancy permits at a
21 future meeting. Mr. Millian indicated the Board could hear what information Mr. Woods
22 wants to present.

23
24 **V. COMPASS POINTE SUBDIVISION & SITE PLAN AMENDMENT** –
25 Compass Pointe Condominium Association, owner; Richard B. Dupuis
26 Revocable Living Trust, owner of unit S-2; Attar Engineering, Inc, agent/
27 engineer. Site and Subdivision Amendment Application seeking to expand the
28 building envelope for unit S-2 (dwelling unit) and depict existing site conditions
29 and parking space changes. The property consists of 6 dwelling units
30 (Multifamily Development) and 22 motel/hotel units (Lodging Facility) on one
31 parcel of land. The property is located at 45 Post Road and is within the General
32 Business, Residential A and 75’ Shoreland Overlay District. Tax Map 105, Lot
33 159. **Workshop completeness and draft compliance**
34

35 Ken Woods attended the meeting.

36
37 The Board and Mr. Woods discussed addressing the code violations mentioned in the
38 Site Plan Amendment & Final Subdivision Amendment Application Memo. Plan
39 revisions have been provided showing as-built conditions. The Planning Board will not
40 consider approval of this application until the paved area near unit 14 is removed and the
41 area is blocked with post and rail fencing or boulders to prevent further violations. The
42 retaining wall inspection report will be forward to the Planning Board. The Board
43 discussed guarantee funds. The Association is responsible for resolving violations using
44 the guarantee funds.

45
46 **MOTION**

47 Motion to approve the 2012 boundary survey as sufficient by Mr. Toomey. Seconded by
48 Mr. Koeninger. Passed unanimously.

1 Ms. Belanger asked for the plan to clarify if the pavers behind unit 13 to be removed and
2 area revegetated as this falls within the DEP stream setback.

3
4 **MOTION**

5 Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Baratta. Passed
6 unanimately.

7
8 **VI. MIA LANE SUBDIVISION (FKA 88 BURNT MILL ROAD) - -** Gilchrest
9 Development, Inc./ Kevin Hill, owner/applicant; Attar Engineering, Inc.
10 engineer. Final Subdivision Application for 6 single family dwelling units
11 proposed on 3.51 acres of land (Multifamily Development). The property is
12 located off 88 Burnt Mill Road and is within the Residential A and General
13 Business Districts. Tax Map 139, Lot 6. **Consider extension request**

14
15 Ken Woods attended the meeting.

16
17 Mr. Koeninger recused himself from the meeting

18
19 **MOTION**

20 Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Baratta. Passed
21 unanimately.

22
23 Mr. Koeninger rejoined the meeting

24
25 **VII. HOLIDAY HOUSE –** Holiday House Condominium Association, owner;
26 Dominic Gallucio, Property Manager; Civil Consultants, applicant/engineer. Site
27 Plan Amendment Application seeking after the fact approval for changes made
28 since 1985 which include: land division, conveyance of land, creation of
29 easements, grandfathered housekeeping units enlarged, driveways expanded, lot
30 coverage increased, enlarged pool, resolution of disturbed buffer and depicting
31 on-site Lodging Facility Office. The use of the property consists of 26
32 grandfathered non-conforming housekeeping cottage units and 21 motel units.
33 The property is located at 76 Post Road and is within the General Business
34 District. Tax Map 105, Lot 4. **Workshop completeness and draft compliance**

35
36 **MOTION**

37 Motion to grant a 30-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed
38 unanimately.

39
40 **VIII. CONGDONS DONUTS -** McLamb, LLC, owner/applicant; Main-Land
41 Development Consultants, Inc. agent. Site Plan Amendment Application to
42 construct a two-story building and associated driveway and parking. The 1st story
43 to be used as accessory storage for the Restaurant use on the property and the 2nd
44 floor to be used for two-family dwelling unit. The property is located at 1090
45 Post Road and is within the General Business, Residential A and Rural District.
46 Tax Map 123, Lot 5 **Workshop draft completeness and determine public**
47 **hearing if appropriate**

1 Ms. Belanger informed the Planning Board that the applicant's requested postponement. A
2 60 day extension was previously granted by the Planning Board on 11/17/25 so another
3 extension is not necessary at this time.
4

5
6 **OTHER BUSINESS**
7

8 **I. Staff Review Committee & CEO/Planner site plan approvals**
9

10 Ms. Belanger provided updates from the Staff Review Committee – 1863 Post Road
11

12 **II. 2026 Meeting Calendar**
13

14 **MOTION**

15 Motion to accept the schedule for 2026 as presented by Mr. Toomey. Seconded by Mr.
16 Baratta. Passed unanimously.
17

18 **III. Mr. Koeninger discussed flood ordinance changes and federal funding.**
19

20 Mr. Koeninger and Ms. Belanger discussed the joint workshop with the Board of
21 Selectmen.
22

23 **MOTION**

24 Motion to schedule a joint workshop with the Board of Selectmen on January 6, 2026 at a
25 time that works with the Board of Selectmen.
26

27 **ADJOURN**
28

29 **MOTION**

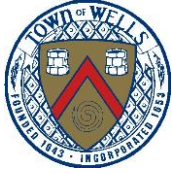
30 Motion to adjourn by Mr. Toomey. Seconded by Mr. Koeninger. Passed unanimously.
31

32 **MINUTES APPROVED _____, 2026**
33

34 **ACCEPTED BY:**
35
36

37 _____
38 Steve Koeninger, Secretary
39

Devon Bettinson, Recorder



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Subdivision Pre-Application Memo

Date: January 8, 2026

To: Planning Board

From: Planning Office

Re: Dewey Subdivision - Map 54, Lot 1

Project Description:

The owner/applicant, Lynette Dewey, has submitted a subdivision pre-application for a major subdivision to be located on 91 acres of land. The application proposes 9 standard lots off Bragdon Road with Open Space or 15 residential cluster lots with a private street right of way and Open Space. The property is located within the Rural District and is located off Bragdon Road. The property is identified as Tax map 54, Lot 1.

The owner seeks comment and possible determination from the Planning Board on if a waiver of the residential cluster development standards would be considered to allow a standard subdivision layout.

§ 202-6. Preapplication.

A. Procedure:

- (1) Applicant presentation and submission of sketch plans. **Planning Board to consider receiving the pre-application on 1/12/26**
- (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 receiving the subdivision pre-application.
- 2. The Planning Board to consider the owner/applicant's request for consideration to waive the residential cluster development design requirement:
 - a. Per 145-30G of the Rural District, the Special Provisions require:
*“(1) Subdivisions.[Amended 11-5-2024]
(a) All residential subdivisions containing more than four dwelling units shall be clustered on the site according to the provisions of § 145-49, Residential Cluster Development. **The Planning Board may waive this requirement** for projects containing fewer than 20 lots if it determines that clustering is not practical because of the configuration of the original lot or because of its natural features.”*
 - i. The applicant provided two sketch plans, one showing a standard lot layout and one showing a residential cluster design.
 - ii. Both options could meet Town Ordinance requirements.
 - iii. Both options provide good Open Space.
 - iv. Buffers and building setbacks along Bragdon Road can be a condition of the residential cluster development waiver, if granted.
 - v. The cluster design involves road construction and greater stormwater impacts and higher density.
 - vi. The standard lot design has more driveways, up to 5 if driveways are shared along the 1,770 feet of frontage the property has along Bragdon Road, but fewer lots and less traffic that the residential cluster design.
 - b. The Planning Board is recommended to consider this waiver as part of the pre-application as the owner/applicant needs the Board's comment and input in order to work with their consultant for design and cost purposes. The waiver can be considered now or after the site walk is held. It is recommended the waiver consider conditions with regard to buffering, shared driveways and setback requirements.
- 3. The Planning Board to consider scheduling a site walk to be held in April. The project can be placed on March agenda for an April site walk date and time to be set.



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): Lynette Dewey + David Hilton

Mailing Address: 785 Bald Hill Rd
Wells, ME 04090

Telephone: 207-251-0851 Fax: _____

Email Address: [REDACTED]

2. Applicant (if different from owner): Lynette Dewey

Mailing Address: 785 Bald Hill Rd
Wells, ME 04090

Telephone: 207-251-0851 Fax: _____

Email Address: [REDACTED]

3. Agent (Engineer, Surveyor, etc): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

4. Assessor's Tax Map Number: 0054-001 Lot Number: _____ (of land to be divided)

5. Subdivision Location (street address): Bragdon Road

6. Acres to be subdivided: 91.3 Number of proposed lots or dwelling units: 9-15

7. Zoning District(s): Rural

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

9. Existing Land Use: Tree Growth

10. Description of proposed subdivision or amendment:

Two options being proposed:
 Division of 9 Lots with open green space.
 (OR) Cluster development of 15 lots with green space.

CERTIFICATION: To the best of my knowledge, all information submitted on this subdivision plan and with my application is true and correct.

Lynette M. Dewey
 Signature of Applicant

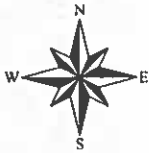
12/30/2025
 Date

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
		A copy of right, title and interest in the property.
		A copy of the parcel deed(s)
		12 reduced copies of any existing subdivision plan(s) that this application proposes to amend
		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.
		A sketch plan superimposed on or accompanied by a copy of the Assessor's map(s) on which the land is located.
		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.
		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
		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



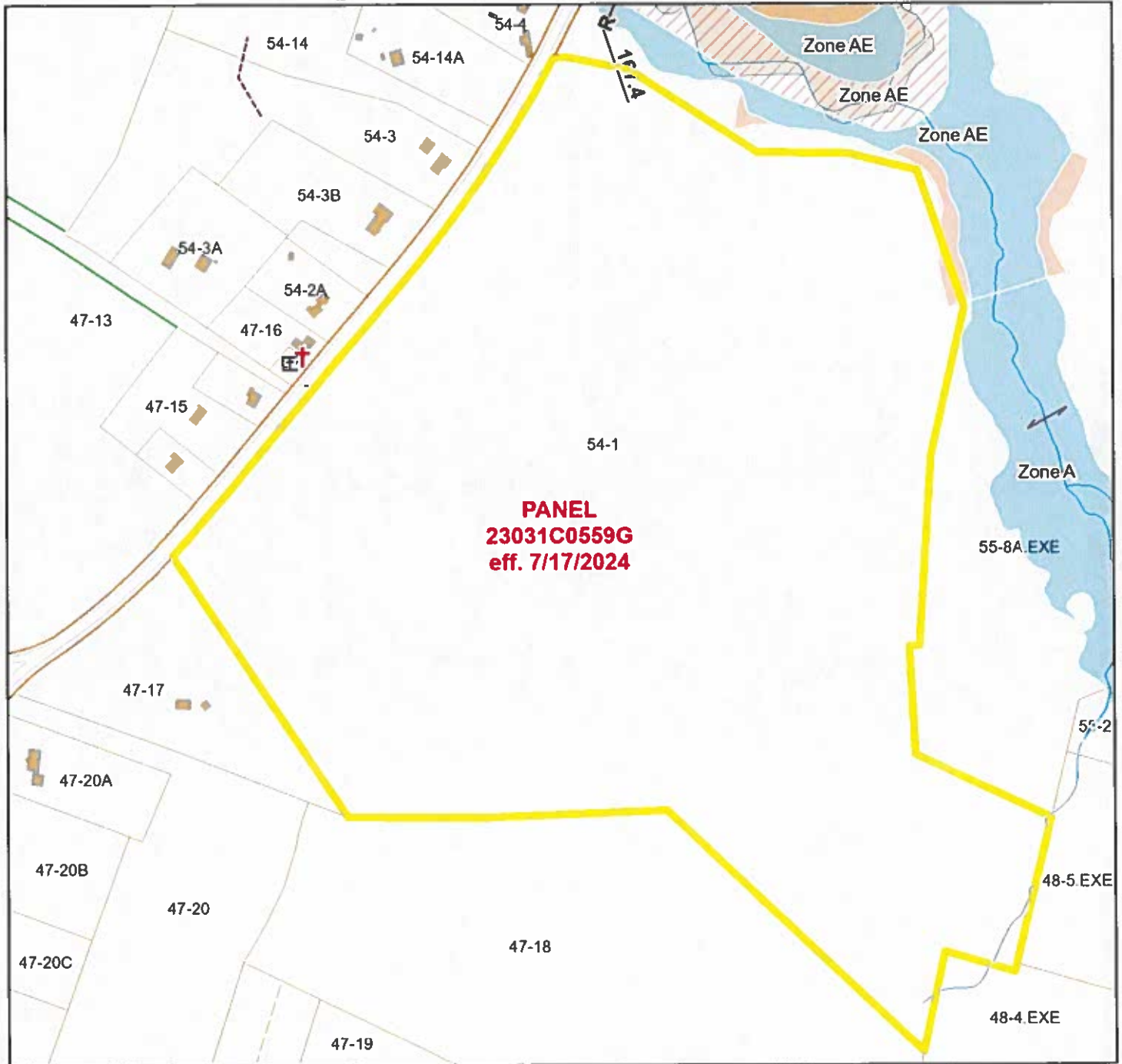
Wells, ME

1 inch = 400 Feet



www.cai-tech.com

December 29, 2025



	CAI Town Line		Cemetery		Water Lines
	Common Line		Right of Way		Buildings
	Property Line		Property Hook		Rural
	Public Road		Tract Line		Residential A District
	Cemeteries - MEGIS		Travel Way		

Data shown on this map 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 map.



Dewey Lot Topo

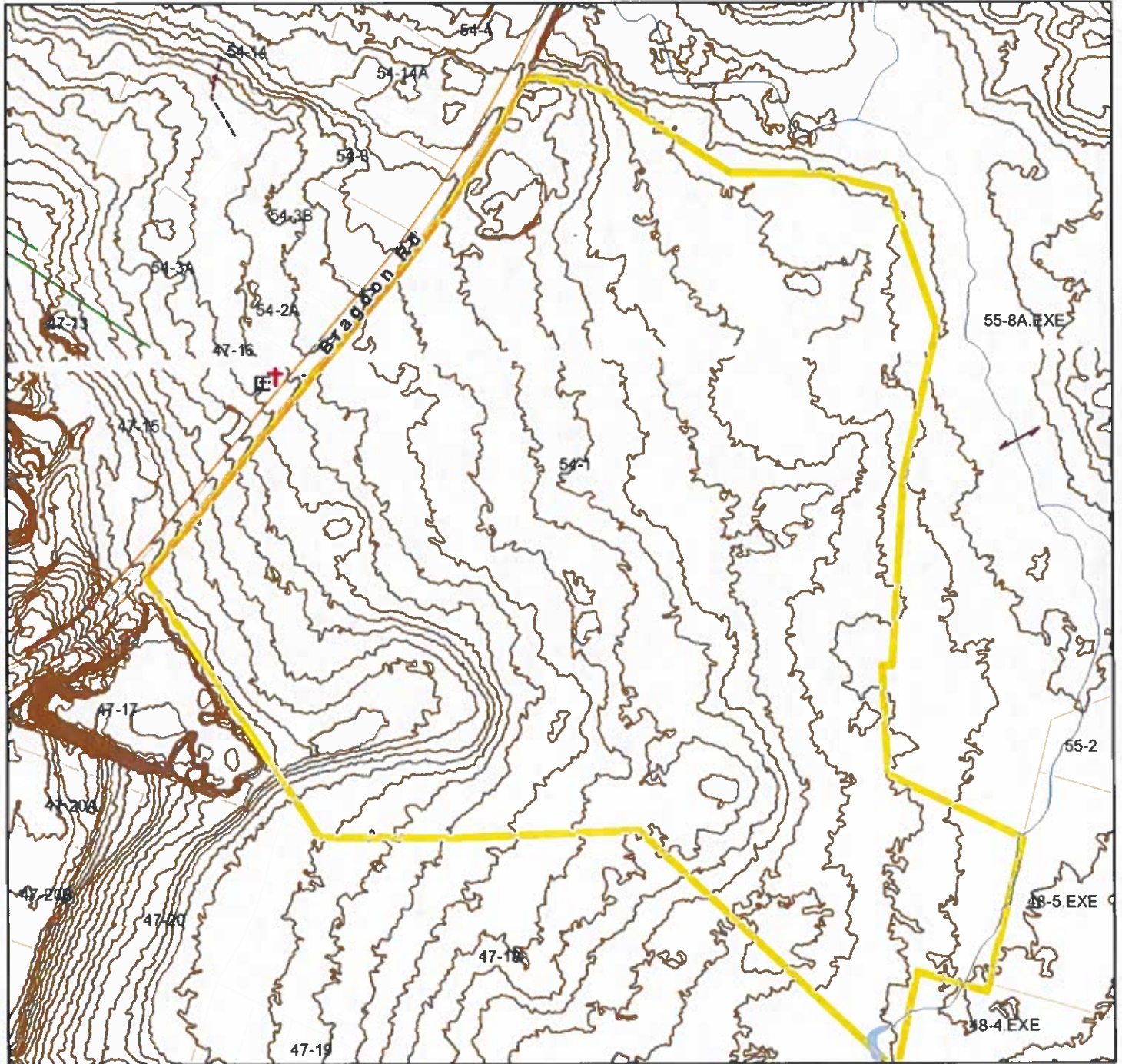
Wells, ME



1 inch = 400 Feet

www.cai-tech.com

December 29, 2025



	CAI Town Line		Cemeteries - MEGIS		Tract Line
	Common Line		Cemetery		Travel Way
	Property Line		Right of Way		Water Lines
	Public Road		Property Hook		Water-poly

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Dewey Lot Soils

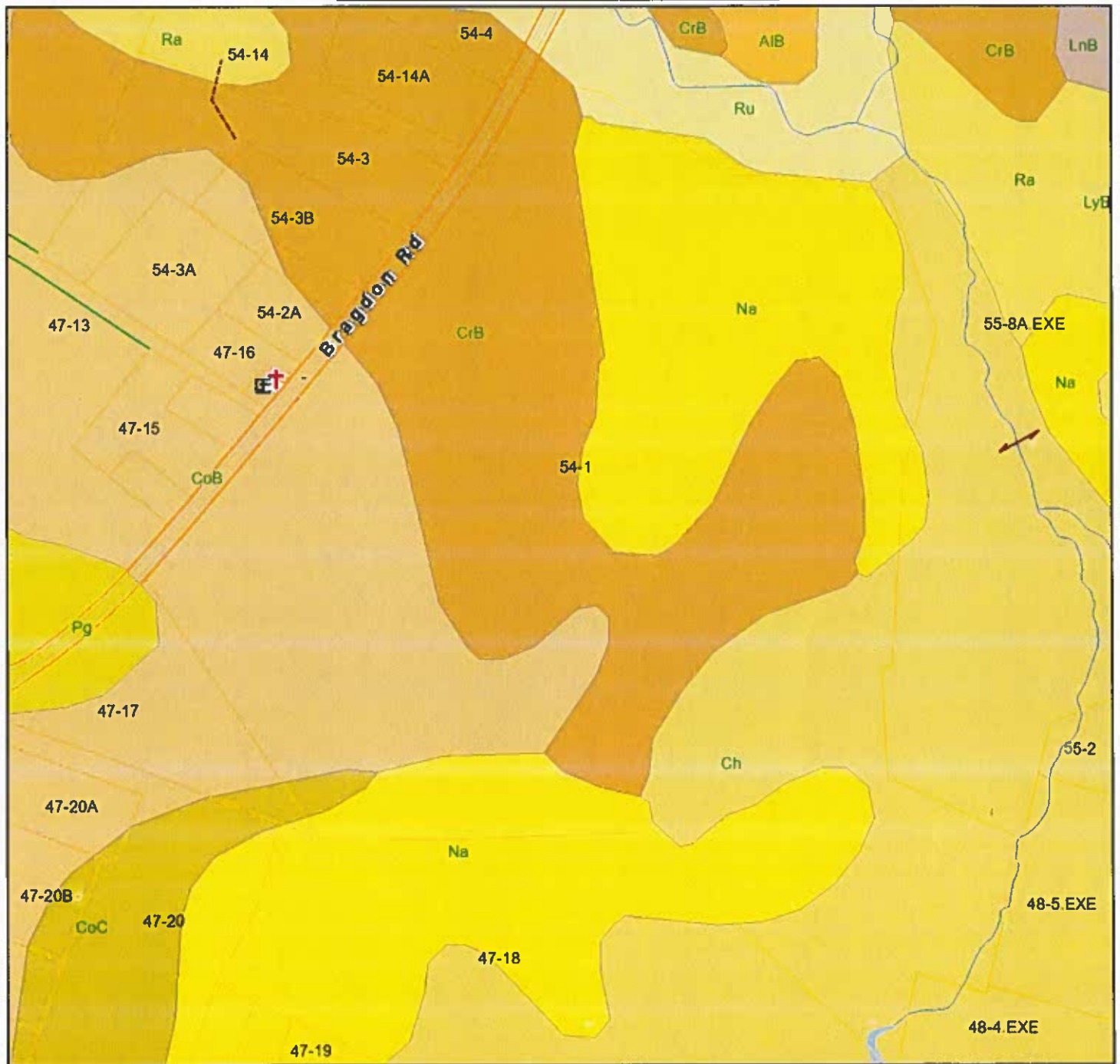
Wells, ME

1 inch = 400 Feet



www.cai-tech.com

December 29, 2025



CAI Town Line	Cemetery	Water Lines	CoC	Pg
Common Line	Right of Way	Water-poly	CrB	Ra
Property Line	Property Hook	AIB	LnB	Ru
Public Road	Tract Line	Ch	LyB	
Cemeteries - MEGIS	Travel Way	CoB	Na	

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**DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(TESTATE ESTATE)**

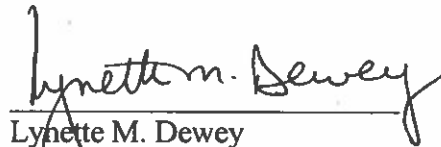
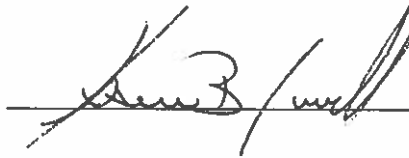
Lynette M. Dewey, of Wells, Maine, duly appointed and acting Personal Representative of the Estate of Karl P. Hilton, Jr., deceased, as shown by the probate records of York County, Maine, Docket # 2019-1100, by the powers conferred by law, and every other power, in distribution of the estate grants to Lynette M. Hilton Dewey, whose mailing address is 785 Bald Hill Road, Wells, ME 04090, being the person entitled to distribution, the real property in Wells, York County, Maine, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

Being a portion of the same premises conveyed to Karl P. Hilton, Jr. and David P. Hilton by deed of Karl P. Hilton, dated October 27, 1960, recorded in the York County Registry of Deeds in Book 1627, Page 436.

Meaning and intending to also include in this conveyance to Lynette M. Hilton Dewey any and all other real property titled in the name of Karl P. Hilton, Jr., wherever situated, as may be described in other deeds, and excepting out all out-sales of record.

Dated this 13th day of August, 2020.

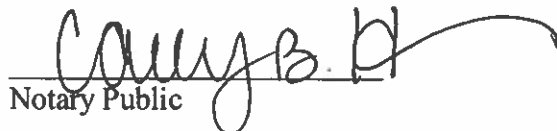


Lynette M. Dewey
Personal Representative of the
Estate of Karl P. Hilton, Jr.

State of Maine
York County

August 13, 2020

Personally appeared the above-named Lynette M. Dewey, as Personal Representative of the Estate of Karl P. Hilton, Jr., and acknowledged the foregoing instrument to be her free act and deed in that capacity.



Notary Public

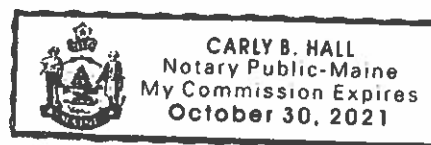


EXHIBIT A

Parcel One

A certain lot or parcel, or certain lots or parcels, of woodland situated in the Town of Wells, York County, Maine, being the premises described in the warranty deed from Juliett Bartlett and Thomas C. Crowley to C.A. Hilton and H.P. Hilton, dated October 2, 1902, and recorded in the York County Registry of Deeds in Book 541, Page 540, excepting such portion thereof as was conveyed to William Gamelin and Amelia Gamelin by warranty deed dated March 31, 1924, recorded in said Registry in Book 740, Page 513.

Parcel Two

A certain lot or parcel of woodland situated in said Wells containing about fifteen and one-half acres, being the premises described in the warranty deed from Moses W. Staples to Clarence A. Hilton and Harry P. Hilton, dated October 10, 1898, and recorded in said Registry in Book 489, Page 385.

Parcel Three

A certain lot or parcel of woodland situated in said Wells containing about twenty acres, one-half undivided interest in and to said woodland being the premises described in the warranty deed from Frank B. Hilton to Clarence A. Hilton and Harry P. Hilton, dated May 8, 1911, and recorded in said Registry in Book 614, Page 280, the other one-half undivided interest in and to said woodland being the premises described under item three in the sheriff's deed from Bradley H. Cooke, deputy sheriff, by virtue of execution which issued on a judgment against John Rankin, to Harry P. Hilton, dated December 12, 1908, and recorded in said Registry in Book 575, Page 385. Harry P. Hilton conveyed a one-fourth undivided interest in and to said woodland to Clarence A. Hilton by warranty deed dated December 8, 1909, and recorded in said Registry in Book 612, Page 341.

HW:amp

BOOK 1627 PAGE 436

KNOW ALL MEN BY THESE PRESENTS,

THAT I, KARL P. HILTON, of Wells in the County of York and State of Maine, in consideration of one dollar and other valuable consideration to me paid by KARL P. HILTON, JR., and DAVID P. HILTON, both of said Wells, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey, unto the said Karl P. Hilton, Jr., and David P. Hilton, their heirs and assigns forever, certain lots or parcels of land all situated in said Wells, as follows, viz:

Item One - Part of Manson Place

A certain lot or parcel, or certain lots or parcels, of woodland situated in said Wells, being the premises described in the deed of warranty from Juliett Bartlett and Thomas C. Crowley to C. A. Hilton and H. P. Hilton, dated October 2, 1902, and recorded in York County Registry of Deeds, Book 541, Page 540, excepting such portion thereof as conveyed to William Gamelin and Amelia Gamelin by deed of warranty, dated March 31, 1924, and recorded in said Registry, Book 740, Page 513.

Item Two - Moses W. Staples Lot

A certain lot or parcel of woodland situated in said Wells containing about fifteen and one-half acres, being the premises described in the deed of warranty from Moses W. Staples to Clarence A. Hilton and Harry P. Hilton, dated October 10, 1898, and recorded in said Registry, Book 488, Page 385.

Item Three - Pierce Property

A certain lot or parcel of woodland situated in said Wells containing about twenty acres, one-half undivided interest in and to said woodland being the premises described in deed of warranty from Frank B. Hilton to Clarence A. Hilton and Harry P. Hilton, dated May 8, 1911, and recorded in said Registry, Book 614, Page 280, the other one-half undivided interest in and to said woodland being the premises described under item three in sheriff's deed from Bradley H. Cooke, deputy sheriff, by virtue of

execution which issued on a judgment against John Rankin, to Harry P. Hilton, dated December 12, 1908, and recorded in said Registry, Book 575, Page 385. Harry P. Hilton conveyed to Clarence A. Hilton a one-fourth undivided interest in and to said woodland by deed of warranty dated December 8, 1909, and recorded in said Registry, Book 612, Page 341.

Item Four - Heater Piece, Formerly Part of Daniels Lot or Lots

A certain lot or parcel of land situated in said Wells and lying Southwesterly of the State Highway leading from said Wells to Sanford; said certain lot being a portion of the premises described in the deed of warranty from John R. Mathes to Clarence A. Hilton and Harry P. Hilton, dated November 28, 1927, and recorded in said Registry, Book 803, Page 478, and more specifically being the portion of a heater piece between present and former State Highway locations lying within the following bounds: on the Northeast by said State Highway, on the Northwest by land now of Card, formerly of Lyman Getchell, on the Southwest by the former State Highway location leading to Bald Hill Road and on the Southeast by land conveyed to the Highpine Fire Association, by deed, dated June 6, 1946, and recorded in said Registry, Book 1074, Page 212.

Item Five - Part of Getchell Place

A certain lot or parcel of land situated in said Wells, being the premises described in the deed of warranty from Seth S. Getchell to Clarence A. Hilton and Harry P. Hilton, dated May 24, 1900, and recorded in said Registry, Book 539, Page 493, excepting such portion thereof as conveyed to Ethel M. McKeon and Paul M. McKeon by deed of warranty, dated October 17, 1944, and recorded in said Registry, Book 1033, Page 232, and also excepting any easement therein granted to the State of Maine.

Item Six - Part of Mercy Hilton Property

A certain lot or parcel of land with any improvements thereon situated in said Wells, being the land, with any improvements now thereon, described in deed of warranty from Mercy Hilton to Karl P. Hilton, dated August 27, 1946, and

HW:amp

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recorded in said Registry, Book 942, Page 524, excepting such portion thereof as conveyed to Isabelle B. Hilton by deed of warranty, dated January 31, 1956, and recorded in said Registry, Book 1362, Page 253.

Item Seven - Big Field & Across Track

A certain lot or parcel, or certain lots or parcels, of land situated in said Wells, being the premises described in deed of warranty from Forest Eaton to Joseph Hilton, dated December 16, 1879, and recorded in said Registry, Book 371, Page 174, excepting such portion thereof as conveyed to Eva Pitt by deed recorded in said Registry, Book 579, Page 359.

Item Eight - Osborne Lot

A certain lot or parcel of land situated in said Wells, being the premises described in the deed of quit-claim from Erastus Hilton to Joseph Hilton, dated December 16, 1878, and recorded in said Registry, Book 389, Page 4.

Item Nine - Old Place, Bald Hill

Certain lots or parcels of land, or interest therein, situated in said Wells, being the premises described in the following deeds: (1) deed of quit-claim from Tristrum Hilton to Joseph Hilton, dated April 4, 1894, and recorded in said Registry, Book 576, Page 327, (2) deed of warranty from Erastus Hilton to Joseph Hilton, dated December 23, 1865, and recorded in said Registry, Book 294, Page 525, and (3) deed of warranty from Allen Hilton to Clarence A. Hilton and Karl P. Hilton, dated June 1, 1939, and recorded in said Registry, Book 931, Page 169.

Meaning and intending to convey and hereby conveying, without limitation by reason of any specific description or of any Registry reference, any and all title and interest of the grantor, however acquired, (and no more) in and to real property situated in said County of York.

With respect to sources of title of the grantor, reference

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may be had to the following deeds, viz: (1) deed of warranty from Harry P. Hilton to Karl P. Hilton, dated November 1, 1935, and recorded in said Registry, Book 941, Page 580, (2) deed of warranty from Harry P. Hilton to Karl P. Hilton, dated April 18, 1940, and recorded in said Registry, Book 954, Page 28, and (3) deed of warranty from Clarence A. Hilton to Karl P. Hilton, dated December 31, 1940, and recorded in said Registry, Book 966, Page 400.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said Karl P. Hilton, Jr., and David P. Hilton, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances, except as aforesaid; that I have good right to sell and convey the same to the said grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Karl P. Hilton and Isabelle B. Hilton, wife of the said Karl P. Hilton, joining in this deed as grantor, and relinquishing and conveying her rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-seventh day of October in the year of our Lord one thousand nine hundred and sixty.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

James W. [unclear]

to

K.P.H. and I.B.H.

Karl P. Hilton

Isabelle B. Hilton

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HW: amp

STATE OF MAINE)
: SS.
COUNTY OF YORK)

October 27, 1960

Personally appeared the above named Karl P. Hilton and
acknowledged the above instrument to be his free act and deed.

Before me,

Henry Watkinson
Justice of the Peace

York, ss.
Received NOV 13 1964 at 2h45m.P.M
and recorded from the original.

Sanford, Maine, November 10, 1964
In consideration of the payment of the within debt, this mortgage given by Earl
W. Spinney, dated April 11, 1963, and recorded in York County Registry of
Deeds, Book 1523, Page 449, is hereby discharged.

WITNESS

Sanford Trust Company

Donald J. Remondelle

By *Donald Turner*
Vice President

STATE OF MAINE

Sanford, November 10, 1964

Personally appeared G. Donald Turner, Vice President of the Sanford
Trust Company, and acknowledged the foregoing instrument to be his free act
and deed in said capacity.

Before me,

Donald J. Remondelle
Notary Public

York, ss.
Received NOV 16 1964 at 9:40 AM
and recorded from the original.



Mortgage Rep'd.
(WITH INSURANCE CLAUSE)

FROM

Earl W. Spinney
TO

Sanford Trust Company

Dated April 11, 1963.

YORK Co. Registry of Deeds

Received APR 15 1963

at 8 H. 30 M. A. M., and
recorded in Book 1523, Page 449

Attest:

Paula F. Deane
FROM THE OFFICE OF

Titcomb, Fenderson & Titcomb

Sanford, Maine

No. 6, ROBERTS OFFICE SUPPLY COMPANY
Portland - Maine

Dear Planning Board Members and Planning Staff,

I am an abutter whose home is directly across the street from the approximately 91.3-acre property currently classified as Tree Growth that is proposed for subdivision. I understand the applicant is considering either a 9-lot conventional subdivision with open space or a clustered development of up to 15 lots within the Rural zone.

I would like to submit the following questions and concerns for the Board's consideration during the pre-application review:

- **Consistency with Rural zoning intent**, particularly whether a subdivision of up to 15 lots is consistent with the purpose of the Rural district and surrounding land uses.
- **Traffic and road safety impacts**, including increased daily vehicle trips, construction traffic, sight distance, winter road conditions, and emergency vehicle access on the existing roadway.
- **Forest and ecosystem impacts**, including loss of contiguous forest currently managed as Tree Growth, habitat fragmentation, and long-term ecological effects associated with increased development.
- **Wetlands and Merriland River impacts**, as the property appears to abut wetlands and the Merriland River. I am concerned about shoreland zoning compliance, required buffers, and how stormwater runoff, erosion, and changes in hydrology will be managed to protect wetlands and downstream water quality.
- **Open space configuration and protection**, particularly in the clustered development option, including whether designated green space would be contiguous, permanently protected, and of meaningful ecological and conservation value rather than residual or constrained land.

I understand this is a pre-application discussion and that formal public comment will occur at a later stage. My intent is to raise these issues early so they can be fully evaluated and addressed through detailed plans, supporting studies, and any required local, state, or federal permits as part of a future application.

Thank you for your time and consideration. I plan to attend the upcoming meeting to better understand the proposal.

Sincerely,
Renee Gabrenas
179 Bragdon Rd, Wells ME 04090



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board
From: Planning Office
Date: January 9, 2026
Re: 1863 Post Road Appeal Application - **WITHDRAWN**

The appellant, Edward McDonough, has withdrawn the Appeal, see attached email dated 1/9/23.

The Planning Board is to acknowledge the withdrawal and take no action of the Appeal.

Materials were provided and area attached, but no review is to occur due to the withdrawal.

Thank you.

From: Ed McDonough <
Sent: Friday, January 9, 2026 7:51 AM
To: Mike Livingston <
Subject: Appeal

**** CAUTION EXTERNAL EMAIL ****

Mike,

I have chatted with my wife, Pam, and we have decided we will withdraw our appeal to the Planning Board on the business use. We would rather send along a letter advancing what would have captured our arguments and a few process suggestions and ask that you share it with the PB intended as food for thought. I will send it along, hopefully, later today, but certainly get it out over the week-end.

We will continue to pursue our second concern on the "additional dwelling" to the ZBA as discussed.

Thank you,

All the best in the new year,

Ed

**Appeal of Staff Review Decisions on Site Application Review of 1863 Post Road
Abutters: Edward and Pamela McDonough, 1853 Post Road**

We wish to appeal the decision of the Wells Staff Review Committee as prescribed under Chapter 145-75 A to the Planning Board. As abutting landowners, we believe the Staff Review Committee's approval of the site plan application is objectionable. We strongly believe it will have a negative impact upon us and we strongly believe provisions of this chapter have been wrongfully interpreted.

We provided our input and comments to the Wells Staff Review Committee in writing where these issues were raised. In our comments, we stated: "*The applicant's proposal seeks to resume a discontinued use, allow a second SFR on a non-conforming property and use of the rear main house to support seasonal workers as has been done the past two years.*" We urged the town to take advantage of the "*opportunity to bring the property into compliance with the density requirements.*"

Specifically, we believe the Wells Staff Review Committee erred on two issues: one, in approving the applicant's proposed resumption of a business use, and two, it erred in approving a detached workshop building to be used as an apartment or single-family dwelling provided permitting is obtained.

Proposed Business Use

The Site Plan Review Application noted the Lord Boys LLC sought approval of a site plan amendment to activate compliance with Land Use Article X 145-70(B). 145-70 (B) allows the "*resumption of a use on a property that has been discontinued more than five years is proposed.*" However, 145-70(B) advises the reader of the ordinance to "see" and cross-reference it with Article III 145-12 (D) on non-conformities. This section makes clear a "non-conforming use which is discontinued for more than two years **shall not**" be resumed.

Article X 145-70 (B) which states: *Resumption of a use on a property that has been discontinued for more than five years is proposed (See 145-12D regarding non-conforming uses).*

Article III, 145-2, (D) under Non-Conformities states a "*non-conforming use which is discontinued for more than two years shall not be resumed...*"

As abutters, we were noticed and asked to submit any comment on the project to the Planning Office as soon as possible. In our written comments to the review process, we asked the town:

*How does the town "square" the applicant's desire to resume a discontinued use of more than five years (145-70 (B)) and the reference to (145-12 (D)) that a non-conforming use discontinued for more than two years **shall not** be resumed?*

Moreover, we asked:

How would approval of the applicant's site plan application meet the intent of the ordinance where an effort will be made to bring a non-conforming use into compliance when the use is discontinued?

We attended both meetings the Staff Review Committee held with the applicant. This issue was not discussed during the Site Plan Application process. We believe the committee erred. Clearly, the use has been discontinued for well over 5 years. Current zoning requires 100 feet of frontage in the RC zone and as such resumption of a business use is non-conforming. The controlling ordinance is Article III, Non-Conformities: *A non-conforming use discontinued for more than two years shall not be resumed.*

We noted the intent of Article III is for the Town, whenever possible, is to bring things into compliance.

the intent of this article to regulate nonconformities so that their adverse impacts on the surrounding properties and on the general public are minimized. Nonconforming uses, structures, lots and developments shall be allowed to continue with an effort made to bring them into compliance when the use is discontinued, when the property is being redeveloped or when there is a proposal to significantly expand the use."

We have lived in our home at 1853 Post Road since 1989. We recall the prior owners, Art and Enid Thoms, initially tried to market it as a commercial investment, but our current home lacks the requisite frontage, 1853 Post Road has 99 feet of frontage.

In 1991, the Maine Judicial Supreme Court decided *Mayberry v. Town of Old Orchard* and held that under a similar ordinance a nonconforming use of a building had lapsed. The court added:

"Nonconforming uses are a thorn in the side of proper zoning and should not be perpetuated any longer than necessary. The policy of zoning is to abolish nonconforming uses as swiftly as justice will permit." Farley v. Town of Lyman, 557 A.2d 197, 201 (Me.1989) (quoting Town of Windham v. Sprague, 219 A.2d 548, 552-53 (Me. 1966)). Accordingly, "provisions of a zoning regulation for the continuation of [non-conforming] uses should be strictly construed, and provisions limiting nonconforming uses should be liberally construed." Town of Windham v. Sprague, 219 A.2d at 552. (Emphasis added).

Our comments to the Staff Review Committee urged the Town to bring the property into compliance. The opportunity to do so was ripe. We believed the town erred. The appropriate ordinance to resume a business is under Article III, Non-conformities, and the clear language is that a non-conforming use discontinued for more than two years shall not be resumed.

**Detached workshop building
to be used as an apartment or single-family dwelling "provided permitting is obtained"**

The Site Plan Application contains a Land Use Determination that all land uses proposed are permitted under Article V, Section 145-24 of the Land Use Code ~~or~~ is *grandfathered as non-conforming use*. We believe the Wells Staff Review Committee erred in approving the detached outbuilding to be grandfathered as a non-conforming use.

Following the meeting of the Staff Review Committee of December 23, 2025, we were provided a packet of materials by the Code Enforcement Office. The packet contained:

- numerous tax assessor records on the property,
- a Site Plan Application Memo to the Staff Review Committee from the Planning Office dated December 5, 2025,

- a Memorandum researching the Property / Structure / History and Findings by Code Enforcement Officer James Genereux, dated December 9, 2025,
- a document containing our questions and concerns on the application and an earlier correspondence with the Code Office, and
- a letter to the applicant, Lord Boys LLC, dated December 18, 2025.

These items were helpful in many respects and raised additional questions as well. We discovered that the outbuilding was never permitted. In short, we believe these items indicate the Staff Committee erred.

The Property / Structure History and Finding memo (hereafter PSH memo) outlines the ownership of the property from 1972 until today, as well as all building permits granted during this time.

June 6, 1972 **1863 Post Road purchased by Ramsay's of Melrose MA.** *"in 1972 the building has one established dwelling." 'The original 1972/1975 tax card has the property with only one (1) unit.'*

May 17, 1976 **Property conveyed to Harold Woodman / Ruth Hamilton**

1978 Building Permit #1 *"issued a building permit in 1978 to add a second floor family room over extension behind barn (12 x 32)."*

1979 Building Permit # 2 *Permit issued in 1979 to Home Occupation "Country Woodshop" to barn area.*

1987 Building Permit # 3 *"expand store by moving into home with addition, move home into store area."*

August 5, 2013 **Property conveyed to Antony James Woodman**

June 7, 2023 **Property conveyed to Lord Boys LLC**

2024 Building Permit # 4 *"issued for reconfiguration of main building with 3 bedroom dwelling, office space"*

2025 Building Permit # 5 *"for main building add interior stairs, bathroom, install fire separation wall between commercial and residential spaces"*

2025 Building Permit # 6 *issued for renovation of the existing kitchen / bathroom "outbuilding"*

Only six permits are all that have been issued over the past 51 years. As abutters, we have lived next door since August 1989. We observed the construction of the detached "woodshop" in our first few years as owners. As new neighbors, we assumed compliance with local zoning. This PSH memo listing of building permits evidences that the detached workshop was never permitted, and certainly the change of use to a single-family dwelling was never permitted as well. If a permit had been sought, one would imagine it would be denied as an additional single-family dwelling does not meet density requirements. Under Maine Law, an additional dwelling that was never permitted cannot be legally grandfathered as a

non-conforming use. It must have been legally in existence at the time the regulation making it non-conforming took effect.

The Staff Review lists the concern on its Site Plan Application Memo (hereafter SPA Memo) under the Project Description notes:

the applicant seeks a retail business "within the two-story building on the property. An existing single-family dwelling is also located within the two-story building and to remain. A one-story, 1200 SF, dwelling unit was created and does not meet density requirements. This new dwelling will require Zoning Board of Appeals or a Consent Agreement" (Emphasis added).

It is true that a 1200 SF dwelling was created. Zoning requirements in the late 80's / early 90's were as they are today. They require 20,000 SF per single family dwelling for units. Clearly, a building permit would not have been granted, had it been sought. The Land Use Finding on the Site Plan Application is in error. Unpermitted construction cannot be grandfathered as a legal non-conforming use. Finally, the SPA Memo recommends the committee workshop a number of items, including **item 3 (b) "the 1200 SF workshop/accessory structure was converted into a dwelling unit and does not meet density."** We did not hear any discussion on this concern. Finally, we appreciate the hard work and efforts of the Code Enforcement Office to piece together the tax cards and assessor notes over the years. We all recognize that tax records can be helpful, but they are generally not determinative of zoning decisions. The Maine Law Court has noted that while tax information exists, it cannot be reasonably relied upon as a source for zoning compliance. We are confident, as neighbors, the additional workshop building was not completed until after we moved into our home in 1989.

The one-story workshop was never permitted, nor the subsequent conversion to a one-story single family dwelling unit and cannot be grandfathered as a non-conforming use. Moreover, the dwelling unit does not meet density requirements. Our third question asked:

Current density requirements in the R/C District are "one dwelling unit for each 20,000 square feet of net area served by sewer and "a minimum of 100 feet of frontage." The lot size of 1863 Post Road is 24,528 sq. ft. and 66 feet of frontage. The ordinance permits one single family dwelling. Has anything changed?

As such, we believe the Staff Review erred in its Land Use Finding (grandfathering a non-conforming use). The lack of permits call into question its legal status and the detached dwelling does not meet the density requirement. We appeal its finding in the letter to the applicant of December 18, 2025 permitting use of the outbuilding as a single-family dwelling "provided permitting is obtained."

In conclusion, we have lived at our home since 1989 and hope to remain. When we purchased our home, Harold Woodman and Betty Hamilton ran a modest doll house shop business (The Country Woodshop) and lived in the back. As young homeowners, we assumed compliance with permits and the town's ordinances. Again, we urge the town to meet the moment of the express intent of Article III on Non-conformities. Over the past number of years, we have struggled with new neighbors on either side taking liberties, disregarding our local zoning ordinances. Denying our appeal permits a retail business and two SFR residences on just over 24,000 SF. All homes along this stretch of Post Road have non-conforming lots. Granting our appeal maintains the residential nature of all of these properties. What we learned through our attendance at the Site Review Plan meetings is that the applicant, Lord LLC, has a buyer for the property. To grant our appeal, there will be no hardship for the new buyer as the he is on notice that the 1863 property, like ours at 1853 Post Road, is a unique and historical single-family residence.

We urge you to correct the errors of the Staff Review Committee. The business use was discontinued and shall not be resumed. The detached structure does not meet density for an additional SFR on the lot; moreover, the record of building permits issued at 1863 Post Road does not mention the additional dwelling. A building that was never permitted cannot be legally grandfathered as a non-conforming use. It must have been legally in existence at the time the regulation making it non-conforming took effect. Either way, only one single-family residence is permissible.

We thank you for the opportunity to present our appeal.

Sincerely,

Ed McDonough
Edward McDonough

Pam McDonough
Pamela McDonough

Edward and Pamela McDonough
1853 Post Road
Wells, Maine 04090

January 9, 2026

Members of the Wells Planning Board
c/o Mike Livingston, Town Planner
Sanford Road
Wells, Maine 04090

Dear Members of the Wells Planning Board:

Pam and I have lived at our home for over 36 years, raised our children here and are proud and happy to be members of the Wells community. We have decided to withdraw our appeal of the town's approval of a business use next door; we feel that this letter will capture our recent experience and concerns in the hope that changes may be made to the current process, and moreover, ideally to our current land use ordinance, to protect residential property owners in a Residential / Commercial Zone.

As lay people, we learned much about non-conformities as it applies to uses, structures and lots. We all recognize the intent, wherever possible, is to bring things into compliance. Initially, we misunderstood the interplay between a permitted use and non-conformities. We raised these concerns when noticed about the site review. This misunderstanding could have been corrected had we received an answer to our written questions and comments while the review process began.

While the resumption of a non-conforming use does not apply in this situation, we strongly feel hearing from abutters who will be impacted is important. The review process did not schedule a public hearing or allow input from abutters during the two review meetings. We do believe there is value in hearing concerns and working to address them. We do believe that the review and findings should have addressed Article X 145-70 (B) which states: *Resumption of a use on a property that has been discontinued for more than five years is proposed.* This is not a case where we have a permitted use on a conforming lot and structure, but one where the permitted use has been discontinued for over seven years and seeks to resume it on a non-conforming lot and within a non-conforming structure.

We believe this article does apply and requires a review process inviting public input and a higher level of scrutiny as it determines whether, and under what conditions, the business use can resume. The town is shoehorning a business use and two single family residences into a 24,000 SF property in between two single family residences. How would you feel if you were in our position? Robert Frost famously wrote: "*Good fences make good neighbors.*" As neighbors, our home and the business will be tight. Here, we no longer have an owner-occupied business / residence where we got along well. We will have an absentee owner renting the property to a business. Surely, the town has the authority to place reasonable restrictions on a business to ensure compatibility and mitigate adverse impacts on adjacent properties.

The site review process ran through its checklist as if this was a permitted use with a conforming lot and structure. The process never required the applicant to address any good neighbor concerns such as days and hours of operation because it never sought any input from us. We believe the town should have explicitly found the use could resume and put reasonable conditions on the business resumption. Our appeal would have requested it be remanded to the review committee for such input and finding.

Finally, we would encourage the town and all involved in amending our land use ordinance to consider a review of our current R/C Zone. A cursory review of tax maps shows there are thirty-four (34) lots with frontage along Route 1. Eighteen (18) meet the minimum frontage of 100 feet and all others are non-conforming. Ten lots, along the east side of the Post Road, beginning at Ralph Steen's and stopping at Harding's Books are all non-conforming lots. Homes on either side were once covered by a Historical District designation. As you may know, many were sea captains' homes, the Rankin farm, the old school building and our particular lot was once the Colonel Hatch Place in the early 1800's and Hemengway Estate in the mid 1800's. We would recommend the current zone's dimensional frontage requirement be enacted and require it be met as a condition to permit any new business use in this particular R/C Zone. Certainly, there is a rational basis for this requirement and why would it not be met moving forward? We believe it would be good public policy as it would continue to be a mixed-use zone (18 lots that would meet new business requirement – 16 lots grandfathered and eventually might be brought into conformity). As it stands now, businesses on lots that do not meet the dimensional road frontage will go on in perpetuity and continue to rub against adjacent homeowners on non-conforming lots.

We thank you in advance for your hard work and dedication to the town serving on the Planning Board. I want to share that I have found our Town Planner, Mr. Livingston, a strong asset to the town and helpful along the way. We hope you may reflect on our comments and experience. We believe abutters should have not only notice, but an opportunity to be heard and answered through a site review process. We are disappointed the town did not put any conditions on resuming the business. Finally, looking prospectively, we hope you will give consideration and thought to a land use amendment that will prevent this from happening to others in this small mixed-use zone.

Sincerely,

Ed McDonough
Pam McDonough

Ed and Pam McDonough

January 7th, 2026

Town of Wells Planning & Development Department
Planning Board
208 Sanford Road
Wells, ME 04090

**RE: Abutter Appeal of Site Plan Approval
1863 Post Road, Wells, ME
Tax Map 139, Lot 24**

To whom it may concern,

On behalf of The Lord Boys, LLC, (Applicant), Walsh Engineering Associates, Inc. (WEA), is submitting a response to the recent appeal filed by Edward and Pamela McDonough. The appeal is focused on the recent decision of the Wells Staff Review Committee which approved the continued use of commercial /residential activity at 1863 Post Road.

Approval Requested

The property at 1863 Post Road has an entrance off Route 1 and is developed with two buildings, one mixed-use commercial /residential building and a detached single-family dwelling. The front portion of the mixed-use building has been historically used for commercial activities, notably in past years as an antique shop. Parking for the commercial use of the property is accomplished in a gravel lot at the front of the parcel, with the residential parking occurring to the middle and rear of the property. Existing buffers consist of a mix of planted bushes along portions of the property. Due to the passing of the previous owner the commercial portion of the property was not occupied for a period that exceeded 5 years without the benefit of having received a site plan approval.

Approval Granted

An application was filed to remedy the lapse of an active site plan approval and occupancy for greater than five years for the mixed-use commercial and residential property. As part of the renewal of site plan approval, the applicant proposed buffer and parking improvements to meet the site plan standards to the greatest extent practicable. The commercial uses and residential uses will remain. No alterations will be made to the current configuration or footprint of the buildings or parking area.

Abutter Arguments:

The Abutter presents ordinance interpretations that while seemingly logical, fail due to a misunderstood belief that the commercial uses on the property are non-conforming uses.

A Non-Conforming Use is defined in *Article II 145-10 Definitions* as: “***A use of land or a structure(s) which is not currently permitted in the district, but which was a permitted use at the time the use was established.***”

1863 Post Road is located within the Residential-Commercial District. The uses are defined in *Article V District Regulations 145-24 Residential-Commercial District*. The Residential Commercial District offers **11 primarily residential uses allowable with a permit by the Code Officer, and 30 non-residential /commercial uses that are permitted subject to site plan approval.**

Approvals from the Code Enforcement Officer

(3) *Dwelling, one-family. (See also § 145-55.)*

(4) *Dwelling, two-family.*

(5) *Dwelling, multifamily. (See § 145-48.)*

Permitted Uses requiring Site Plan Approval:

(3) *Business, contractor.*

(4) *Business, office.*

(5) *Business, personal service.*

(6) *Business, retail, including the manufacturing of any goods offered for sale on the premises.*

(7) *Business, service.*

The uses that have historically been present on the property and most recently were affirmed by staff during the site plan approval process are **not non-conforming uses.**

Staff correctly interpret the need for site plan approval due to the fact that there was insufficient evidence to show that commercial activity has occurred within the past five years. The ordinance specifically distinguishes here between “use discontinued for 5 years” *Article X 145-70(B)* vs. *Article III 145-2(D)* non-conforming use which is discontinued for more than 2 years.

A simple read of the Ordinance confirms that the uses that have been approved for the site are not non-conforming uses, and as such references to non-conforming use provisions of the ordinance are simply not applicable.

Abutter references the fact that 1863 Post Road does not have the requisite amount of road frontage as required in the dimensional standards of the ordinance. Abutter correctly recognizes that this makes 1863 Post Road a non-conforming lot, and as such the use of *Article III Nonconformities Section 145-14 Nonconforming Lots* is appropriate.

145-14 Nonconforming Lots

A. nonconforming lot of record may be built upon, without obtaining a variance, if new structures or additions to existing structures meet all the requirements of this chapter and the lot conforms to all the provisions of this chapter except for the minimum lot size and/or minimum street and shore frontage requirements.

B. On a nonconforming lot of record which has less than 75% of the required street frontage, the required setback from lot lines which intersect the street(s) may be reduced by 25%, but in no case shall the setback be reduced to less than 10 feet. Residential cluster lots depicted on an approved and recorded subdivision plan do not qualify for a setback reduction.

[Amended 11-5-2024]

C. On a nonconforming lot located within a recorded subdivision plan approved by the Planning Board, a structure may be built according to the setbacks depicted or noted on said plan without obtaining a variance, but the structure shall be no less than half the required setback of Article V, District Regulations.

[Added 11-5-2024]

Within this Article there are no restrictions governing the uses that may occur on non-conforming lots. A logical read of the Ordinance would direct one to apply the uses as permitted in the underlying zoning district along with applicable performance standards for the desired use to determine whether or not the activity may occur.

Abutter takes issue with the CEO's extensive research that the property has exhibited longstanding evidence of multiple dwelling units. This response will not focus on the merits of the evidence that staff has provided as it would be duplicative in nature. The Board should give significant weight to the research and evidence that staff have compiled. The Property owner has been forthcoming and open with Code Enforcement and has sought, obtained and relied on multiple permits for the renovation of the detached single-family dwelling (Unit C), and the mixed-use building (Unit A&B).

We question the validity of the portion of the abutters appeal regarding the residential uses and offer the following analysis that the Abutter has not followed the proper procedure for filing an administrative appeal of the Code Enforcement Officer pursuant to: *Article IX Zoning Board of Appeals Section 145-67 Powers and Duties*:

The Zoning Board of Appeals shall have the following powers and duties:

(1) Administrative appeals.

(a) To hear and decide where it is alleged there is an error in any written order, requirement, decision or determination made by the Code Enforcement Officer to:

[1] Approve or deny a building permit pursuant to § 145-61C;

[2] Determine the proper reviewing authority for a site approval application pursuant to § 145-74A(1);

[3] Determine whether or not the proposed use in a site plan approval application is a permitted use and meets the requirements of Article V pursuant to § 145-74A(1);

[4] Determine whether or not an application for site plan approval meets the requirements of Articles V, VI and VII pursuant to § 145-74B, C or D; or

[5] Issue or fail to issue a certificate of occupancy pursuant to § 145-62.[1]

In addition, *Section 145-69 Appeal procedure* states:

In all cases, a person aggrieved by a decision of the Code Enforcement Officer shall file an appeal within 31 days after the issuance of the written decision from the Code Enforcement Officer.

The Abutters have been aware of the renovations being made to the property which were constructed and inspected pursuant to the following permits and approvals and have failed to file an Appeal with the Zoning Board of Appeals. Per the decision dates the time for a timely appeal for any of the below documented decisions of the Code Enforcement Officer has passed. These decisions include the issuance of the Building Permits, Certificates of Occupancy or the Business License.

Permit# Description	Issued Date	Appeal Date
24-00614 Renovations to Units A/B	5/28/2024	6/28/2024
25-00141 Kitchen Bathroom Renovation Unit C	3/6/2025	4/6/2025
25-00099 Renovations to Units A/B	3/6/2025	4/6/2025
25-00970 Egress Windows Unit C	9/24/2025	10/25/2025
Occupancy Permit Unit A/B	7/11/2024	8/11/2024
Occupancy Permit Unit C	11/12/2025	12/13/2025
Business License:The Sew Source	11/18/2025	12/18/2025

Provided with this letter are additional exhibits that will provide clear evidence to support staff's decisions.

Based on the evidence provided we request that the Planning Board uphold the decision of the Staff Review Committee in its approval of the site plan for 1863 Post Road.

Respectfully,

Werner Gilliam

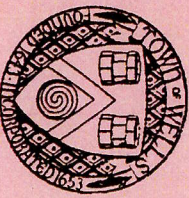
Werner Gilliam, CFM Permitting/ Project Manager
Walsh Engineering Associates, Inc.

Enc: Exhibit A 1863 Post Road Timeline
Exhibit B: Certificate of Occupancy Unit A/B
Exhibit C: Certificate of Occupancy Unit C
Exhibit D: Business License the Sew Source

cc. Lord Boys LLC
Attorney Bruce Reid

Applicable Dates	Action
6/7/2023	Lord Boys LLC (Owner) takes ownership of Property with existing tenant in rear building
3/6/2024	Permit issued for rear Unit(C) to renovate Kitchen and Bathroom(25-00141)
3/6/2024	Permit issued for mixed Use building (Units A and B) with interior changes per submitted plans Firewall between commercial and reno to 4 bedroom Residential
7/11/2024	Occupancy Issued for Commercial/residential Mixed Use Building (Units A/B)
6/9/2025	Owner informed that Commercial Tenant unable to obtain business license for recently renovated commercial space
6/9/2025	Planning Staff responds that the lack of a approved site plan and vacancy of the commercial unit for more than 5 years triggers the need for site plan approval
6/20/2025	Owner engages Walsh Engineering Associates (WEA) for site plan assistance
7/2/2025	WEA reaches out to CEO regarding occupancy meeting
7/8/2025	WEA meets in Office with CEO and Assistant Planner to discuss property. Agreement was made that Owner agrees to submit a site plan application in exchange for allowing commercial unit to be occupied, WEA requests contents of Building file.
8/25/2025	CEO staff performs building inspection on Unit C Noted that egress windows were not present, basement insulation, or continuous handrails
8/27/2025	In office meeting with Owner, CEO Staff and WEA. Reviewed corrections. CEO Staff informs that an additional permit was needed to address code concerns
9/24/2025	Owner issued building permit for Unit C for Egress Windows
10/9/2025	WEA Emails to Town Staff informing them that Lower Village Survey (LVS) has been engaged to do survey in prep for site plan. Commercial tenant continues to be denied occupancy
10/14/2025	WEA provides LVS contract and letter of authorization from Owner to WEA regarding authorization to produce site plan to town staff. Commercial shop inspection scheduled for October 24th 2025
10/14/2025	Final Inspection done on Unit C
10/23/2025	WEA performs Site visit for photos and site walk. Met abutter, Ed McDonough of 1853 Post Road. Discussed that Town would require buffering. Abutter stated that he wanted no buffer nothing and offered to go to the town and tell them that. He noted no objections with improvements or the commercial use of the property.
11/5/2025	Certificate of Occupancy Requested for Unit C by Owner. Staff informs him that one is not required
11/10/2025	WEA Requests C/O from CEO for Unit C
11/12/2025	C/O issued for Unit C (C/O states: " <i>has been found to conform substantially to requirement of zoning Ordinance and Building code of the Town of Wells</i> "
11/14/2025	WEA Recieves signed parking agreement from Town Manager for ADA parking Enforcement
11/14/2025	WEA Submits Pre-app for site plan
11/17/2025	Assistant Planner provides initial comments regarding use determination. Comments focused on commercial floor area
11/18/2025	Business License Inspection Completed/License Issued
11/19/2025	Site plan application submitted with updates as per staff comments
11/19/2025	Planning Staff confirms no public hearing for staff review
12/5/2025	Planning Staff shares Abutter letter of Objection (Same abutter who on 10/23/2025 site visit stated no objection and requested that no buffers be installed).
12/5/2025	Planning Staff send out Plan comments Noting that a "new " dwelling was created which would required either ZBA or Consent agreement approval.
12/9/2025	Staff Review Meeting held. Department representatives provide technical feedback and requested amendments to site plan.
12/15/2025	WEA provides responses to staff comments

12/18/2025	Code Enforcement Staff provides Zoning Determination Letter to Property Owner Confirming the existence of a business use, single family dwelling and apartment as far back as 1986 Planning Staff provides further comments on plan.
12/23/2025	Staff Review meeting held, Site plan approved.
12/31/2025	Abutter files Appeal of Staff Review Board Decision
1/6/2026	Owner and WEA notified of Appeal



TOWN OF WELLS
Department of Code Enforcement

Certificate of Occupancy

ML 139-024

Final

Issued to: LORD BOYS LLC, THE /THOMAS & LORRICATION:
LLC

1863 POST RD

Date of Issue:

This is to certify that the building, premises, or part thereof, at the above location, built - ~~at 07/11/2024~~
- changed as to use under Building Permit No. ~~2400614~~, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the Town of Wells and is hereby
approved for occupancy or use, limited or otherwise, as indicated below.

LIMITED CONDITIONS

APPROVED OCCUPANCY

Portion of Building or Premises:

SINGLE FAMILY 3 BRM DWELLING FIRST FLOOR W/ COMMERCIAL RETAIL FIRST AND
SECOND FLOOR

USE GROUP: R3 / M TYPE: 5B
USE: SINGLE FAMILY / COMMERCIAL RETAIL
IP # 24-12859

Approved:

(Date) _____

Inspector _____

Inspector _____



TOWN OF WELLS
Department of Code Enforcement

Certificate of Occupancy

ML 139-024

Final

Issued to: THE LORD BOYS, LLC / THOMAS & LORD
LLC

Location: 1863 POST RD

Date of Issue:

11/12/2025

This is to certify that the building, premises, or part thereof, at the above location, built - altered - changed as to use under Building Permit No. 2500141, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the Town of Wells and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

LIMITED CONDITIONS

APPROVED OCCUPANCY

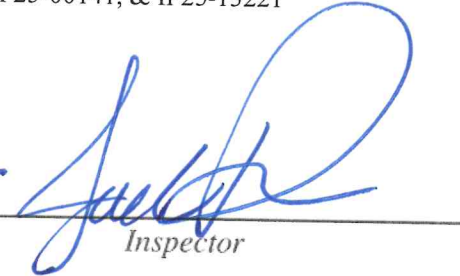
Use Group: R3/M Type: 5B
Use: Single Family Dwelling
2021 IRC

Portion of Building or Premises:

Unit C - Single family 3 bdrm dwelling w/ unfinished basement
This certificate is to document compliance for permits:
BP25-00970, BP25-00141, & IP25-13221

Approved:

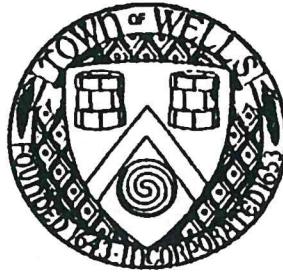
11/12/25
(Date)


Inspector


Inspector

Town of Wells

**208 Sanford Road
Wells ME 04090**



Business License

License Number 13442
Effective Date 06/03/2025
Expiration Date 05/01/2026

BusinessName Sew Source, The **Business Activity** Retail
Location 1863 Post Rd
Mail Address 1863 A POST RD
Wells ME 04090

Business Owner Capato, Giovanni
Title
Telephone 207-601-5050

Property Owner THE LORD BOYS LLC
Tax Map & Lot 139-024

License Fee & Category \$10.00 Retail
Total Due \$10.00

THIS IS YOUR BUSINESS LICENSE AND SHALL BE POSTED IN A CONSPICUOUS PLACE.

This license is granted subject to strict observance of all laws, ordinances and regulations enacted for the protection of the Town of Wells, so far as they may apply, and is to continue in force until the expiration date specified above, unless sooner revoked.

THIS LICENSE IS NON-TRANSFERABLE.

Signature: Diana Boucher
Municipal Clerk, Town of Wells

Date: November 18, 2025



Town of Wells, Maine Staff Review Committee

APPROVED

FINDINGS OF FACTS & DECISIONS
Site Plan Application for "1863 Post Road"
Page 1 of 14

Article X Site Plan Approval

PROJECT INFORMATION	
General:	<p>Project Name: 1863 Post Road</p> <p>Applicant: Walsh Engineering Associates, Inc. One Karen Dr, suite 2A, Westbrook, ME 04092</p> <p>Landowner: The Lord Boys LLC, PO Box 1730, Kennebunkport, ME 04046</p> <p>Location: 1863 Post Road, Wells, ME</p> <p>Existing Use: One-family dwelling in two-story building; one-family dwelling in one-story building</p> <p>Proposed Land Use: One-family dwelling in two-story building; one-family dwelling in one-story building;</p> <p>Tax Parcel ID: 2,700 SF Business Retail/ Service/ Personal Service/ Office/ Contractor use</p> <p>Zoning District: Tax Map 139, Lot 24 Residential Commercial District</p> <p>Art VII Performance Standards: None</p> <p>Design Engineer: Walsh Engineering Associates, Inc. One Karen Dr, suite 2A, Westbrook, ME 04092</p> <p>Plan Submission Date: 11/19/2025</p>
Project Description:	<p>Werner Gilliam of Walsh Engineering has submitted a site plan application on behalf of the owner, The Lord Boys, LLC. The application seeks approval for 2,700 SF business retail/ office/ service/ personal service/ contractor use within the existing two-story building on the property. An existing single family dwelling is also located within the two-story building and to remain. A one-story, 1200 SF, dwelling unit is located within the existing building located on the east side of the lot. The property is located within the Residential Commercial District and is located at 1863 Post Road. Tax Map 139, Lot 24.</p>
Completeness Determination:	12/23/2025
Public Hearing: Staff Review Mtg:	Not Applicable 12/9/25; 12/23/25



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS Site Plan Application for "1863 Post Road" Page 2 of 14

PROJECT HISTORY

1. On 11/14/25 the applicant submitted a site plan pre-application to the Planning Office.
2. On 11/17/25 the Planning Office inquired about the uses proposed and square footage of building areas.
3. On 11/18/25 the Planning Office spoke with the potential buyer of the property and recommended the submission of the site plan application instead of the pre-application in an effort to have a shorter review period.
4. On 11/19/25 the applicant instead, submitted a site plan application to the Planning Office.
5. On 11/19/25 the Code Enforcement Officer found the uses proposed to be permitted within the RC zone.
6. On 11/20/25 the Planning Office mailed notice to abutters of the site plan application, use determination and of the 12/9/25 Staff Review Committee meeting.
7. On 12/4/25 the Planning Office prepared Article V, VI, and draft completeness review checklists. A memo summarizing the review was also prepared. Plan markups were provided to the applicant as well.
8. On 12/5/25 the Planning Office received the WSD and KKWWD capacity letters.
9. On 12/9/25 the Staff Review Committee received the amendment application and conducted a workshop.
10. On 12/16/25 the applicant submitted a revised plan, cover letter and photos for review.
11. On 12/17/25 the Planning Office prepared updated Article V, VI, and completeness review checklists. Minor plan markups were recommended. Draft compliance/ Findings of Fact & Decisions were also prepared.
12. On 12/18/25 a review memo was prepared.
13. On 12/22/25 plan revisions were submitted to the Planning Office.
14. On 12/23/25 the Staff Review Committee voted to find the application completed, voted to approved landscaped buffers and screening, voted to find the application compliant and voted to approve and sign the site plan and Findings of Fact & Decisions.



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS Site Plan Application for "1863 Post Road" Page 3 of 14

§ 145-75. Criteria and Standards	Comments
<p>The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.</p>	



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS
 Site Plan Application for "1863 Post Road"
 Page 4 of 14

§ 145-75. Criteria and Standards	Comments
<p>A. Traffic. The proposed development shall provide for safe access to and from public and private roads. Safe access shall be assured by providing an adequate number of exits and entrances that have adequate sight distances and do not conflict with or adversely impact the traffic movements at intersections, schools and other traffic generators. Curb cuts shall be limited to the minimum width necessary for safe entering and exiting. The proposed development shall not have an unreasonable adverse impact on the Town road system and shall provide adequate parking and loading areas. No use or expansion of a use shall receive site plan approval if any parking spaces are located in a public right-of-way or if any travel lane of a state number highway is used as part of the required aisle to access any parking spaces.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>The parcel has approximately 67.55' of street frontage along Route One. The property is grandfathered as non-conforming with regard to street frontage.</p> <p>The parcel has an existing curb cut onto Route One. No change to this entrance/ exit is proposed other than to extend the paved apron within the ROW an additional 5' beyond the sidewalk.</p> <p>The existing building is located 72 feet from Route 1. Parking is permitted between the building and Route 1. See plan note 10.</p> <p>Parcel does not have multiple street frontages. Setback reduction per 145-35.0 is not applicable.</p> <p>Site plan depicts on-site parking. Parking within Route 1 is prohibited. See note 11. All 90 degree parking spaces shall meet the dimensional standard of 9' x 18.5'. A 26' wide aisle is provided. 1 handicap accessible space is required and provided. ADA compliant sign for the handicap parking space is required.</p> <p>2,700 SF retail, office, service, personal service and/or contractor use is proposed. 3.5 x 2,700 requires 7 parking spaces. 7 spaces are proposed, 5 of which are for customers in the parking lot adjacent to Route 1 and 2 of which are employee only located to the east of the two-story building.</p>



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS
Site Plan Application for "1863 Post Road"
Page 5 of 14

§ 145-75. Criteria and Standards	Comments
	<p>One dwelling unit has 4 bedrooms and is required to provide 4 parking spaces. One dwelling unit has 3 bedrooms and is required to provide 3 parking spaces. A total of 7 spaces are required for the residential uses.</p> <p>Snow storage areas are depicted on the site plan.</p> <p>Areas that could be used for parking shall be on gravel. Wheel stops are to be installed for business parking spaces with gravel surface. See note 9.</p> <p>See plan note 9, gravel parking area is permitted to be paved. If paved, parking spaces and directional arrows shall be stripped and maintained in compliance with the plan.</p> <p>The property falls within the Sidewalk Development Plan. Future building or use changes may require compliance with Chapter 201, Article IV. See plan note 26.</p>
B. Dust, fumes, vapors and gases. Emission of dust, dirt, fly ash, fumes, vapors or gases which could damage human health, animals, vegetation or property or which could soil or stain persons or property, at any point beyond the lot line of the commercial or industrial establishment creating that emission, shall be prohibited.	BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.
C. Odor. No land use or establishment shall be permitted to produce offensive or harmful odors perceptible beyond its lot lines, measured either at ground or habitable elevation.	<p>The property shall not produce such dust, fumes, vapors of gases at any point beyond the lot line.</p> <p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>The property shall not produce such odor at any point beyond the lot line.</p>



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS
Site Plan Application for "1863 Post Road"
 Page 6 of 14

§ 145-75. Criteria and Standards		Comments
D.	<p>Glare. No land use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way so as to impair the vision of the driver of any vehicle upon that Town way.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets. See note 16</p> <p>Exterior building changes, including lighting, to be reviewed by the Code Office for compliance with 145-24G(4). See note 22.</p> <p>Signage shall not be internally illuminated. Electronic message signs are prohibited per 145-24G(4). See note 15.</p>
E.	<p>Stormwater runoff. Surface water runoff shall be minimized and detained on site if possible or practicable in accordance with Chapter 202-12F(4) General Standards of the Wells Subdivision Ordinance (wherein the word "site plan" shall be substituted for "subdivision"). If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding which would be caused by his project. The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible. [Amended 4-27-2007]</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>The property is already developed. Lot coverage is proposed to be decreased slightly. No stormwater runoff impacts or changes proposed.</p>
F.	<p>Erosion control. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: [Amended 4-27-2007]</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Best Management Practices for soil erosion and sedimentation control are a condition of approval. See plan note 24.</p>



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS Site Plan Application for "1863 Post Road" Page 7 of 14

§ 145-75. Criteria and Standards		Comments
(1)	Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.	
(2)	The duration of exposure of the disturbed area shall be kept to a practical minimum.	
(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	
(4)	Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.	
(5)	Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.	
(6)	The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.	
(7)	During grading operations, methods of dust control shall be employed.	
(8)	The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
(9)	The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS
Site Plan Application for "1863 Post Road"
Page 8 of 14

§ 145-75. Criteria and Standards		Comments
(10)	Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
(11)	Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS
Site Plan Application for "1863 Post Road"
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§ 145-75. Criteria and Standards	Comments
<p>G. Setbacks and screening. Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Parcel has 67.55' of street frontage, therefore lot line setbacks are reduced to 11.25' per 145-14B.</p> <p>The existing two-story structure is grandfathered as non-conforming as it is located within 8.2' of the lot line.</p> <p>See zoning information note 5.</p> <p>A 15 foot wide landscaped buffer is required along Route 1. This buffer to consist two shade trees, 3" diameter at breast height, grass and 4 low bushes. SRC voted to find the 15' wide Route 1 landscaped buffer as suitable on 12/23/25.</p> <p>This property abuts residential uses to the south and north. Lot 23's screen to consist of a 6' tall row of 15 arborvitae trees, planted every 3 feet on center adjacent to the business parking spaces; 5 arborvitae trees, planted every 8 feet on center along the lot line adjacent to the commercial portion of the existing building; and 2 arborvitae trees adjacent to the employee parking spaces. SRC voted to find this screening as suitable on 12/23/25.</p> <p>Lot 25's screen to consist of a 6' tall solid fence 38' in length adjacent to the business parking lot; existing landscaping along the lot line; and 4'-5' tall hedge spaced with arborvitae adjacent to the employee parking spaces. SRC voted to find this screening as suitable on 12/23/25.</p>



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS
 Site Plan Application for "1863 Post Road"
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§ 145-75. Criteria and Standards		Comments
H.	<p>Explosive materials. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>See plan note 19. The property has existing above ground propane tanks identified. Explosive materials shall be stored in compliance with NFPA regulations.</p>
I.	<p>Water quality. All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Water quality standards shall be met.</p>
J.	<p>Preservation of landscape. Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Existing conditions are noted to create 14,579 SF or 60% lot coverage. Proposed conditions will result in 14,370 SF or 59% lot coverage.</p> <p>No removal of trees or grade changes proposed. New plantings and vegetation are proposed along Route One and along lot lines. All vegetated areas shall be maintained. If vegetation dies, becomes diseased or damaged, replacement vegetation of a similar type and size shall be replanted in place of the removed vegetation.</p>



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS
Site Plan Application for "1863 Post Road"
 Page 11 of 14

§ 145-75. Criteria and Standards		Comments
<p>K. Refuse disposal. The applicant shall provide for the disposal of all solid and liquid wastes on a timely basis and in an environmentally safe manner. The review board shall consider the impact of particular industrial or chemical wastes or by-products upon the Wells transfer station (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable state and federal regulations. The board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>See note 20. The owner shall be responsible for properly disposing of refuse. No dumpster is proposed on the property.</p>	
<p>L. Water supply. The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Plan states the property is served by public water.</p> <p>Capacity letter from the KKWWD dated 12/16/24 (typo should be 12/16/25).</p>	
<p>M. Sewage disposal. The applicant shall provide for the safe disposal of all wastewaters.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Plan states the property is served by public sewer.</p> <p>Capacity letter from the WSD dated 12/5/25 provided indicated sufficient capacity to serve the uses.</p>	



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS Site Plan Application for "1863 Post Road" Page 12 of 14

§ 145-75. Criteria and Standards	Comments
<p>N. Fire safety. The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.</p>	<p>BASED ON THE FOLLOWING, STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>The nearest fire hydrant is identified to be approximately 365' south along Route One from the property entrance.</p> <p>The property is previously developed. Vehicular access throughout the property is provided but is narrow in areas based on the building location and proximity to existing vegetation and lot lines.</p> <p>If a Knox box is installed, its location shall be reviewed by the Fire Department. See note 18.</p>

Standard Conditions of Approval

1. Site Plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for five years or more. §145-74F
2. Approval is conditioned upon compliance by the applicant with the Findings of Fact, plans and specifications, and reports which have been received and relied upon by the Town in connection with this development's proposed compliance with Town Ordinances.
3. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan per the Reviewing Authority Chart. §145-74G(1)(b)
4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for denial of a site plan approval or denial of a building permit (§145-61.C.1, §145-74.J.), revoking the approved development plan, initiating legal proceedings to enjoin construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64, §145-79A
5. Whenever sedimentation is caused by stripping vegetation, grading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-6, §145-79B
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: §145-75F



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS Site Plan Application for "1863 Post Road" Page 13 of 14

- (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
 - (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
 - (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
 - (d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
 - (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
 - (f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
 - (g) During grading operations, methods of dust control shall be employed.
 - (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
 - (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
 - (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
 - (k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee and/or Town Staff proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board or Staff Review Committee or Town Staff. §145-74G
 8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and a certificate of occupancy prior to occupancy. §145-61, §145-62
 9. It is the applicant's responsibility to contact Dig Safe prior to construction.
 10. It is the Owner/Tenant's/Homeowners or Condominium Association's/ Applicant's/Developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain any and all business license(s) for the use(s) conducted on this parcel(s). §150-4
 11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Office shall consult with the Office of Planning and Development prior to approving any field change. §145-74.1.4
 12. Prior to the pouring of a building footing/foundation, the location of each building to be constructed shall be located on the face of the earth and shall be marked and certified to by a surveyor or engineer with pins or stakes. The developer shall receive approval of each building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation. §145-74
 13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be consistent with this site plan approval.
 14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the property to include buildings, roadways, drainage, screening and landscaped areas, and utility related construction work. §145-74I
 15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer. §145-74I
 16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy. §145-74E

Special Condition of Approval



Town of Wells, Maine Staff Review Committee

FINDINGS OF FACTS & DECISIONS Site Plan Application for "1863 Post Road" Page 14 of 14

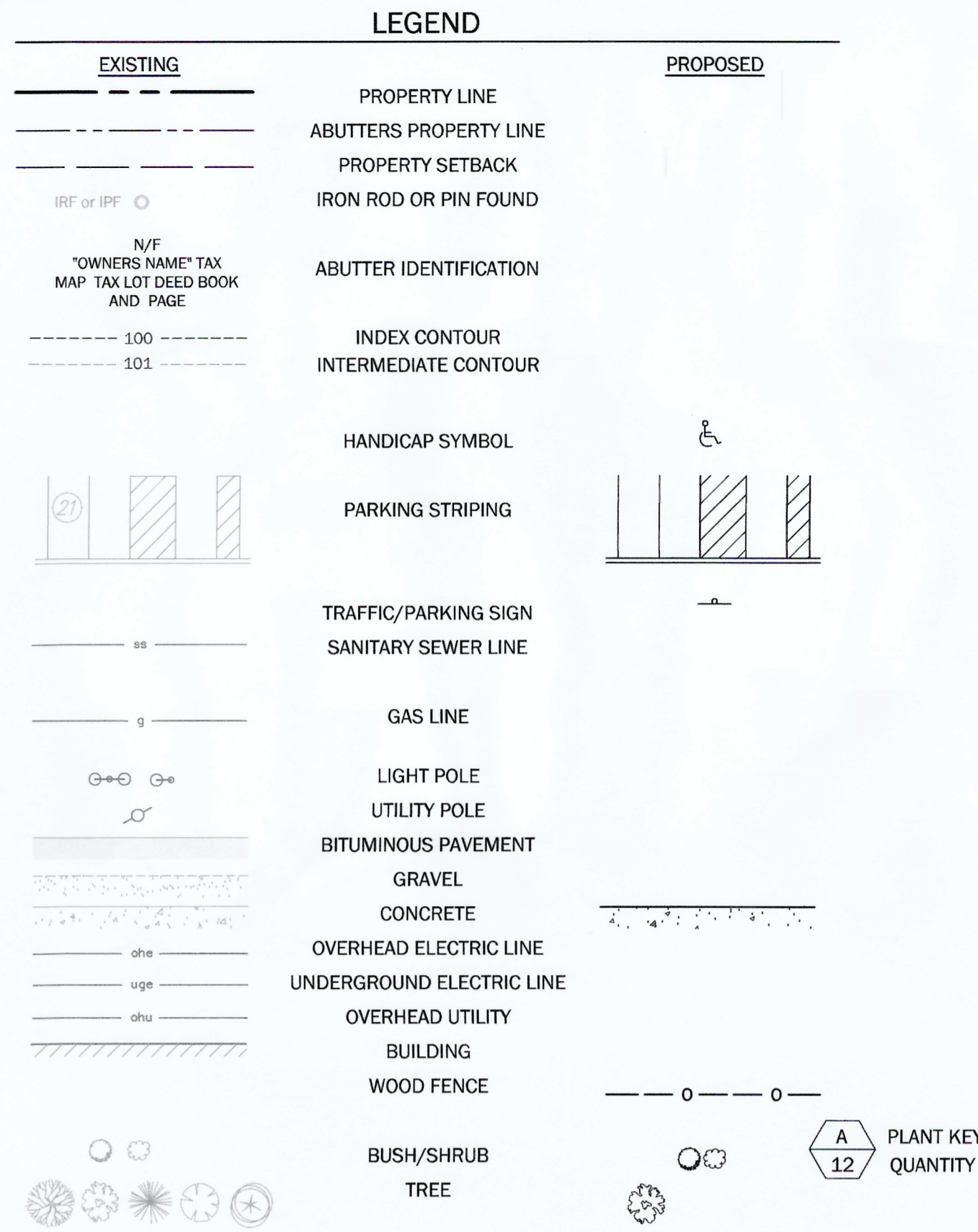
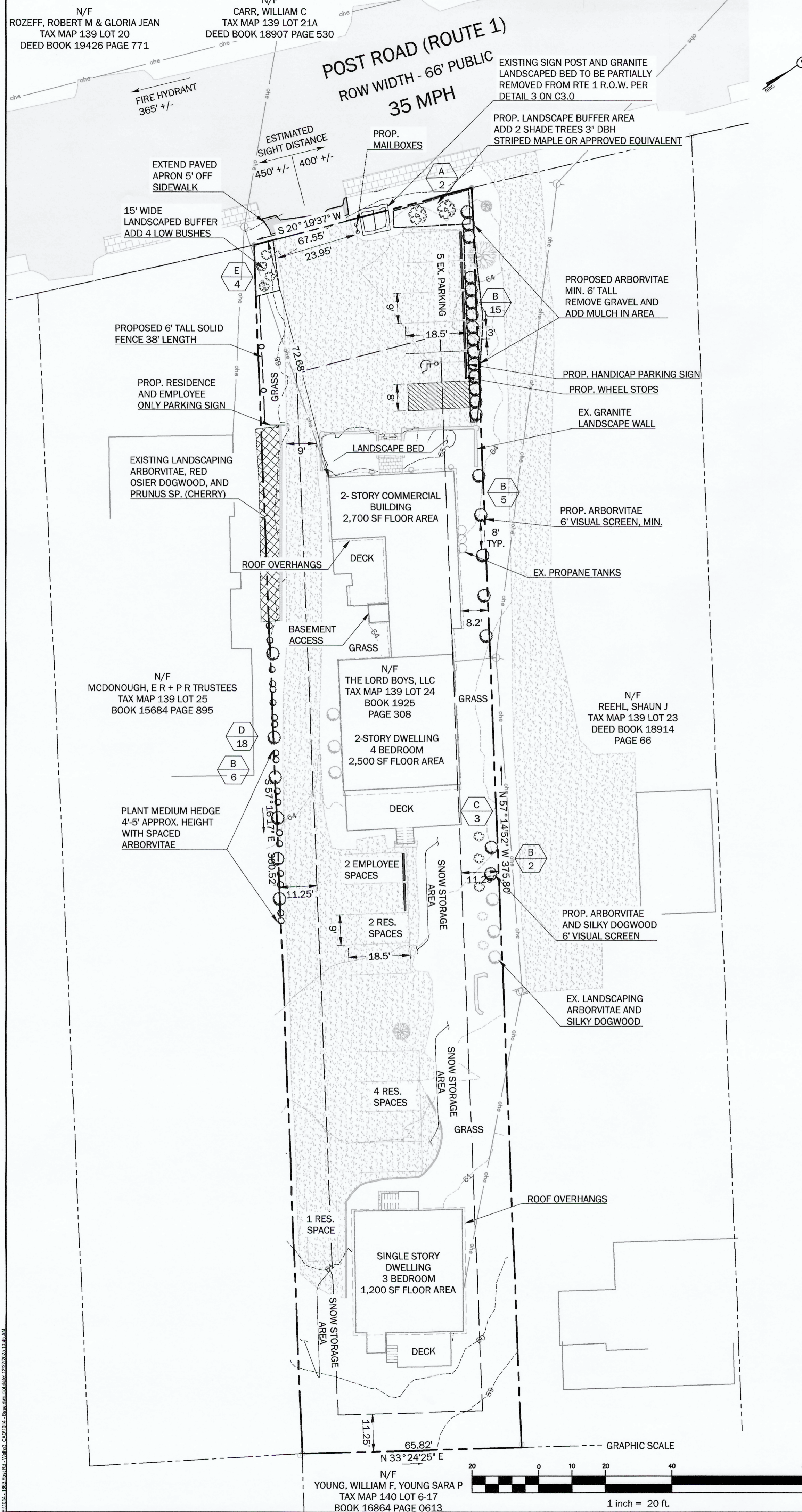
1. A cash performance guarantee shall be established with the Town of Wells at the time of site plan approval, to cover the cost of the following items which are to be completed no later than 6/1/2025. The guarantee shall include a 10% contingency and be based on a cost estimate prepared by the applicant and found acceptable by the Town. The guarantee to be released once the Planning Office confirms all items are installed in compliance with the approvals.
 - a. Sign relocated out of Route One per sheet C3.0;
 - b. Paved apron at entrance installed;
 - c. All landscaping installed along Route One, Lot 23 and Lot 25;
 - d. Wheel stops for business parking spaces installed and ADA compliant signage installed at handicap parking space;
 - e. 6' tall solid fencing installed along lot 25.

Dated at Wells, Maine this 23 day of December, 2025

Wells Staff Review Committee

By: _____

Sharon Belanger



PARCEL INFORMATION:

- OWNER OF RECORD: THE LORD BOYS, LLC
- STREET ADDRESS: 1863 POST ROAD
- PARCEL SHOWN HEREON IS TOWN OF WELLS TAX MAP 139, LOT 24.
- TOTAL AREA OF PARCEL: 24,258 SF

ZONING INFORMATION:

- CLASSIFICATION: RESIDENTIAL - COMMERCIAL (RC) DISTRICT
- PERMITTED USES: DWELLING, ONE FAMILY / COMMERCIAL RETAIL, OFFICE, SERVICE, PERSONAL SERVICE, AND/OR CONTRACTOR
- MIN. NET LOT AREA: 20,000 SF (PUBLIC SEWER)
- MAX. LOT COVERAGE: 60%
- MAX. BUILDING HEIGHT: 30 FT, NOT TO EXCEED 3-STORIES
- MIN. STREET FRONTAGE PROVIDED: 100 FT
67.55' GRANDFATHERED NON-CONFORMING
- SETBACK FROM STATE HWY: 40 FT
- SETBACK FROM LOT LINE: 11.25 FT
EXISTING: 8.2 FT GRANDFATHERED NON-CONFORMING
- PARKING REQUIREMENTS: 14 SPACES (1 OF WHICH IS ADA ACCESSIBLE WITH SIGNAGE)
PROVIDED: 14 SPACES (1 OF WHICH IS ADA ACCESSIBLE WITH SIGNAGE)

*ZONING STANDARDS FROM TOWN OF WELLS LAND USE ORDINANCE, DATED 11/02/1993, AMENDED 6/10/2025 + 11/4/2025.

LAYOUT, MATERIALS, AND UTILITY NOTES:

- REFER TO SHEET C1.1 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
- ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDDED.
- CENTERLINES OF PROPOSED PARKING LOTS SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
- SEE LANDSCAPING PLAN FOR NON-PAVED AREA.

PLAN REFERENCES:

- TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - A PLAN TITLED "STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN", PREPARED BY LOWER VILLAGE SURVEY CO. LLC OF 13 WESTERN AVE. KENNEBUNK, ME, DATED OCT. 16, 2025.
 - ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

NOTES:

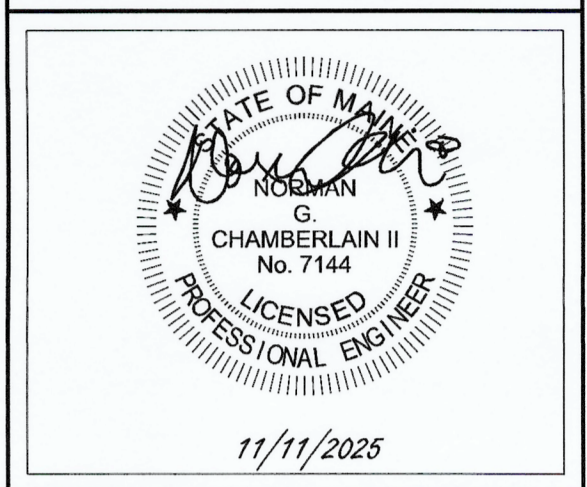
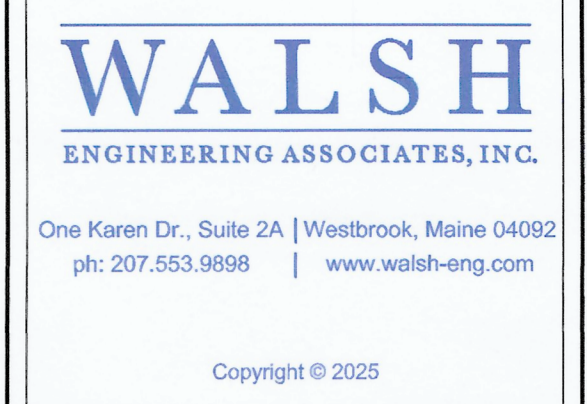
- THE PURPOSE OF THIS SITE PLAN IS TO SEEK APPROVAL FOR 2,700 SF RETAIL / OFFICE / SERVICE / PERSONAL SERVICE / CONTRACTOR USE.
- OWNER: THE LORD BOYS, LLC, LOCATED AT P.O. BOX 1730, KENNEBUNKPORT, MAINE 04046.
- APPLICANT: THE LORD BOYS, LLC, LOCATED AT PO BOX 1730, KENNEBUNKPORT, MAINE 04046.
- EXISTING USES: 2,500 SF SINGLE - FAMILY DWELLING, AND LEGAL NON-CONFORMING 1,200 SF SINGLE - FAMILY DWELLING.
- PROPOSED USES: 2,700 SF COMMERCIAL RETAIL / OFFICE / SERVICE / PERSONAL SERVICE / AND/OR CONTRACTOR, 2,500 SF SINGLE - FAMILY DWELLING, AND LEGAL NON-CONFORMING 1,200 SF SINGLE - FAMILY DWELLING.
- THIS SITE PLAN IS SUBJECT TO THE STANDARD CONDITIONS OF APPROVAL OF THE TOWN OF WELLS OFFICE OF PLANNING AND DEVELOPMENT AS DEFINED WITHIN THE SITE PLAN APPLICATION AND FINDINGS OF FACT OF THE REVIEWING AUTHORITY. CONDITIONS OF APPROVAL MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN.
- EXISTING & PROPOSED LOT COVERAGE:
GROSS LOT AREA: 24,258 SF
EXISTING: BUILDING: 4,043 SF, DECK & STEPS: 1,002 SF, GRAVEL: 9,323 SF, GRANITE WALLS: 129 SF, CONCRETE/PAVERS: 65 SF, PROPANE TANKS: 17 SF, TOTAL: 14,579 SF = 60%
PROPOSED: BUILDING: 4,043 SF, DECK & STEPS: 1,002 SF, GRAVEL: 8,812 SF, GRANITE WALLS: 129 SF, CONCRETE/PAVERS: 65 SF, PROPANE TANKS: 17 SF, TOTAL: 14,370 SF = 59%
- PARKING REQUIREMENTS:
DWELLING: 2 PER UNIT (PLUS 1 PER BEDROOM IN EXCESS OF 2 BEDROOMS / UNIT)
7 BEDROOMS * 1 SPACE = 7 SPACES
RETAIL/OFFICE/SERVICE/PERSONAL SERVICE/CONTRACTOR:
3.5 PER 1,000 SQ. FT. (NO LESS THAN 3)
3.5 SPACES * 2,700 SQ. FT. = 7 SPACES
TOTAL REQUIRED PARKING: 14 SPACES (1 OF WHICH IS ADA ACCESSIBLE WITH SIGNAGE)
TOTAL PROVIDED PARKING: 14 SPACES (1 OF WHICH IS ADA ACCESSIBLE WITH SIGNAGE)
- PARKING STRIPING AND DIRECTIONAL ARROWS ARE TO BE REQUIRED IF THE GRAVEL PARKING AREA IS TO BE REPLACED WITH PAVEMENT. NO STRIPING PAINT IS REQUIRED ON GRAVEL.
- PARKING SERVING A BUSINESS IS PERMITTED BETWEEN ROUTE ONE RIGHT-OF-WAY AND THE BUILDING, PROVIDED THE BUILDING IS NOT LESS THAN 70' FROM THE STREET R.O.W.
- PARKING ALONG OR WITHIN THE ROUTE ONE RIGHT-OF-WAY IS PROHIBITED FOR ALL VEHICLES.
- LANDSCAPING/BUFFERS:
12.1. 3" DIAMETER AT BREAST HEIGHT AND LOW BUSHES (3'-4').
12.2. INSTALL 6'-TALL LANDSCAPED BUFFER FOR VISUAL SCREENING BETWEEN COMMERCIAL PARKING AND ADJACENT RESIDENTIAL USE CONSISTING OF ARBORVITAE OR SELECTED PLANT SPECIES. SEE LANDSCAPING LIST FOR DETAILS.
12.3. INSTALL 6' TALL SOLID FENCE, 38' LENGTH ALONG DRIVEWAY AND PLANTED BUFFER ALONG COMMERCIAL PORTION OF PROPERTY ABUTTING RESIDENTIAL USE.
12.4. INSTALL ARBORVITAE AND DOGWOOD SHRUBS BETWEEN EMPLOYEE PARKING AND RESIDENTIAL USE.
- ANY FENCES/SCREENING/BUFFERING/GRASSED AREAS SHALL BE MAINTAINED AND REPLACED IF DAMAGED.
- IF EXISTING OR NEW LANDSCAPED PLANTINGS INCLUDING VISUAL SCREENING AND BUFFERS DIE OR ARE IN POOR HEALTH, THEY MUST BE REPLACED WITH AN ARBORVITAE OF APPROPRIATE SIZE.
- ALL SIGNS SHALL BE IN CONFORMANCE WITH §145-40. ANY SIGN LIGHTING SHALL BE DIRECTED TO PREVENT GLARE ONTO ABUTTING STREETS OR PROPERTIES. A PORTION OF THE EXISTING SIGN TO BE RELOCATED OUT OF THE ROUTE ONE RIGHT-OF-WAY. INTERNALLY LUMINATED SIGNS ARE NOT PERMITTED.
- ALL LIGHTING SHALL BE DIRECTIONAL AND/OR SHIELDED TO PREVENT GLARE ONTO STREETS OR ABUTTING PROPERTIES. NO NEW LIGHTING IS PROPOSED.
- NO WASTE MATERIAL OR DEBRIS TO BE STORED OUTSIDE OF THE ROOFED BUILDINGS ON THE PROPERTY. ALL BUSINESS USES AND RELATED STORAGE, EXCEPT FOR THE SALE OF VEGETABLES, FRUITS, PLANTS, AND NATURAL CHRISTMAS TREES AND WREATHS, SHALL BE LOCATED ENTIRELY WITHIN AN ENCLOSED STRUCTURE, EXCEPT FOR DAY-CARE HOME OR DAY-CARE CENTER/NURSERY SCHOOL USES WITH A FENCED-IN AND/OR BUFFERED AREA NOT TO EXCEED 2,500 SQUARE FEET.
- THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
- PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS
- ON SITE TRASH DISPOSAL IS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- COMMERCIAL BUILDING DESIGN STANDARDS OF 145-24G APPLY TO THIS PROPERTY.
- THE EXISTING 2-STORY BUILDING CONSTRUCTED IN 1850 CONTAINS 5,200 SQUARE FEET OF GROSS FLOOR AREA, EXCEEDING 5,000 SQUARE FEET, AND IS GRANDFATHERED NON-CONFORMING TO 145-24G(1). THE GROSS FLOOR AREA OF THIS STRUCTURE CANNOT BE EXCEEDED FURTHER.
- BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE FOLLOWED DURING SOIL DISTURBANCE.
- ALL USES SHALL COMPLY WITH THE TOWN OF WELLS NOISE ORDINANCE.
- THE PROPERTY FALLS WITHIN THE SIDEWALK DEVELOPMENT PLAN. FUTURE BUILDING OR USE CHANGES MAY REQUIRE COMPLIANCE WITH CHAPTER 201, ARTICLE IV.

SPECIAL CONDITION OF APPROVAL:

- A CASH PERFORMANCE GUARANTEE SHALL BE ESTABLISHED WITH THE TOWN OF WELLS AT THE TIME OF SITE PLAN APPROVAL, TO COVER THE COST OF THE FOLLOWING ITEMS WHICH ARE TO BE COMPLETED NO LATER THAN 6/1/2025. THE GUARANTEE SHALL INCLUDE A 10% CONTINGENCY AND BE BASED ON A COST ESTIMATE PREPARED BY THE APPLICANT AND FOUND ACCEPTABLE BY THE TOWN. THE GUARANTEE TO BE RELEASED ONCE THE PLANNING OFFICE CONFIRMS ALL ITEMS ARE INSTALLED IN COMPLIANCE WITH THE APPROVALS.
 - SIGN RELOCATED OUT OF ROUTE ONE PER SHEET C3.0;
 - PAVED APRON AT ENTRANCE INSTALLED;
 - ALL LANDSCAPING INSTALLED ALONG ROUTE ONE, LOT 23 AND LOT 25;
 - WHEEL STOPS FOR BUSINESS PARKING SPACES INSTALLED AND ADA COMPLIANT SIGNAGE INSTALLED AT HANDICAP PARKING SPACE;
 - 6' TALL SOLID FENCING INSTALLED ALONG LOT 25.

THE TOWN OF WELLS STAFF REVIEW COMMITTEE.

APPROVED BY: _____ DATE: 12-23-2025



1863 POST ROAD
1863 POST ROAD
WELLS, MAINE

PREPARED FOR:
THE LORD BOYS LLC
PO BOX 1730
KENNEBUNKPORT, MAINE
04046

Rev.	Date	Description	Drawn	Check
1	11/18/2025	Rev. per Town Questions	MBP	WDG
2	12/11/2025	Rev. per Town Review	MBP	WDG
3	12/22/2025	Rev. per Town Review	MBP	WDG

Sheet Title: **SITE PLAN**

Job No.: 1014 Sheet No.: _____

Date: NOV 11, 2025

Scale: AS SHOWN

Drawn: JKC/MBP

Checked: WDG/NGC

C2.0

PRELIMINARY - NOT FOR CONSTRUCTION



TOWN OF WELLS

Wells, Maine

Code Enforcement Office
Jodine L. Adams
Director of Code Enforcement
jadams@wellstown.org
207-646-5187

December 18, 2025

The Lord Boys LLC.
P.O. Box 1730
Kennebunkport, Maine 04046

RE: 1863 Post Road Tax Map: 139-024

The Town has done extensive research on the above stated property. The research dates from 1972 using records from the Assessor's Office and Code Enforcement Office.

The documented history that was used for the analysis is attached.

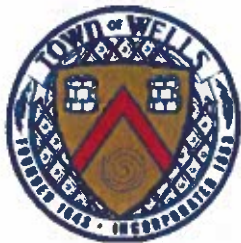
The Code Enforcement Office has determined that the property has historically been a business use, single family dwelling and "apartment" as far back in 1986.

The use of an apartment and single-family dwelling unit can continue to be on the property even if it moves from one building to another, provided permitting is obtained.

Sincerely,

Jodine L. Adams
Director of Code Enforcement
Town of Wells

Cc: Mike Livingston, Town Engineer/Planner



Town of Wells, Maine
Code Enforcement Office

208 Sanford RD, Wells, Maine 04090

Voice: (207) 646-5187

Fax: (207) 646-2935

Memorandum For: Record, reference: 1863 Post Road 139-024

December 9, 2025

Subject: Property/Structure History

This memorandum outlines the Code Office findings regarding the Residential uses at the property only. My research starts on/or about 1972 as I do not have records that pre-date 1972.

Zoning: In 1986 the property was shown in the RC Zoning district (newly created). The minimum lot size remained the same 20,000sf per lot as it does today when on Town Sewer. The current tax card indicates the property size to be 0.57 acres or 24,829.2sf in size. In 1975-1979 The property was in the BB Zoning district which refers all dimensional distances at that time to the RB Zoning District, which was 5,000sf per dwelling. From 1980-1986 Zoning district fell in the RA Zoning district which required 20,000sf per dwelling.

History of the structures on property.

1. The Original structure on the property was built on/or about 1850.
2. The original 1972/1975 tax card has the property with only (1) one unit, (7) seven total rooms, and (2) two bedrooms. Finished floor area is approximately 2,254sf. There are also areas on the second floor that are unfinished. There is an attached barn with second floor loft.
 - Adjusted notes on the 1972 card believed to be in 1975 have the attached Barn broken down as follows:
 - o First floor 910sf
 - o Deck w/stairs 384sf
 - o Loft 800sf
3. Tax Card from 1985, Has the structure (main dwelling) with (3) three bedrooms 2,254 finished floor area, and 1,330sf of finished storage area above the barn (loft area) and main building. Handwritten notes on the tax card state "moving around, check this fall, check spring 89 for completion" also added was workshop (outbuilding) 1,152sf in size.
4. Tax Card from 1989, the card states the building uses as stores/apartment. The rear Barn is now noted as an Apartment 1,326sf in size (first floor). The Barn also has an addition 1,326sf finished upper story. The main building now has approximately 2,802sf of finished floor area. The tax card also notes a workshop on the property 1152sf in size.
5. Tax Card from 1990, the card states the building uses with stores/apartment. The rear Barn is noted as an Apartment 1,326sf in size (first floor) and has 1,326sf finished upper story. The main building square footage is changed to be 1,401 finished floor area and 1,401sf unfinished upper story. The workshop building 1,152sf now has its own card. Handwritten on the card it states "1 Bedroom/1 Bath, carpet"
6. The 1991 Tax card has a separate tax card for the 1,152sf named "country woodshop" as a (1) bedroom Single Family Dwelling.

7. All tax cards from 1991 to the present have the main building have the Apartment 1,326sf, and variations of approximately 4,100sf of finished floor area. The rear outbuilding 1,152sf as a Single-Family Dwelling.

Relevant Building Permits.

1978 permit #1282 was issued to Add second floor family room over extension behind barn. (12x32)

1979 permit #1485 was issued to Home Occupation "Country Woodshop" to barn area.

1987 permit #1704 was issued to Expand store by moving into home with addition, move home into store area.

2024 permit #24-00614 was issued for reconfiguration of main building with 3-bedroom dwelling and office space.

2025 permit #25-00099 was issued for main building add interior stairs, bathroom and install fire separations walls between commercial and residential spaces.

2025 permit #25-00141 was issued for renovation of the existing kitchen and bathroom. "outbuilding"

Definition per Chapter 145 Land Use. "Apartment" the town currently does not have a use for apartment. In 1986 Apartment was defined under definitions "A Dwelling Unit" Prior to November of 2025 an Apartment was either classified as a Separate Dwelling or an Accessory Dwelling unit (under 600sf). Accessory Dwelling to be authorized as an allowed Use it would need to be attached or within the Principal Dwelling and less than 600sf in size. The Dwelling use would have had to been established prior. Reason this explanation is important the establishment of the Apartment in the Main Building on the 1989 Tax Card establishes the Apartment use as a Single-Family Dwelling under Town Ordinance Chapter 145. As of November 2025 ADUs Chapter 145-55 was amended by the voters which allows for attached and detached ADUs, and the size allowed went up to 800sf, as well as other changes added.

The 1975 date is of importance per Land Use Chapter 145 section 145-11B which states: Structures and uses created, altered or enlarged between March 11, 1950, and November 2, 1976, and subject to zoning enacted on March 11, 1950, shall be considered to be in compliance with any land use ordinances in effect during the time period from March 11, 1950, to November 2, 1976.

Based on the history of the property, there are many moving parts in the 1970s through the 1990s. It is unclear whether in 1975 if a second dwelling was established in the barn area which was attached to the main dwelling. As I noted previously there were adjusted handwritten notes from the Assessor. In 1972 the main building had one established dwelling. In 1985 floor area is moved around and between 1985 and 1989 the apartment was added to the tax card in the barn area. It is established and verified that in 1990 a second dwelling was added to the tax cards. One in the main building and one in the outbuilding were shown on the property; both units are still established today. The outstanding question in the main building was there one dwelling and the "apartment" (2nd dwelling as established earlier by definition) prior to 1990 and the second dwelling unit was moved to the workshop to allocate more space for the commercial use in the main building.

Conclusion: There have been two dwelling units at the property since 1990 when officially picked up on the tax card, however the two units were established between 1986 and 1989 from the numerous documents reviewed. It is unclear if the work completed and notes added in the 1970s changed the

number of dwellings at the property from one to two. As of today's date, the two units have been established over the past 30 to 34 years at the property and potentially earlier but unclear.

If you have any questions regarding this Memorandum, please contact the Code Enforcement office at 207-646-5187.

Sincerely,

James Genereux
Code Enforcement Officer
Town of Wells

Cc: Jodine Adams, Code Enforcement Officer
Mike Livingston, Town Planner/Engineer

OCCUPANCY		INTERIOR FINISH			COMMERCIAL COMPUTATIONS								
1	2	3	8	1	2	3	EXTERIOR WALL CODES			NO. OF UNITS			
HC. BLT	DWELLING	OTHER	DRY WALL / PLASTER	1 BRICK	3 GLASS	5 STUCCO	7 STONE	9 CONCRETE	AVG. UNIT SIZE				
BASEMENT	WOOD PANELING	FIBERBOARD	UNFINISHED	2 FRAME	4 BLOCK	6 TILE	8 METAL	0 ENAM. STL	BASEMENT SIZE				
1	2	3	4	EXTERIOR WALLS			PERIM. AREA RATIO %			SCHEDULE			
JMC. GRAMM	PART	FULL	UNFINISHED	EFF. PERIMETER			L/F			L/F			

FOUNDATION		LIVING ACCOMMODATIONS		OTHER FEATURES	
B.S.	CB	CONC.	NO. OF UNITS	TOTAL ROOMS	BED ROOMS

HEATING		OTHER FEATURES	
YR. BLD	AIR CON.	PART MASONRY WALLS	REMODELING DATA

PLUMBING		REMODELING DATA	
YR. BLD	AIR CON.	YEAR	YEAR

DWELLING COMPUTATIONS		REMODELING DATA	
YR. BLD	AIR CON.	YEAR	YEAR

DWELLING COMPUTATIONS		REMODELING DATA	
YR. BLD	AIR CON.	YEAR	YEAR

DWELLING COMPUTATIONS		REMODELING DATA	
YR. BLD	AIR CON.	YEAR	YEAR

DWELLING COMPUTATIONS		REMODELING DATA	
YR. BLD	AIR CON.	YEAR	YEAR



0 W T E
 CONTEMPORARY
 INSPECTION WITNESSED BY:
 SPECIAL FEATURES FOR COMMERCIAL BUILDINGS
 NEW DESCRIPTION

SUMMARY OF OTHER BUILDINGS		TOTAL SPECIAL FEATURES	
TYPE	NO.	CONSTRUCTION	SIZE

SUMMARY OF OTHER BUILDINGS		TOTAL SPECIAL FEATURES	
TYPE	NO.	CONSTRUCTION	SIZE

CARD	NO	VARIABLE DATA	APPRAISED ON	APPRaiser	IMPR. CODES	PROPERTY	ADDRESS	INFORMATION
AI	CARDS		MTH DAY YEAR		TYPE MDL			
01	1							

CARD	AL	LN	USE CODE	ZONING	FRONTAGE	DEPTH	INFL FACT	S/L	CONDITN	NOTES/OTHER ADJ—SPECIAL LAND CALC
01	1									

CARD	AI	LN	LAND UNIT PRICE	NO. of LAND UNITS	TYPE	CARD	AI	LN	BOOK	PAGE	MTH	YEAR	INSTR.	O/U	V/I	SALES PRICE
01	2					01	6									
01	2					01	6									

CARD	AI	LINE	DESCRIPTION	LENGTH	WIDTH	DB/XF	UNITS	DB/XF UNIT PRICE	% COND	L/B	YR IN	AN	DEP	RI
01	2													

LINE	DESCRIPTION	LENGTH	WIDTH	DB/XF	UNITS	DB/XF UNIT PRICE	% COND	L/B	YR IN	AN	DEP	RI
1	ADDITIONAL STRUCTURE											
2	EXTERIOR WALLS CONST											
3	INTERIOR FLOORING											
4	AIR CONDITIONING TYPE											
5	QUALITY ADJUSTMENT											
6	NUMBER OF SFR STORIES											
7	CONG & CARD											
8	CEILING & WALL QUALITY											
9	SUSPENDED											
10	NOT SUSPENDED											
11	ROOFING COVER											
12	HEATING FUEL											
13	HEATING TYPE											
14	INTERIOR - WALL CONST											
15	INTERIOR - WALL CONST											

LINE	DESCRIPTION	LENGTH	WIDTH	DB/XF	UNITS	DB/XF UNIT PRICE	% COND	L/B	YR IN	AN	DEP	RI
1	ADDITIONAL STRUCTURE											
2	EXTERIOR WALLS CONST											
3	INTERIOR FLOORING											
4	AIR CONDITIONING TYPE											
5	QUALITY ADJUSTMENT											
6	NUMBER OF SFR STORIES											
7	CONG & CARD											
8	CEILING & WALL QUALITY											
9	SUSPENDED											
10	NOT SUSPENDED											
11	ROOFING COVER											
12	HEATING FUEL											
13	HEATING TYPE											
14	INTERIOR - WALL CONST											
15	INTERIOR - WALL CONST											

SYSTEM OVER-RIDES

base rate: 8 8

total assessed value: 30

index: 34

AP 139 LOT 24 CARD 01 OF 01

LOCATION U.S. Route #1 East Side

RECORD OF OWNERSHIP

NAME ~~Ramsay, James G. & Annette F. & Mary~~ 760 Lynnellis Pkwy Melrose, Ma. 02176

BOOK PAGE 1950/866

DATE 6/6/72

AMOUNT

MAILING ADDRESS

2027/653

5/1/76

ASSESSMENT RECORD

~~AMILTON, RUTH B +~~
~~WOODMAN, HAROLD E~~

EAST LEBANON, MAINE

2027/653

5/1/76

LAND 470
BLDGS 3230
TOTAL 3700

SALES DATA

DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
1/8/89	LAND		BUYER 3 FEE SELLER 4 AGCM	1 YES 2 NO
1/2			1 2 3 4	1 2
1/2			1 2 3 4	1 2
1/2			1 2 3 4	1 2
1/2			1 2 3 4	1 2

BUILDING PERMIT RECORD

PURPOSE	NUMBER	DATE	AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY

MEMORANDA

ORTAGE	DEPTH	UNIT VALUE	DEPR FACTOR	ACTUAL VALUE	LAND VALUE	LAND VALUE

DEPRECIATION	PER INFLUENCE	CATEGORY CODES	NUMBER OF ACRES	RATE

PROPERTY INFORMATION

LAND COST	RENT	
BLOG COST	EXPENSE	
SALE PRICE	NET RENT	
LAND	% =	
BUILDING	% =	
TOTAL	% =	

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS	STREET OR ROAD	DISTRICT
LEVEL	CITY WATER	PAVED	IMPROVING
HIGH	SEWER	SEMI-IMPROVED	STATIC
LOW RENE	GAS	DIRT	DECLINING
ROLLING	ELECTRICITY	UNIMPROVED	BLIGHTED AREA
WATERFRONT	ALL UTILITIES	SIDEWALK	

PRIMARY SITE	SECONDARY SITE	UNDEVELOPED	TILABLE	PASTURE	WOODLAND	WASTELAND	DOMESITE	ROUNTRAGE - ROAD	ROUNTRAGE - WATER	REAR	ADJACENT - DEPR	TOTAL ACREAGE

TOTAL VALUE LAND (GROSS)	53940	53940
TOTAL VALUE BUILDINGS	28060	28060
TOTAL VALUE LAND & BUILDINGS	33940	33940

LAND	470
BLDGS	3230
TOTAL	3700

0139
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MAP
BLOCK
LOT
1200

APPRaised BY RL
ON 05/03/85 85177

WELLS, ME
CARD
1 OF 1
VALUE SUMMARY
66,400
2,710
2,710
52,710

ITEM	CODE	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	00	CLASPBOARD	100	100	200000052	200000052
2	03	GABLE OR HIP ASPHALT OR COMPOSITE PLASTERED	100	100	200000052	200000052
3	03	FINE OR SOFT WOODS	100	100	50983	50983
4	03	CAVITY HOT AIR	100	100	1000083	1000083
5	03	PLASTERED	100	100	1000083	1000083

MARKET FEATURES	SPECIAL MODELS
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MARKET FEATURES	SPECIAL MODELS
MARKET FEATURES	SPECIAL MODELS

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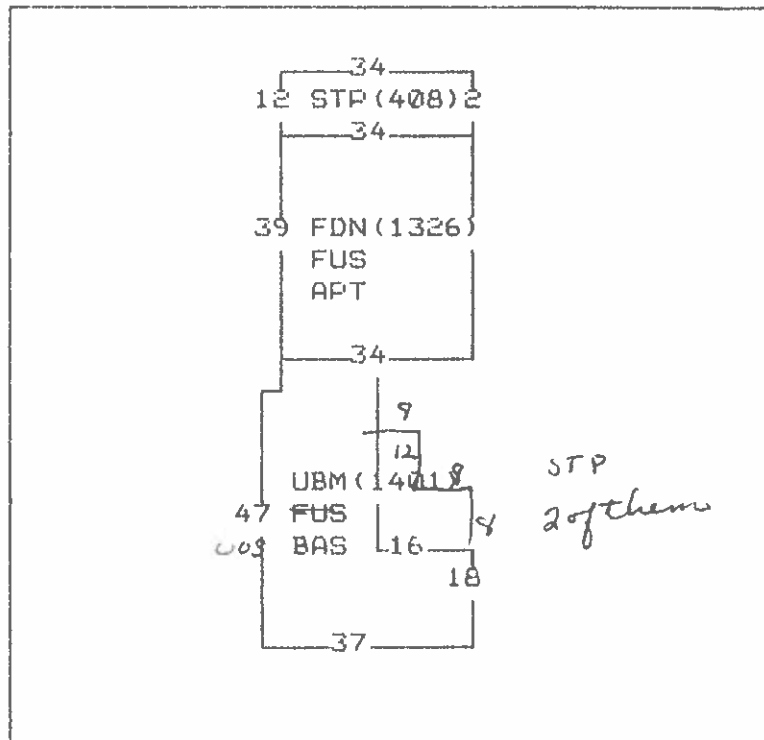
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0100: SINGLE FAMILY RR2 BOX 246
WELLS ME 04090

Date 6/22/89
Appr JAW
CAMA 249100
Value 249100
By CAMA

3.3040

BUILDING DATA

No Bldg Feature Description
01 Building Use Stores/Apt Comm
02 Model SFR
03 Exterior Wall-1 WOOD SHINGLE Vinyl
04 Exterior Wall-2 N/A
05 Roof Structure IRREGULAR
06 Roof Cover ASPHALT
07 Interior Fin 1 DRYWALL
08 Interior Fin 2 N/A
09 Flooring - 1 CARPETING
10 Flooring - 2 N/A Pine
11 Heating Fuel OIL
12 Heating HOT WATER
13 Air Condition NONE
14 Quality AVERAGE
15 Bed/Bathrooms 03 BDRM-3.0 BTH
16 SFR Stories 2.0 STORIES
17 Comm Heat & AC N/A
18 Frame WOOD FRAME
19 Ceiling/Wall Fn N/A
20 No. of Rooms N/A
21 Pct Common Wall N/A
22 Height Adj. 9 FT HEIGHT
23 Actual Year Blt 0989 - 1989
24 Eff. Year Built 1989 - 1984
25 Normal Depr Tbl 1%/YEAR
26 Functional Obs. 000000
27 Economic Obs. 000000
28 Observed Cond. 000040
29 Obs. Cond. Code UNDER CONSTRUCT
30 Condo Size Adj N/A



APT-	1326	STP	408
FUS	2727		
FDN	1326		
BAS-	1401		
UBM	1401		

SALES DATA

No Date DC QC S AC Adj Sale Price
01 5/76 WD U I

BUILDING SUMMARY

Base Area 5868
Bldg Rate 43.30
Repl Cost 254084
Depr Pct 40
RCNLD 152450

MISCELLANEOUS DATA

No	Use Description	Grade	Misc	Units	Adj Price	Yr	DT	Dpr	Value
01	FPL3 FIREPLACE/3 STY CHIM	100		1.00	2500.00	52	01	037	1580
02	FPL3 FIREPLACE/3 STY CHIM	100		1.00	2500.00	52	01	037	1580
03	SHED1	100		2.00	200.00	83		000	400
04	SHP1 Work Shop	80		1152.00	12.00	89	01	000	11060
MISCELLANEOUS VALUE									14620

LAND DATA

No	Use Description	Zoning	Land Units	Adjustments	Adj Price	Value
01	1010 Single Family Res	BB	24684.00	CN	3.32	81950
MARKET LAND VALUE						82000

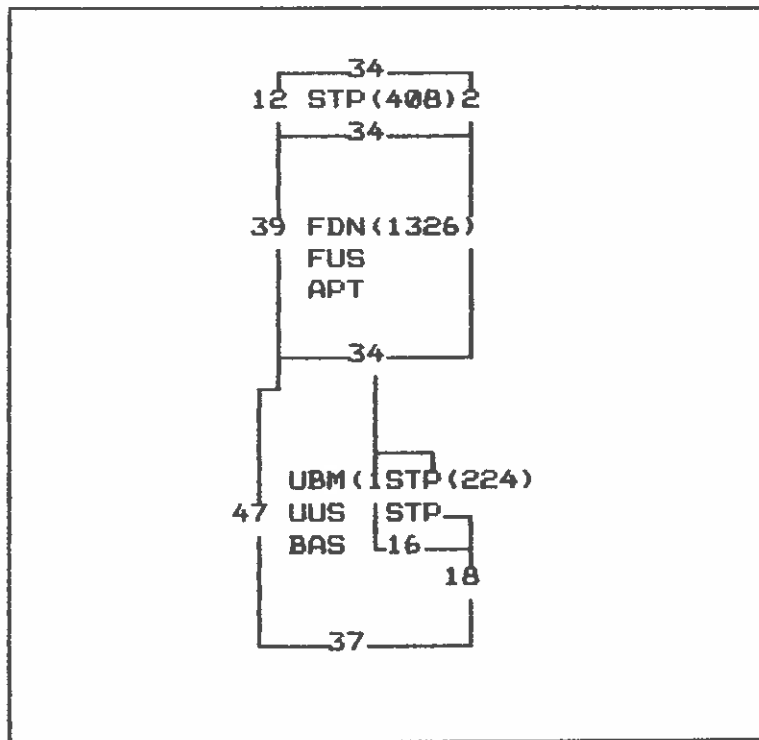
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 0100: SINGLE FAMILY RR2 BOX 246
 WELLS ME 04090

Date 7/09/90
 Appr CMP
 CAMA 316600
 Value 316600
 By CAMA

3.3040

BUILDING DATA

No Bldg Feature	Description
01 Building Use	Stores/Apt Comm
02 Model	SFR
03 Exterior Wall-1	VINYL SIDING
04 Exterior Wall-2	N/A
05 Roof Structure	IRREGULAR
06 Roof Cover	ASPHALT
07 Interior Fin 1	DRYWALL
08 Interior Fin 2	N/A
09 Flooring - 1	CARPETING
10 Flooring - 2	PINE/SOFTWOOD
11 Heating Fuel	OIL
12 Heating	HOT WATER
13 Air Condition	NONE
14 Quality	AVERAGE
15 Bed/Bathrooms	03 BDRM-3.0 BTH
16 SFR Stories	2.0 STORIES
17 Comm Heat & AC	N/A
18 Frame	WOOD FRAME
19 Ceiling/Wall Fn	N/A
20 No. of Rooms	N/A
21 Pct Common Wall	N/A
22 Height Adj.	9 FT HEIGHT
23 Actual Year Blt	1989
24 Eff. Year Built	1984
25 Normal Depr Tbl	1%/YEAR
26 Functional Obs.	000000
27 Economic Obs.	000000
28 Observed Cond.	000000
29 Obs. Cond. Code	UNDER CONSTRUCT
30 Condo Size Adj	N/A



APT	1326	UBM	1401
FUS	1326	STP	856
FDN	1326		
BAS	1401		
UUS	1401		

SALES DATA

No	Date	DC	QC	S	AC	Adj	Sale Price
01	5/76	WD	U	I			

BUILDING SUMMARY

Base Area	5213
Bldg Rate	43.85
Repl Cost	228590
Depr Pct	5
RCNLD	217160

MISCELLANEOUS DATA

No	Use Description	Grade	Misc Units	Adj Price	Yr	DT	Dpr	Value
01	FPL3 FIREPLACE/3 STY CHIM	100	1.00	2500.00	52	01	037	1580
02	FPL3 FIREPLACE/3 STY CHIM	100	1.00	2500.00	52	01	037	1580
03	SHED1	100	2.00	200.00	83		000	400
04	SHP1 Work Shop	100	1152.00	12.00	89	01	000	13820
MISCELLANEOUS VALUE								17400

LAND DATA

No	Use Description	Zoning	Land Units	Adjustments	Adj Price	Value
01	1010 Single Family Res	BB	24684.00	CN	3.32	81950

LAND DATA (CONTINUED)

ROUTE 1

0139-024. -

Page

002

Nbhd: 5.00 L100 M100 B100 RUTH HAMILTON
 0100: SINGLE FAMILY RR2 BOX 246
 WELLS ME 04090

Date 7/09/90
 Appr CMP
 CAMA 316600
 Value 316600
 By CAMA

SALES DATA

No Date DC QC S AC Adj Sale Price
 01 5/76 WD U I

33040

LAND DATA (CONTINUED)

No	Use Description	Zoning	Land Units	Adjustments	Adj Price	Value
				MARKET LAND VALUE		82000

Nbhd: 5.00 L100 M100 B100 RUTH HAMILTON
 0100: SINGLE FAMILY RR2 BOX 246
 WELLS ME 04090

Date 7/09/90
 Appr CMP
 CAMA 316600
 Value 316600
 By CAMA

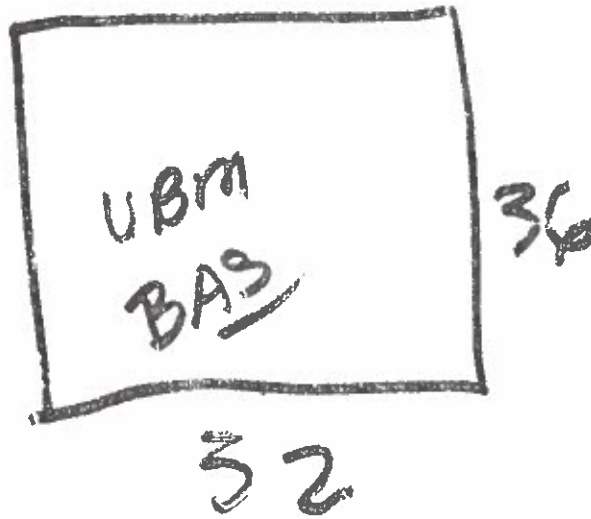
SALES DATA

No Date DC QC S AC Adj Sale Price
 01 5/76 WD U I

33040

LAND DATA (CONTINUED)

No	Use Description	Zoning	Land Units	Adjustments	Adj Price	Value
				MARKET LAND VALUE		82000



100% complete

Vinyl
 FLAT/Asphalt
 1 BE / 1 Bth
 Carpet
~~Convent~~
 wood/Construction
 Pine/soft
 AVE

ROUTE 1861 Post Rd

0139-024. -

Page 002

Nbhd: 5.00 L100 M100 B100 RUTH HAMILTON
0100: SINGLE FAMILY RRE BOX 246
WELLS ME 04090

Date 5/14/91
Appr CMP
CAMA 378980
Value 378980
By CAMA

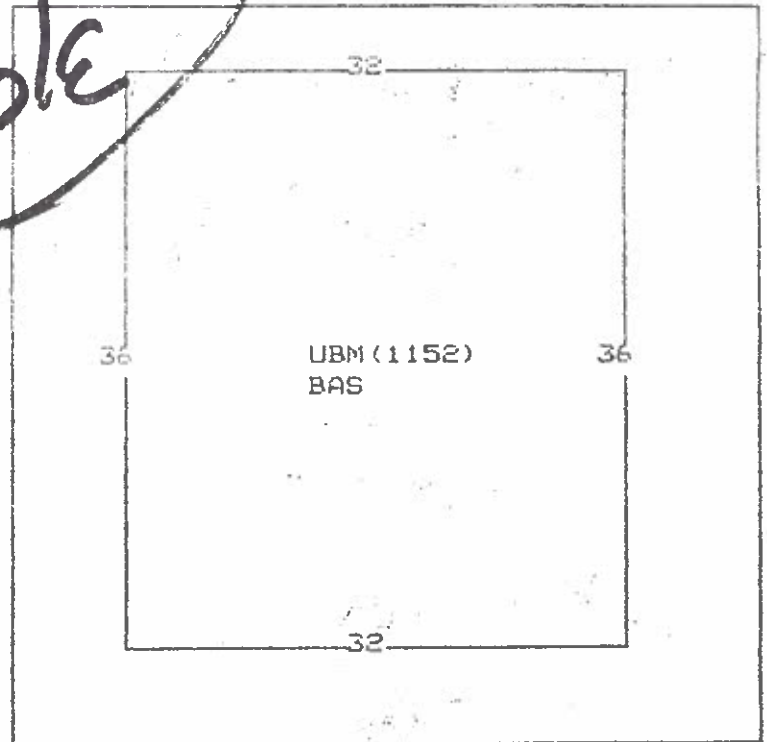
Country Wood Shop

33040

BUILDING DATA

No Bldg Feature	Description
01 Building Use	Conventional
02 Model	SFR
03 Exterior Wall-1	VINYL SIDING
04 Exterior Wall-2	N/A
05 Roof Structure	FLAT
06 Roof Cover	ASPHALT
07 Interior Fin 1	DRYWALL
08 Interior Fin 2	N/A
09 Flooring - 1	CARPETING
10 Flooring - 2	PINE/SOFTWOOD
11 Heating Fuel	WOOD/COAL
12 Heating	CONVECTION
13 Air Condition	NONE
14 Quality	AVERAGE
15 Bed/Bathrooms	01 BDRM-1.0 BTH
16 SFR Stories	1.0 STORIES
17 Comm Heat & AC	N/A
18 Frame	N/A
19 Ceiling/Wall Fn	N/A
20 No. of Rooms	N/A
21 Pct Common Wall	N/A
22 Height Adj.	N/A
23 Actual Year Blt	1991
24 Eff. Year Built	1989
25 Normal Depr Tbl	1%/YEAR
26 Functional Obs.	000000
27 Economic Obs.	000000
28 Observed Cond.	000000
29 Obs. Cond. Code	UNDER CONSTRUCT
30 Condo Size Adj	N/A

GABLE



BAS	1152
UBM	1152

SALES DATA

No	Date	DC	QC	S	AC	Adj	Sale Price
01	5/76	WD	U	I			

BUILDING SUMMARY

Base Area	1382
Bldg Rate	45.22
Repl Cost	62494
Depr Pct	
RCNLD	62490

LAND DATA (CONTINUED)

No	Use Description	Zoning	Land Units	Adjustments	Adj Price	Value
					MARKET LAND VALUE	81950

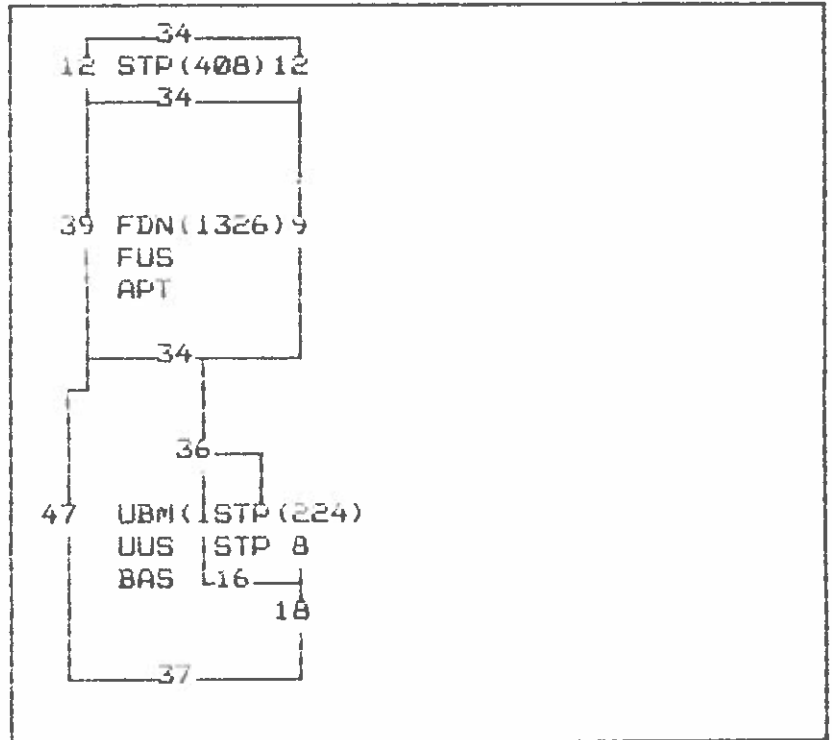
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 0100: SINGLE FAMILY HAROLD E. WOODMAN
 1863 POST RD
 WELLS ME 04090

Date 8/10/95
 Appr LWC
 CAMA 379730
 Value 379730
 By CAMA

33040

BUILDING DATA

01 Building Use Stores/Apt Comm
 02 Model SFR
 03 Exterior Wall-1 VINYL SIDING
 04 Exterior Wall-2 N/A
 05 Roof Structure IRREGULAR
 06 Roof Cover ASPHALT
 07 Interior Fin 1 DRYWALL
 08 Interior Fin 2 N/A
 09 Flooring - 1 CARPETING
 10 Flooring - 2 PINE/SOFTWOOD
 11 Heating Fuel OIL
 12 Heating HOT WATER
 13 Air Condition NONE
 14 Quality AVERAGE
 15 Bed/Bathrooms 03 BDRM-3.0 BTH
 16 SFR Stories 2.0 STORIES
 17 Comm Heat & AC N/A
 18 Frame WOOD FRAME
 19 Ceiling/Wall Fn N/A
 20 No. of Rooms N/A
 21 Pct Common Wall N/A
 22 Height Adj. 9 FT HEIGHT
 23 Actual Year Blt 1989
 24 Eff. Year Built 1984
 25 Normal Depr Tbl 1%/YEAR
 26 Functional Obs. 000000
 27 Economic Obs. 000000
 28 Observed Cond. 000000
 29 Obs. Cond. Code UNDER CONSTRUCT
 30 Condo Size Adj N/A



APT	1326	UBM	1401
FUS	1326	STP	856
FDN	1326		
BAS	1401		
UUS	1401		

SALES DATA

No Date DC QC S AC Adj Sale Price
 01 5/76 WD U I

BUILDING SUMMARY

Base Area 5213
 Bldg Rate 43.85
 Repl Cost 228590
 Pct Cond .9500
 RCNLD 217160

MISCELLANEOUS DATA

No Use	Description	Misc Units	Adj Price	Yr DT	%Cond	Value
01 FPL3	FIREPLACE/3 STY C	1.00	2500.00	52 01	63.00	1580
02 FPL3	FIREPLACE/3 STY C	1.00	2500.00	52 01	63.00	1580
03	SHED1	2.00	200.00	83	100.00	400
04 SHP1	Work Shop	1152.00	12.00	89 01	100.00	13820
MISCELLANEOUS VALUE						17380

LAND DATA

No Use	Description	Zoning	Land Units	Adjustments	Adj Price	Value
01 1010	Single Family Res	RC	24684.000	CN	3.32	81950
MARKET LAND VALUE						81950

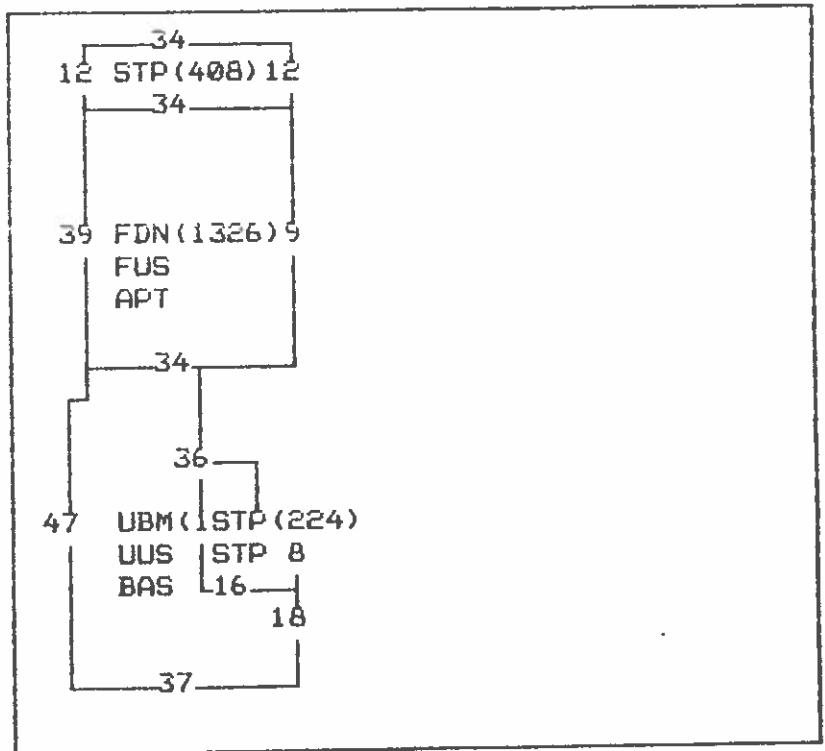
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 0100: SINGLE FAMILY HAROLD E. WOODMAN
 1863 POST RD
 WELLS ME 04090

Date 8/10/95
 Appr LWC
 CAMA 379730
 Value 379730
 By CAMA

33040

BUILDING DATA

01 Building Use Stores/Apt Comm
 02 Model SFR
 03 Exterior Wall-1 VINYL SIDING
 04 Exterior Wall-2 N/A
 05 Roof Structure IRREGULAR
 06 Roof Cover ASPHALT
 07 Interior Fin 1 DRYWALL
 08 Interior Fin 2 N/A
 09 Flooring - 1 CARPETING
 10 Flooring - 2 PINE/SOFTWOOD
 11 Heating Fuel OIL
 12 Heating HOT WATER
 13 Air Condition NONE
 14 Quality AVERAGE
 15 Bed/Bathrooms 03 BDRM-3.0 BTH
 16 SFR Stories 2.0 STORIES
 17 Cool Heat & AC N/A
 18 Frame WOOD FRAME
 19 Ceiling/Wall Fn N/A
 20 No. of Rooms N/A
 21 Pct Common Wall N/A
 22 Height Adj. 9 FT HEIGHT
 23 Actual Year Blt 1989
 24 Eff. Year Built 1984
 25 Normal Depr Tbl 1%/YEAR
 26 Functional Obs. 000000
 27 Economic Obs. 000000
 28 Observed Cond. 000000
 29 Obs. Cond. Code UNDER CONSTRUCT
 30 Condo Size Adj N/A



31
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APT	1326	UBM	1401
FUS	1326	STP	856
FDN	1326		
BAS	1401		
UUS	1401		

SALES DATA

No Date DC QC S AC Adj Sale Price
 01 5/76 WD U I

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BUILDING SUMMARY

Base Area 5213
 Bldg Rate 43.85
 Repl Cost 228590
 Pct Cond .9500
 RCNLD 217160

MISCELLANEOUS DATA

No	Use	Description	Misc Units	Adj Price	Yr	DT	%Cond	Value
01	FPL3	FIREPLACE/3 STY C	1.00	2500.00	52	01	63.00	1580
02	FPL3	FIREPLACE/3 STY C	1.00	2500.00	52	01	63.00	1580
03		SHED1	2.00	200.00	83		100.00	400
		Work Shop	1.00	1380.00	83	01	100.00	1380
MISCELLANEOUS VALUE								17380

LAND DATA

No	Use	Description	Zoning	Land Units	Adjustments	Adj Price	Value
01	1010	Single Family Res	RC	24684.00C	CN	3.32	81950
MARKET LAND VALUE							81950

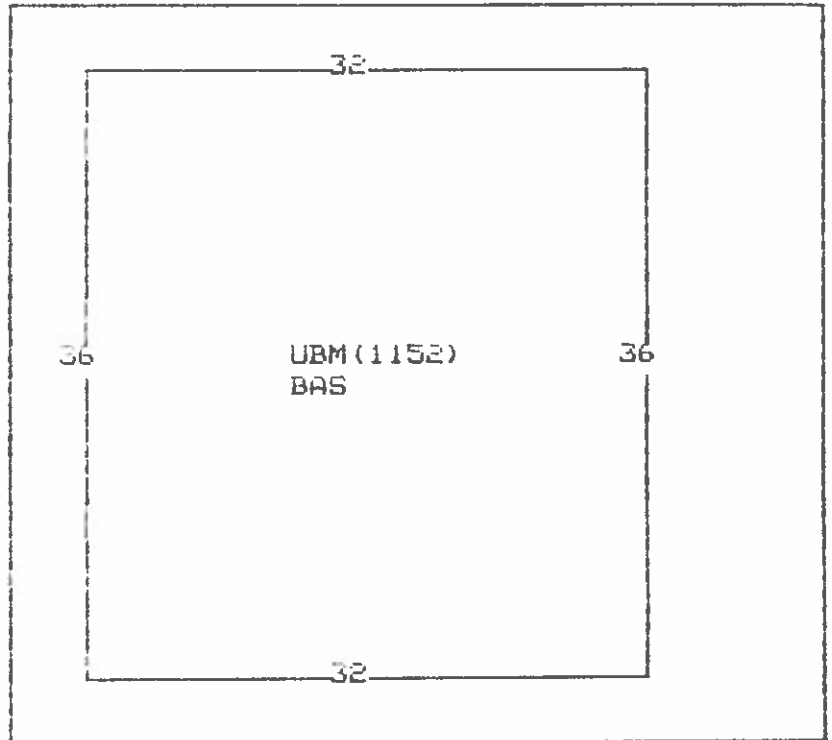
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 0100: SINGLE FAMILY HAROLD E. WOODMAN
 1863 POST RD
 WELLS ME 04090

Date 8/10/95
 Appr LWC
 CAMA 379730
 Value 379730
 By CAMA

33040

BUILDING DATA

01 Building Use Conventional
 02 Model SFR
 03 Exterior Wall-1 VINYL SIDING
 04 Exterior Wall-2 N/A
 05 Roof Structure GABLE OR HIP
 06 Roof Cover ASPHALT
 07 Interior Fin 1 DRYWALL
 08 Interior Fin 2 N/A
 09 Flooring - 1 CARPETING
 10 Flooring - 2 PINE/SOFTWOOD
 11 Heating Fuel WOOD/COAL
 12 Heating CONVECTION
 13 Air Condition NONE
 14 Quality AVERAGE
 15 Bed/Bathrooms 01 BDRM-1.0 BTH
 16 SFR Stories 1.0 STORIES
 17 Comm Heat & AC N/A
 18 Frame N/A
 19 Ceiling/Wall Fn N/A
 20 No. of Rooms N/A
 21 Pct Common Wall N/A
 22 Height Adj. N/A
 23 Actual Year Blt 1991
 24 Eff. Year Built 1989
 25 Normal Depr Tbl 1%/YEAR
 26 Functional Obs. 000000
 27 Economic Obs. 000000
 28 Observed Cond. 000000
 29
 30 Condo Size Adj N/A
 31
 32
 33
 34



BAS 1152
 UBM 1152

BUILDING SUMMARY

Base Area 1382
 Bldg Rate 45.76
 Repl Cost 63240
 Pct Cond 1.0000
 RCNLD 63240

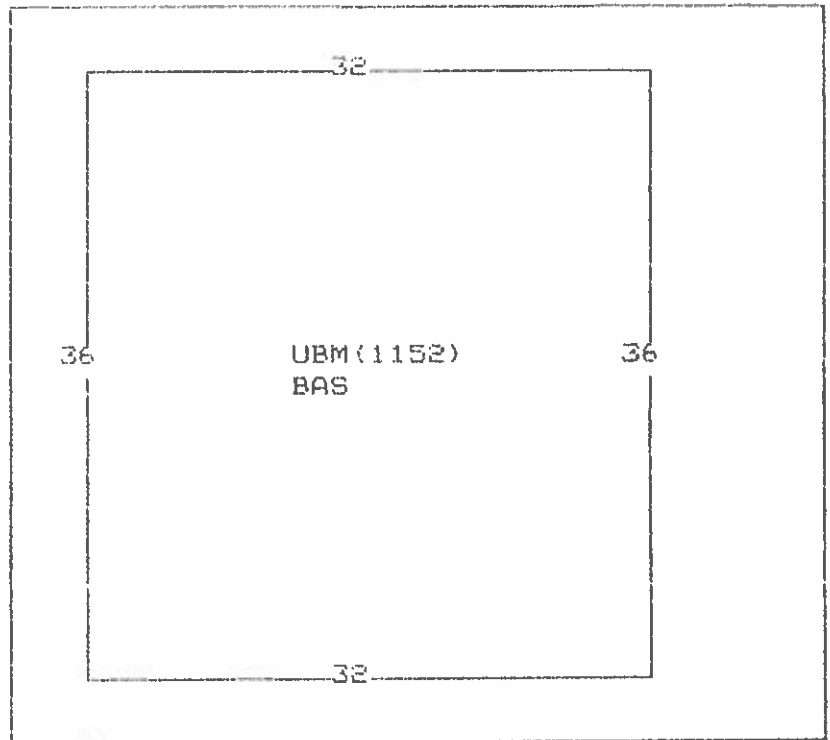
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 0100 SINGLE FAMILY HAROLD E. WOODMAN
 1863 POST RD
 WELLS ME 04090

Date 7/22/97
 Appr LWC
 CAMA 365910
 Value 365910
 By CAMA

33040

BUILDING DATA

01 Building Use Conventional
 02 Model SFR
 03 Exterior Wall-1 VINYL SIDING
 04 Exterior Wall-2 N/A
 05 Roof Structure GABLE OR HIP
 06 Roof Cover ASPHALT
 07 Interior Fin 1 DRYWALL
 08 Interior Fin 2 N/A
 09 Flooring - 1 CARPETING
 10 Flooring - 2 PINE/SOFTWOOD
 11 Heating Fuel WOOD/COAL
 12 Heating CONVECTION
 13 Air Condition NONE
 14 Quality AVERAGE
 15 Bed/Bathrooms 01 BDRM-1.0 BTH
 16 SFR Stories 1.0 STORIES
 17 Comm Heat & AC N/A
 18 Frame N/A
 19 Ceiling/Wall Fn N/A
 20 No. of Rooms N/A
 21 Pct Common Wall N/A
 22 Height Adj. N/A
 23 Actual Year Blt 1991
 24 Eff. Year Built 1989
 25 Normal Depr Tbl 1%/YEAR
 26 Functional Obs. 000000
 27 Economic Obs. 000000
 28 Observed Cond. 000000
 29
 30 Condo Size Adj N/A
 31
 32
 33
 34



BAS	1152
UBM	1152

BUILDING SUMMARY

Base Area	1382
Bldg Rate	45.76
Repl Cost	63240
Pct Cond	1.0000
RCNLD	63240

For Sale

~~10/10-5/12~~

1863 POST RD

0139-024. -

Page

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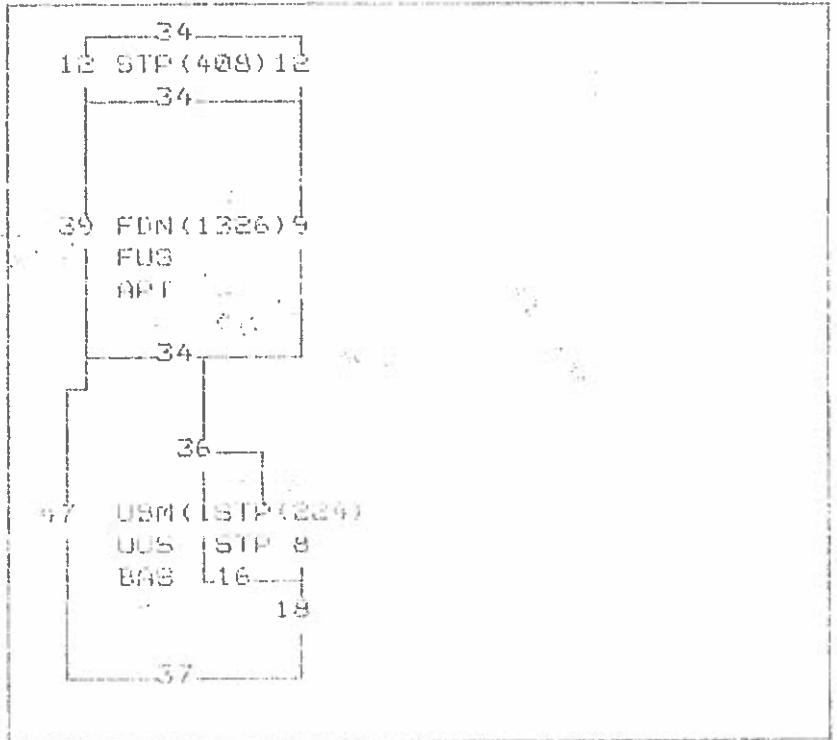
Nbhd: 5.00 L100 M100 B100 RUTH HAMILTON
~~5.00 SINGLE FAMILY~~
 HAROLD E. WOODMAN
 1863 POST RD
 WELLS ME 04090

Date 7/22/97
 Appr LWC
 CAMA 365910
 Value 365910
 By CAMA

33040

BUILDING DATA

01 Building Use Stores/Apt Comm
 02 Model SFR
 03 Exterior Wall-1 VINYL SIDING
 04 Exterior Wall-2 N/A
 05 Roof Structure IRREGULAR
 06 Roof Cover ASPHALT
 07 Interior Fin 1 DRYWALL
 08 Interior Fin 2 N/A
 09 Flooring - 1 CARPETING
 10 Flooring - 2 PINE/SOFTWOOD
 11 Heating Fuel OIL
 12 Heating HOT WATER
 13 Air Condition NONE
 14 Quality AVERAGE
 15 Bed/Bathrooms 03 BDRM-3.0 BTH
 16 SFR Stories 2.0 STORIES
 17 Comm Heat & AC N/A
 18 Frame WOOD FRAME
 19 Ceiling/Wall Fn N/A
 20 No. of Rooms N/A
 21 Pct Common Wall N/A
 22 Height Adj. 9 FT HEIGHT
 23 Actual Year Blt 1989
 24 Eff. Year Built 1984
 25 Normal Depr Tbl 1%/YEAR
 26 Functional Obs. 000000
 27 Economic Obs. 000000
 28 Observed Cond. 000000
 29 Obs. Cond. Code UNDER CONSTRUCT
 30 Condo Size Adj N/A



25 Normal Depr Tbl	1%/YEAR	APY	1326	UBM	1401
26 Functional Obs.	000000	FUS	1326	STP	856
27 Economic Obs.	000000	FDN	1326		
28 Observed Cond.	000000	BAS	1401		
29 Obs. Cond. Code	UNDER CONSTRUCT	UUS	1401		

SALES DATA

No	Date	DC	OC	S	AC	Adj	Sale Price
01	5/76	WD	U	I			

BUILDING SUMMARY

Base Area 5213
 Bldg Rate 43.82
 Repl Cost 228590
 Pct Cond .9500
 RCNLD 217160

MISCELLANEOUS DATA

No	Use	Description	Misc Units	Adj Price	Yr	%Cond	Value
01	FPL3	FIREPLACE/3 STP C	1.00	2500.00	58	63.00	1500
02	FPL3	FIREPLACE/3 STP P	1.00	2500.00	58	63.00	1500
03		SHED1	2.00	200.00	52	100.00	400
MISCEL ANECUE VALUE							3500

LAND DATA

No	Use	Description	Acres	Land Units	Adjustments	Adj Price	Value
01	1010	Single Family Res	2.00	24000.000	28	3.32	21900
MISCEL ANECUE VALUE							2100

1863 POST RD

Location 1863 POST RD

Mblu 0139/024 / / /

Owner THE LORD BOYS LLC

Assessment \$799,120

Appraisal \$799,120

PID 11070

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$582,390	\$216,730	\$799,120

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$582,390	\$216,730	\$799,120

Owner of Record

Owner THE LORD BOYS LLC

Sale Price \$650,000

Co-Owner

Certificate

Address PO BOX 1730

Book & Page 19251/0308

KENNEBUNKPORT, ME 04046

Sale Date 06/07/2023

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE LORD BOYS LLC	\$650,000		19251/0308	WD	06/07/2023
WOODMAN, ANTONY JAMES	\$0		16665/0519	IF	08/05/2013
WOODMAN, HAROLD E	\$0		02127/0653	WD	05/01/1976

Building Information

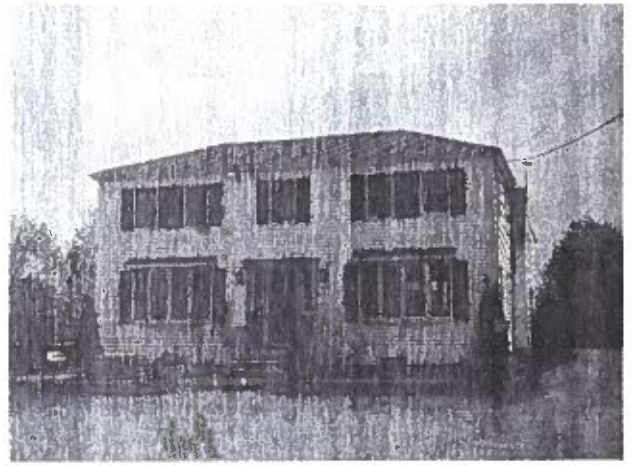
Building 1 : Section 1

Year Built: 1850
Living Area: 5,454
Replacement Cost: \$377,240
Building Percent Good: 87

Replacement Cost

Less Depreciation: \$328,200

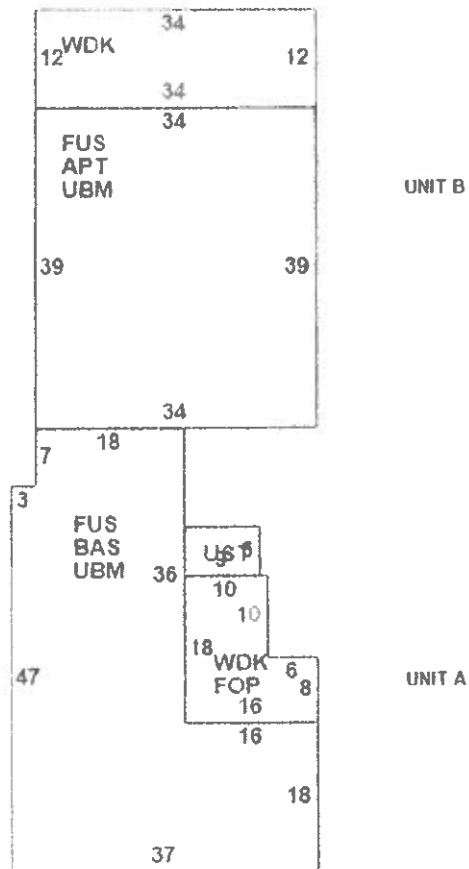
Building Photo



https://images.vpsj.com/photos/wellsmePhotos///0027/IMG_1871_27749...

Building Attributes	
Field	Description
Style:	Stores/Apt Com
Model	Residential
Grade:	Average +20
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	K Pine/A Wd
Interior Flr 1	Hardwood
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms.	2
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Cndtn	
MHP	
Fireplaces	
Interior Flr 3	Minimum Plywd
Fndtn Cndtn	
Basement	

Building Layout



(ParcelSheetn.asp/?pid=11070&bid=11070)

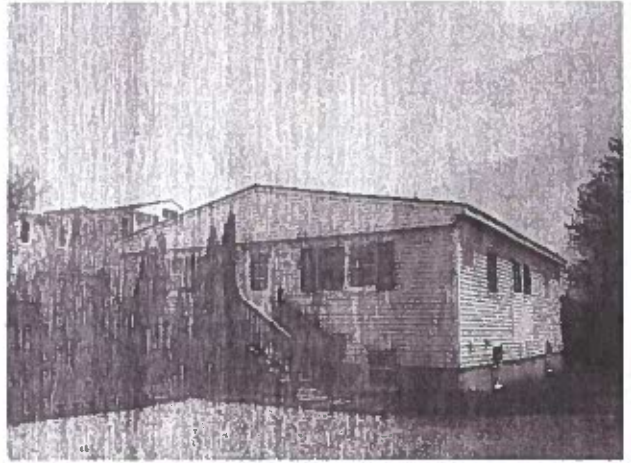
Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,727	2,727
BAS	First Floor	1,401	1,401
APT	Apartment	1,326	1,326
FOP	Framed Open Porch	228	0
UBM	Basement, Unfinished	2,727	0

UST	Utility Storage, Unfinished	54	0
WDK	Deck, Wood	636	0
		9,099	5,454

Building 2 : Section 1

Year Built: 1991
Living Area: 1,152
Replacement Cost: \$288,847
Building Percent Good: 88
Replacement Cost Less Depreciation: \$254,190

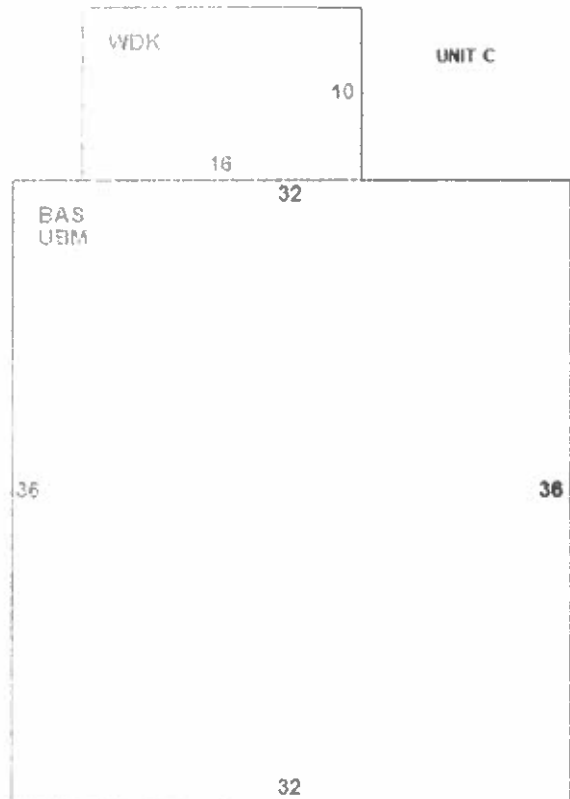
Building Photo



https://images.wow.com/photos/wellsmePhotos//0027/IMG_1872_27750...

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Ranch
Model:	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy:	1
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Gable/Hip
Roof Cover:	Asph/F Gls/Cmp
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Flr 1:	Laminate/Pergo
Interior Flr 2:	
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens:	0
Cndtn	
MHP	
Fireplaces	
Interior Flr 3	
Fndtn Cndtn	

Building Layout



https://www.wow.com/photos/wellsmePhotos//0027/IMG_1872_27750...

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,152	1,152

Basement	UBM	Basement, Unfinished	1,152	0
	WDK	Deck, Wood	160	0
			2,464	1,152

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone RC
Neighborhood PRR

Land Line Valuation

Size (Acres) 0.57
Frontage
Assessed Value \$216,730
Appraised Value \$216,730

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2025	\$582,390	\$216,730	\$799,120	
2024	\$489,090	\$216,730	\$705,820	
2023	\$489,090	\$216,730	\$705,820	

Assessment				
Valuation Year	Improvements	Land	Total	
2025	\$582,390	\$216,730	\$799,120	
2024	\$489,090	\$216,730	\$705,820	
2023	\$489,090	\$216,730	\$705,820	



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Site Plan Application Memo

Date: December 5, 2025
To: Staff Review Committee
From: Planning Office
Re: 1863 Post Road – Map 139, Lot 24

Project Description:

Werner Gilliam of Walsh Engineering has submitted a site plan application on behalf of the owner, The Lord Boys, LLC. The application seeks approval for 2,700 SF business retail/ office/ service/ personal service/ contractor use within the existing two-story building on the property. An existing single family dwelling is also located within the two-story building and to remain. A one-story, 1200 SF, dwelling unit was created and does not meet density requirements. This new dwelling will require Zoning Board of Appeals or a Consent Agreement. The property is located within the Residential Commercial District and is located at 1863 Post Road. Tax Map 139, Lot 24.

§ 145-74. Review and approval process.

Staff Review Committee process.

- (1) The membership of the Staff Review Committee shall include the Road Commissioner, the Fire Chief, the Police Chief, the Code Enforcement Officer, Town Engineer (if any) and Director of Planning and Development or their designees. The Director of Planning and Development is the Chair of the Committee and shall designate the Vice Chair. **SRC meeting to be held on 12/9/25**
- (2) If there are site plan approval applications to review, the Staff Review Committee shall meet at least two times a month. The meeting schedule shall be established by the Director of Planning and Development by the first day of December for the following calendar year. The agenda for each Staff Review Committee meeting shall be posted in the Town Hall at least seven days prior to the meeting. Scheduled meetings may be rescheduled if the Committee members or their designees are unable to attend to a time agreed to by all applicants on the agenda for the meeting. **SRC meeting to be held on 12/9/25**
- (3) An applicant shall be notified of any Staff Committee meetings at which the applicant's plan will be reviewed and shall have the right to attend any Staff Review Committee meetings at which the plan may be reviewed. **Applicant notified of SRC Agenda**
- (4) A new application, revised application or proposed amendment to an approved plan shall be submitted to the Office of Planning and Development at least 10 days prior to the meeting at which it

will be considered. The application shall be accompanied by a site plan and the required fee.

Application and fee provided

(5) Upon the receipt of an application for site plan approval along with certification that the abutters have been sent or delivered notices of the site plan approval application by the applicant, the Code Enforcement Officer shall review the application and the site plan to determine if the proposed use meets the requirements of Articles V, VI and VII. **Article V, VI, VII review prepared 12/4-12/5/25.**

(a) If the application does or does not meet the requirements of Articles V, VI and VII, the Code Enforcement Officer shall notify the applicant in writing.

(b) If the application does meet the requirements of Articles V, VI and VII, the Director of Planning and Development shall place the application on the next meeting agenda of the Staff Review Committee and shall provide the Planning Board with a brief description of the application at its next meeting. At the meeting the Staff Review Committee shall determine if the application is complete. If it is not complete the applicant shall be notified in writing of the information needed to complete the application.

(6) Upon determining that the application is complete, the Committee shall review the site plan and either approve the application and sign the site plan, approve the application with conditions and sign the site plan or deny the application. **To be determined.**

(7) The Staff Review Committee may only approve an application by a unanimous vote, and its decision shall be based on the criteria found in § 145-75, and it shall inform the applicant in writing within seven days of its decision stating its reasons. The Committee shall prepare detailed, written findings of fact, based on the evidence presented, and its conclusions and basis thereof. **To be determined.**

(8) The Staff Review Committee shall take action on a complete application within 35 days of its receipt by the Staff Review Committee or within a period of time mutually agreed to by the applicant and the Staff Review Committee. Failure to take action within 35 days or within the mutually agreed to time period shall constitute an automatic denial of the plan. **To be determined.**

Recommendations and conclusions:

1. Staff Review Committee to consider receiving the site plan application
2. Applicant to give presentation
3. Staff Review Committee to workshop the following:
 - a. Plan markups and recommended notes to be addressed.
 - b. The 1200 SF workshop/ accessory structure was converted into a dwelling unit and does not meet density.
 - c. A shed is identified on the property. Is this accessory to the dwelling unit use or the business uses?
 - d. Are both structures connected to public sewer and public water currently?
 - e. WSD capacity letter provided.
 - f. KKWWD capacity letter not yet provided.
 - g. 15' lot line setbacks can be reduced by 25% per 145-14B.
 - h. Gross floor area of two-story building to be noted. Building is grandfathered as it exceeds 5,000 SF. Building cannot become larger per 145-24G(1).
 - i. Commercial building design standards are required. Proposed or reconstructed buildings shall meet the standards of 145-24G(4).
 - j. Parking between the building and Route One for the business is permitted as the building is 72 feet from the lot line abutting Route One.
 - k. 15' wide landscaped buffer requirements along Route One to be discussed. Two shade trees are required.
 - l. Visual screen for residential abutters are required. Gaps in screening for Lot 23 and no screening for Lot 25 proposed. SRC to discuss what visual screen to be required.
 - m. Handicap parking space cannot block other business parking spaces.

- n. 2 employee only spaces could be permitted in the easterly parking area.
- o. Gravel spaces are recommended to install wheel stops. Will parking area be paved in the future? If so, plan must require parking lot stripping and directional arrows to be installed.
- p. The sign location is identified to encroach into the Route One right of way and must be relocated onto the property.
- q. What exterior lights exist or are proposed?
- r. Sight distances onto Route One to be confirmed to have been measured per 201-11B(3).
- s. Boundary survey of the property to be provided.
- t. Does the property have or plan to have any HVAC or generators installed? If so this additional lot coverage to be considered.
- u. Is the dumpster to remain proposed? Or will refuse be handled by the property owner?
- v. The property falls within the Sidewalk Development plan. Reference to future sidewalk requirements recommended to be added to the plan.

4. The Staff Review Committee to continue this workshop for 30 days.

Ms. Jodine Adams
Director of Code Enforcement – Wells, Maine
208 Sanford Rd.
Wells, Maine 04090

Dear Jodine,

As a follow-up to our meeting on July 1 and per your recommendation, we are sending this along to formalize our concerns regarding two properties on either side of our home at 1853 Post Road, namely, the Donaldson property at 1847 Post Road and the newly purchased Woodman property, 1863 Post Road, acquired by the The Lord Boys, LLC in June of 2023.

At the outset, we want to thank you for all of your help along the way and recognize the many challenges the Code Enforcement Office has to address. We have lived at this address since 1988 and have enjoyed our property. Both abutting properties are zoned and have the density for one single family unit. We hope to continue to work with you to achieve compliance with the town's zoning ordinance so we may continue to enjoy our home.

Below are two aerial views for reference. The properties fall within the town's Residential Commercial Zone detailed in Chapter 145, Section 24



As you know, the Donaldson's acquired 1847 Post Road in 2021 from the Kerie family and began marketing the property as multiple short-term rentals. We have had numerous meetings and correspondence with your office over the past three years to ensure the new owners comply with the town's zoning ordinance.

In the summer of 2021, former employee Irish Griffith shared the following research:

Research for 1847 Post Road (139-026)

The property is located in the RC district, the tax card indicates 37,200sf for the lot size. The property is approved for 1 - Single Family dwelling prior to 1976, 1 - Apartment added (barn) 1986 (perm #1529), and approved business use of beauty salon 1998, and then converted to consulting office 1999. No other uses are allowed, the property does not yield enough density for additional units.

1863 POST RD

0139-024.

Page 002

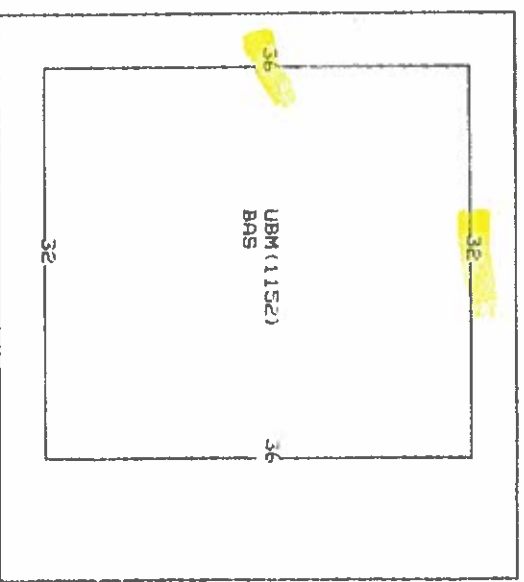
Nbhd: 5.00 L100 M100 B100 RUTH HAMILTON
0100: SINGLE FAMILY HAROLD E. WOODMAN
1863 POST RD
WELLS ME 04090

Date 8/10/95
Appr LMC
CAMA 379730
Value 379730
By CAMA

33040

BUILDING DATA

- 01 Building Use Conventional
- 02 Model SFR
- 03 Exterior Wall-1 VINYL SIDING
- 04 Exterior Wall-2 N/A
- 05 Roof Structure GABLE OR HIP
- 06 Roof Cover ASPHALT
- 07 Interior Fin 1 DRYWALL
- 08 Interior Fin 2 N/A
- 09 Flooring - 1 CARPETING
- 10 Flooring - 2 PINE/SOFTWOOD
- 11 Heating Fuel WOOD/COAL
- 12 Heating CONVECTION
- 13 Air Condition NONE
- 14 Quality AVERAGE
- 15 Bed/Bathrooms 01 BDRM-1.0 BTH
- 16 SFR Stories 1.0 STORIES
- 17 Comm Heat & AC N/A
- 18 Frame N/A
- 19 Ceiling/Wall Fn N/A
- 20 No. of Rooms N/A
- 21 Pct Common Wall N/A
- 22 Height Adj. N/A
- 23 Actual Year Built 1991
- 24 Eff. Year Built 1989
- 25 Normal Depr Tbl 1%/YEAR
- 26 Functional Obs. 0000000
- 27 Economic Obs. 0000000
- 28 Observed Cond. 0000000
- 29
- 30 Condo Size Adj N/A
- 31
- 32
- 33
- 34



BUILDING SUMMARY
 Base Area 1382
 Bidg Rate 45.76
 Repl Cost 63240
 Pct Cond 1.00000
 RCNLD 63240

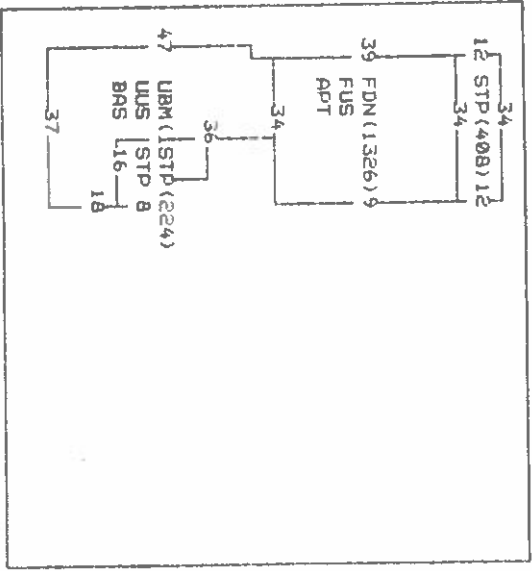
Ad: 5.00 LI00 M100 B100 RUTH HAMILTON
 20: SINGLE FAMILY HAROLD E. WOODMAN
 1863 POST RD
 WELLS ME 04090

Date 8/10/95
 Appr LMC
 By CAMA 379730
 Value 379730

33040

BUILDING DATA

Building Use Stores/Apt Coas
 Model SFR
 Exterior Wall-1 VINYL SIDING
 Exterior Wall-2 N/A
 Roof Structure IRREGULAR
 Roof Cover ASPHALT
 Interior Fin 1 DRYWALL
 Interior Fin 2 N/A
 Flooring - 1 CARPETING
 Flooring - 2 PINE/SOFTWOOD
 Heating Fuel OIL
 Heating HOT WATER
 Air Condition NONE
 Quality AVERAGE
 Bed/Bathrooms 03 BDRM-3.0 BTH
 SFR Stories 2.0 STORIES
 Comm Heat & AC N/A
 Frame WOOD FRAME
 Ceiling/Wall Fn N/A
 No. of Rooms N/A
 Pct Common Wall N/A
 Height Adj. 9 FT HEIGHT
 Actual Year Bld 1989
 Eff. Year Built 1984
 Normal Depr Tbl 1X/YEAR
 Functional Obs. 000000
 Economic Obs. 000000
 Observed Cond. 000000
 Obs. Cond. Code UNDER CONSTRUCT
 Condo Size Adj N/A



SALES DATA

0 Date DC QC S AC Adj Sale Price
 1 5/76 WD U I

Handwritten signature/initials

BUILDING SUMMARY

5213
 Base Area 43.85
 Bidg Rate 228590
 Repl Cost .9500
 Pct Cond 217160
 RCNLD

MISCELLANEOUS DATA

Description	Misc Units	Adj Price	Yr DT	%Cond	Value
0 Use FIREPLACE/3 STY C	1.00	2500.00	52 01	63.00	1580
1 FPL3 FIREPLACE/3 STY C	1.00	2500.00	52 01	63.00	1580
2 FPL3 SHED1	2.00	200.00	83	100.00	400
3 SHED1	1.00	100.00			400
MISCELLANEOUS VALUE					17380

LAND DATA

Description	Zoning	Land Units	Adjustments	Adj Price	Value
0 Use Single Family Res	RC	24684.00C	CN	3.3E	31950
1 1010 Single Family Res			MARKET LAND VALUE		81950

139/24

Date	BP	ASSESSORS TAX CARD
6/13/1977		Addition to Barn sun deck on top of addition
1/5/1979		12 X 32 SHED
2/20/1987	21704	Expansion - move dwelling unit to rear building a-mold BP
3/14/1988	R1204	moving the dwelling located in the store to the Barn and change back to store
10/5/1994		Change flat roof to pitch roof

8/27/2002 applied for Business License - had to show the business had been open - received copy of IRS Return

Date	ASSESSORS TAX CARD
1975 WOODMAN	SINGLE FAMILY
5/3/1985	SINGLE FAMILY
5/14/1991	Rear building with own tax card for single family dwelling
7/22/1997	Front Building has 2 units Rear Building has 1 unit
9/27/2000	Front building has 2 dwelling units to rear building has 1 dwelling unit

BP on 2/20/87 shows the 2 dwelling units are changed in location - the front to the back and the back to the front
BP on 3/14/88 - units moved back to the original building

Tax Card -
7/22/97 shows the 3rd dwelling unit added

Date	BP	ASSESSORS TAX CARD
6/13/1977		Addition to Barn sun deck on top of addition
1/5/1979		12 X 32 SHED
2/20/1987	21704	Expansion - move dwelling unit to rear building

MAP # 139
LOT # 224

amend #1
3/14/1988 #1704 moving the dwelling located in the store to the Barn and change back to store
10/5/1994 Change flat roof to pitch roof
8/27/2002 applied for Business License - had to show the business has been open - received copy of IRS Return

MAP # 26
LOT # 024

1863 Post Road – Site Plan Review

As abutters, residing at 1853 Post Road, please accept our comments and questions regarding the Site Plan Application on 1863 Post Road “*seeking approval to operate a 2,700 square foot Business Retail / Office / Personal Service / Service Contractor Use and 2 single family dwellings (1* dwelling grandfathered as non-conforming).*”

The property at 1863 Post Road is 24,258 square feet located within the Residential / Commercial District. Applicant seeks resumption of a non-conforming use under Land Use Article X 145-70 (B) which states: ***Resumption of a property that has been discontinued for more than five years is proposed (See 145-12D regarding non-conforming uses).*** Subsection D under Non-Conformities states a “***non-conforming use which is discontinued for more than two years shall not be resumed...***”

The Wells Land Use Article on Non-Conformities states:

“the intent of this article to regulate nonconformities so that their adverse impacts on the surrounding properties and on the general public are minimized. Nonconforming uses, structures, lots and developments shall be allowed to continue with an effort made to bring them into compliance when the use is discontinued, when the property is being redeveloped or when there is a proposal to significantly expand the use.”

Historical Perspective: When we purchased our home in 1988, the 1863 Post Road property was owned by Harold Woodman and his wife Betty. Harold operated a retail business in the front selling custom made doll houses and miniature furniture. He and Betty lived in the back of the main structure. Harold was granted permission to build a “workshop” on the property, and shortly thereafter remodeled the “workshop” into an ADU allowing Harold’s son, Butch and his family, to live in the building even though density requirements did not allow for an additional dwelling.

When Betty passed and Harold moved to Shapleigh, he conveyed the property to his grandson, Tony Woodman. Tony converted the doll house business into an antique/used furniture shop known as “Houligan’s” for a few years. Tony lived in the back of the main house and rented the back building to many tenants of the years.

We were pleased when Tony elected to close his business. He approached the town to convert the structure into a multi-family property; he shared with us he was denied as the property did not meet the dimensional code requirements. Over the last few years of his ownership, he tried to return the property to retail but was unsuccessful.

Tony continued to rent the remodeled “workshop.”

In June 2023, Tony sold the property to the applicant, The Lord Boys, LLC.

The new owners continued to rent the non-conforming property until they evicted the tenants in January of this year. The past two years the main house has been used as a boarding house with multiple people living in the back of the main house who work at one of the applicant’s restaurants. Vans and car services arrive multiple times during the day and night picking up and delivering the workers.

This summer the property seems to have been converted into 3 units; signage and mailboxes are visible as well as signage for deliveries on the side of the main house.

Below we have included our questions and comments. Most importantly, from our perspective, the town has an opportunity to bring the property into compliance with the density requirements. We believe permitting two single family residences where one is non-conforming and a business use that has been discontinued would have an adverse impact on our single-family residence. The Land Use Code makes clear the intent of the non-conformities article is to regulate the non-conformities thereby minimizing the impacts on surrounding properties and to bring them into compliance when a use is discontinued

The following questions arise

1. How does the town “square” the applicant’s desire to resume a discontinued use of more than five years (145-70 (B)) and the reference to (145-12 (D)) that a non-conforming use discontinued for more than two years *shall not* be resumed?
2. How would approval of the applicant’s site plan application meet the intent of the ordinance where an effort will be made to bring a non-conforming use into compliance when the use is discontinued?
3. Current density requirements in the R/C District are “*one dwelling unit for each 20,000 square feet of net area served by sewer*” and “*a minimum of 100 feet of frontage.*” The lot size of 1863 Post Road is 24,528 sq. ft. and 66 feet of frontage. The ordinance would permit one single family dwelling. Has anything changed?
4. Last year, the owner / applicant used the back of the main property as work force housing for seasonal employees who worked at the Pilot House. Will this use be permitted? Is a Single Family Residence (SFR) still considered one household?
5. Our understanding is that the town’s ADU (145-54, Section 5) ordinance requires the ADU be located in the same building as the principal dwelling unit, so that the non-conforming use cannot be used as an ADU. Is this accurate?

In short, we appreciate you providing us the opportunity to offer comments and questions. We appreciated when Tony Woodman discontinued retail use of the property. He was a conscientious and good neighbor. The applicant’s proposal seeks to resume a discontinued use, allow a second SFR on a non-conforming property, and use of the rear of the main house to support seasonal workers as has been done the past two years. When we purchased our home in 1988, the property was an owner-occupied building with a small retail shop in the front and a single-family residence in the back. We are hopeful the town will not permit a property of just over 24,000 sq ft to be a retail space, work force housing and an additional single-family residence.

Sincerely,

Ed and Pam McDonough
1853 Post Road
Wells, Maine 04090

Handwritten signatures of Ed and Pam McDonough in black ink. The signature for Ed is written above the signature for Pam.



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board
From: Planning Office
Date: January 9, 2026
Re: Congdon's Donuts – Tax Map 123, Lot 5 – Consider Extension

The applicant has provided an extension request, attached. On 11/17/25 the Planning Board granted the applicant a 60 day extension.

Revised plans from the applicant's engineer were submitted on Friday, 1/9. The Planning Office did not have sufficient time to review the submission for the 1/12 meeting. The Planning Office anticipates the Board will be able to workshop the application on the 1/26 agenda but recommends the 60 day extension be granted.

Thank you.

Congdons Doughnuts



Bakery & Restaurant
Route One Wells, Maine
www.Congdons.com



1/8/26

Planning Board Members,

Writing to request an additional 60 day extension as we continue to work on our site plan amendment and permitting for the new garage/apartment. We have worked with our land engineer, Main-Land Development, to incorporate the notes and feed back from the town office and have sent that along for review. We have also moved ahead with the focal point filtration system and secured the dumpster fencing at this time. It is our hope that the town and PB members will be able to review our revised site plan and grant us permission to start construction on the garage with the condition that we would not receive a certification of occupancy until all outstanding items on the new site plan are complete. This would allow us to leverage our site contractor such as all ground work would be able to be done at the same time, including focal point install, filter pond for garage, trenching for site utilities and foundation work for the new garage.

Thank you for your time and consideration,

Chris and Jill



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Major Subdivision Amendment Application Memo

Date: January 9, 2026

To: Planning Board

From: Planning Office

Re: Fairway View Village Subdivision Amendment #4- Map 32, Lot 13

Project Description:

Attar Engineering has submitted a Final Subdivision Amendment Application for Fairway View Village Subdivision on behalf of York Building & Design, Inc. The Amendment application seeks approval to seek approval for existing as-built conditions; to eliminate protective bollards required for patios adjacent to roadways; to revise limits of clearing/ disturbance that occurred; to revise drainage; to remove guardrails from some areas within the development; and to change the deadline of finish course of pavement to the 45th occupancy permit. The Fairway View Village Subdivision is approved for 46 dwelling units as part of a Multifamily Development major subdivision consisting of 4 single family units and 21 two-family units. All units in the development are to be age restricted (55- years or older) except 4 dwelling units. A one-story Clubhouse/ Community Center, a one-story Storage Building consisting of 30 units/ outdoor storage area, and a 30' x 40' one-story maintenance building is also approved as accessory uses to the Multifamily Development and are for the use of residents of this subdivision. The subdivision has 45.91 acres of Dedicated Open space. The parcel to become 123.08 acres in area with the conveyance of 0.12 acres to Old Marsh (Map 33, Lot 1). The parcel is located within the Rural District. The parcel is located off of Fieldside Lane. Fairway View Village Subdivision is located on Tax Map 32, Lot 13.

§ 202-10. Revisions to approved plans. [Amended 7-23-2002; 4-16-2004; 11-5-2024]

- A. Procedure. An applicant for a revision to a previously approved plan shall, at least 14 days prior to a scheduled meeting of the Board, request to be placed on the Board's agenda.

Planning Board received the amendment application on 12/1/25

(1) If the revision involves the creation of additional lots or dwelling units, the procedures for preliminary plan approval shall be followed, unless the revised plan meets the definition of a minor subdivision. If the revision involves only modifications of the approved plan, without the creation of additional lots or dwelling units, the procedures for final plan approval shall be followed. **Final plan approval procedures to be followed.**

(2) The applicant shall pay a fee established by the Board of Selectmen following notice and a public hearing, to include the applicable per-dwelling-unit fee according to the procedures for a minor subdivision, preliminary, or final plan for a major subdivision. In addition, the applicant shall pay a fee to be determined by the Board, to be deposited in a special account designated for that application, to be used by the Board for abutter notices and hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant and require that an additional \$50 beyond the balance after invoices received are paid be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional \$50 be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a decision on the revision by the Board shall be returned to the applicant. If a public hearing is deemed necessary by the Board, the applicant shall provide the Planning Office with cash escrow funds to pay for the costs of advertising and postal notification.] **Fee and escrow provided. Public Hearing to be determined.**

(3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board in person to discuss the revisions to an approved plan. **Yes**

(4) If a subdivider is in default of a previously approved subdivision or site plan in the Town of Wells, the Planning Board may refuse to review an application. The Planning Board shall conduct a review of any such defaults, determine the default(s) and may suspend the application's review until the defaults are resolved. **Defaults of the Fairway View Village Subdivision Plan identified, this application seeks to resolve the violations**

B. Submissions. The applicant shall submit 12 copies of the last approved plan, as well as 12 copies of the proposed revisions. The application shall also include enough supporting information to allow the Board to make a determination that the proposed revisions meet the standards of these regulations and the criteria of the statute. The revised plan shall indicate that it is the revision of a previously approved and recorded plan and shall show the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board located in the lower left corner of the plan. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. **Plan copies provided, to be reviewed.**

C. Scope of review. The Board's scope of review shall be limited to those portions of the plan which are proposed to be changed. The application for approval of the amended plan shall address the submission requirements for minor, preliminary or final subdivision plans.

§ **202-9. Final plan for major subdivision.** [Amended 7-11-1996; 4-13-1999; 7-9-2002; 4-16-2004; 4-27-2007; 11-2-2021; 11-5-2024; 6-10-2025]

A. Procedure.

(1) The subdivider shall, within six months after the approval of the preliminary plan, file with the Board an application for approval of the final plan at least 10 days prior to a scheduled meeting of the Board. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board may refuse without prejudice to act on the final plan and require resubmission of the preliminary plan. The final plan shall approximate the layout shown on the preliminary plan, plus any recommendations made by the Board. **Planning Board received the amendment application on 12/1/25**

(2) Prior to submittal of the final plan application, the following applications shall be submitted to the appropriate entities, where appropriate:

(a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act. **III PENDING**

(b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used. **Not applicable**

(c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system. **Not applicable, no changes to water supply proposed.**

(d) The Wells Sanitary District, if the public sewage disposal system is to be used. **Not applicable**

(e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized. **Not applicable, no changes to septic systems proposed**

(f) An Army Corps of Engineers dredge and fill permit. **PENDING**

(g) NPDES permit for stormwater discharges. **PENDING**

(h) Maine Department of Transportation entrance or traffic movement permit. **Not applicable, no changes to trip generation proposed.**

(3) All applications for final plan approval for a major subdivision shall be accompanied by an application fee, in the amount established by the Board of Selectmen following notice and a public hearing. In addition, the applicant shall pay a fee of \$25 per lot or dwelling unit, to be deposited in a special account designated for that subdivision application, to be used by the Planning Board for abutter notices and hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant and require that an additional \$10 per lot or dwelling unit be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional \$10 per lot or dwelling unit be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a final decision on the subdivision application by the Board shall be returned to the applicant. **Amendment plan, fee, escrow provided**

(4) If a subdivider is in default of a previously approved subdivision or site plan in the Town of Wells, the Planning Board may refuse to review an application. The Planning Board shall conduct a review of any such defaults, determine the default(s) and may suspend the application's review until the defaults are resolved. **Defaults of the Fairway View Village Subdivision Plan identified, this application seeks to resolve the violations**

(5) Upon receipt of an application for a subdivision containing 20 lots or dwelling units or more, the Planning Board shall notify the Road Commissioner, School Superintendent, Police Chief and Fire Chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways and the size and construction characteristics of any multifamily, commercial or industrial buildings. The Planning Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision. **Subdivision is approved for 46 dwelling units.**

(6) Notices describing the proposed project and scheduled meeting date with the Planning Board shall be mailed by the Planning Office to the abutters via regular mail at least 10 days prior to a scheduled meeting of the Board. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. In the case of an abutting condominium, the condominium association shall be notified, not the individual unit owners. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said notices. **Abutters mailed notice of the amendment application on 11/20/25**

(7) If a subdivision abuts or includes a portion of land of another municipality, the Planning Office, within 10 days prior to the Board meeting at which the application is to be received, shall notify by regular mail the Town Clerk and Planning Board of that municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. The notice shall include the location of the proposed subdivision and a general description of the proposed development and date, time and location of the hearing. **Not located within another municipality**

(8) If a public hearing is deemed necessary by the Board, the applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said public hearing to include the costs of advertising and postal notification. **To be determined**

(9) The subdivider, or his duly authorized representative, shall attend the meeting of the Board in person to discuss the final plan. **Applicant/representative attendance required**

(10) The application shall be received by the Planning Board at the scheduled meeting. **Planning Board received the amendment application on 12/1/25**

(11) Within 30 days after receiving any application, the Board shall notify the applicant in writing either that the application is complete or, if it is incomplete, the specific additional material needed to complete the application. A request for any extension shall be submitted in writing by the applicant to the Board if additional time is needed for the applicant to address completeness. If the Planning Board agrees the request is reasonable, an extension period shall be mutually agreed to by the Board and the subdivider. Failure of the applicant to provide the required submissions to be deemed complete may result in the denial of the application. **To be determined**

(12) Once an application is deemed complete, the Planning Board shall determine whether to hold a public hearing on the final plan application. If a public hearing is to be held for the final application, the Planning Board shall hold a public hearing within 30 days of finding the application complete. The applicant shall provide the Planning Office with cash escrow funds to pay for the cost of said public hearing to include the costs of advertising and postal notification. The Planning Office shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. The Planning Office shall notify, by certified mail, the applicant, all abutters, and the Town Clerk and Planning Board of any abutting municipality, if the development abuts or falls within another municipality. The Planning Office shall also notify by regular mail a public drinking water supplier if a subdivision is within its source water protection area. Abutter notices shall include the date, time, and place of the hearing as well as the project description. **To be determined**

(13) Before the Board grants approval of the final plan, the subdivider shall: **To be determined**

(a) Meet the performance guaranty requirements contained in § **202-13**.

(b) Obtain in writing approvals listed in Subsection **A(2)** if applicable.

(14) The Board, within 30 days from the public hearing or within 60 days of the official submittal date if no hearing is held, shall make findings of fact and conclusions relative to the standards contained in 30-A M.R.S.A. § 4404, Subsection **3** and in these regulations. If the Board finds that all standards of the statute and these regulations have been met, it shall approve the final plan. If the Board finds that any of the standards of the statute and these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any denial or conditions shall be stated in the records of the Board.

To be determined

- B. Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board located in the lower left corner of the plan. Four copies of the plan shall be submitted. In addition, the applicant shall submit 12 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The application for approval of the final plan shall include the following information:

Comments and Recommendations:

1. Updates: The applicant has provided the following:
 - A waiver request for a site walk with photos;
 - A narrative and e-mails of the MDEP and ACOE correspondence to date;
 - An update on meetings with the Condominium Association;
 - Updated as-built plans

2. The Planning Board to consider the request for a waiver of a site walk, see comments below:
 - A. The purpose of the site walk would be to observe each location where bollards adjacent to patios are required and are proposed to be eliminated, observe each guard rail location to be eliminated, observe where parking striping is proposed to be eliminated and observe the general condition of the property/development.
 - B. Several photos were provided, but not one for each location and each item. See additional photos from Planning Office.
 - C. The site walk typically is an opportunity for abutter/resident comments. The Association and a unit owner previously requested a site walk to be held but meetings with the developer have occurred since then.
 - D. The Applicant is to present the waiver request and the Planning Board can consider the request.

3. The Planning Board to consider the information on MDEP and ACOE permitting as provided and presented by the applicant and consider if the current restriction of 39 occupancies should be revised. See approval history below:
 - a. Planning Office MDEP/ACOE Wetland Impact History with applicant:
 - i. Wetland impacts first identified in 2023. Email and plans provided to Walter Woods and Ken Wood on 11/14/2023. (over 2 years ago).
 - ii. Subdivision Amendment Approval on 1/8/2024 by Planning Board included note 8 requiring wetland impacts to be approved by MDEP and ACOE prior to the 40th occupancy permit. (24 months ago).
 - iii. The Subdivision Amendment Approval on 6/17/2024 by the Planning Board resolved the Golf Course encroachment. No change to note 8 proposed or approved.
 - iv. Emails provided to the applicant from 2023 to 2025 referencing the deadline. Most recent on 3/28/25 and 6/11/25 with a memo.
 - v. Meetings held in person
 1. 6/16/2025 – meeting held at Town Hall with W. Woods, Ken Wood, Mike L and Shannon.
 2. 10/9/2025 – meeting held at Fairway View Village with W. Woods, Ken Wood, Mike Sudak, Mike L. and Carol Clark of Condo Association.
 - vi. Unit 42 occupancy cannot be issued based on the current approval restriction. The building permit for Unit 42 was issued on 4/2/25. The developer has been reminded of and aware of the restriction.
 - b. ACOE email indicates new permit changes may be applicable in March, but no time frame for a possible approval is given.
 - c. MDEP permitting submission materials and estimated time frame for approval not provided.

4. Attar Engineering has provided updated As-built plans dated 1-5-2026. New plans to be reviewed.

5. Continued review of the amendment application requires a determination on the site walk waiver for the resolution of items such as the bollards, pavement, guard rails and possible performance guaranty changes. If the site walk is waived, the review can be continued. If not waived, the application can be continued and placed on the March 23rd agenda for scheduling in April.



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ENGINEERING, INC

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

January 6, 2026
Project No.: C031-19

**RE: Fairway View Village
Fieldside Lane, Wells, Maine
Tax Map 32, Lot 13**

Dear Mr. Livingston:

I have attached photographs of areas summarized in our Revision to An Approved Plan application for the referenced project. The photographs were taken during our October 9, 2025 site visit.

I'd like to also respectfully ask the Board to consider a waiver to their decision to conduct a site walk. Unfortunately, the board wasn't able to schedule a site walk during December due to snowfall and quorum issues – the Board cannot conduct a site walk during the months of January, February or March. I believe that the photographs provide sufficient information of the areas that we have requested an amendment for.

Thank you for your consideration. Please contact me for any additional information.

Sincerely;

Kenneth A. Wood

Kenneth A. Wood, P.E.
President

cc: Walter Woods, York Building and Design Center, Inc.

C031-19_WELLS_20260106

**FIELDSTIDE – FAIRWAY VIEW
VILLAGE PHOTOGRAPHS**

**10/9/2025 SITE WALK
BY: KENNETH A. WOOD, P.E.**



**PATIOS – IZZYS WAY – NO BOLLARD
DUE TO LOW TRAFFIC**



**ADD'L RIP-RAP REQ'D DUE TO RUNOFF
FROM PARKING AREA**



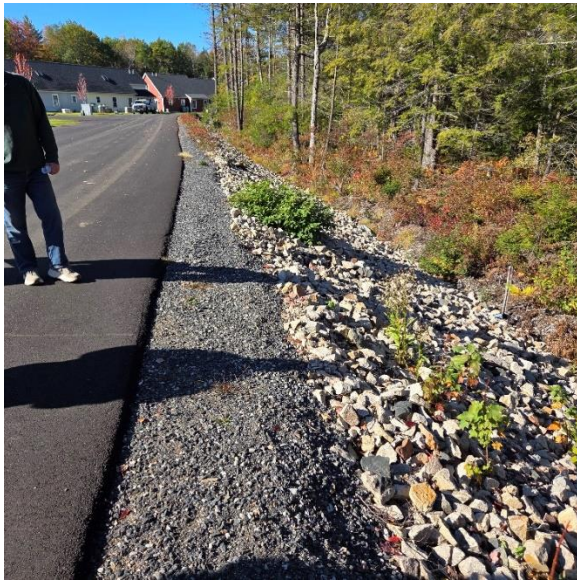
**STORMWATER AREA NOT REQ'D DUE TO
SHALLOW GRADING IN THIS AREA**



**TREATMENT AREA NOT CONSTRUCTED BUT
ACCOUNTED FOR IN LARGE POND AREA**



LARGE POND AREA
(EASTERN PORTION OF SITE)



GUARDRAIL NOT REQ'D DUE TO
SLOPE LESS THAT 2:1



Patios



Parking Areas – striping?



Guard Rail areas – Phase 1

Ken Wood

From: Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]>
Sent: Monday, December 29, 2025 12:09 PM
To: Sarah Wood; Ken Wood
Cc: Admin; Mike Sudak
Subject: RE: Request Modification to existing Maine GP (NAE-2019-00431)

Good afternoon all,

After some deliberation, We believe the best and most efficient path forward available will be to wait until March 2026, for the issuance of the next round of Nationwide Permits (NWP). The new NWP will bring Maine the ability to utilize NWP 32, which is designed for completed enforcement actions (large after the fact permits). Our current permit does not allow us to do this, and thus we would be required to utilize a Standard Individual Permit to resolve this unauthorized activity which would be cumbersome to all. The usage of NWP 32 should provide a streamlined process for bringing your project into compliance.

NWP 32 does have some constraints such as a signed settlement agreement. I am currently working with our Office of Counsel to understand what the details of that are as it is a new process to Maine and our district as a whole. I would encourage you to review the current 2021-2026 NWP 32 for reference, as we will likely require similar materials once the 2026 NWP become active. This will help avoid future delays.

Hopefully this helps somewhat, I will be in touch once I know more from the discussions with our OC.

Thank you,

Jeremy Lessard, PWS
Project Manager, Maine Project Office
New England District
U.S. Army Corps of Engineers
Cell: 978-941-3914
Desk: 978-318-8789

From: Sarah Wood <[REDACTED]>
Sent: Wednesday, December 17, 2025 4:14 PM
To: Ken Wood <[REDACTED]>; Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]>
Subject: [Non-DoD Source] Re: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Jeremy,

Hope you're doing well, and that your supervisor is feeling better this week.

I wanted to follow up to see if you've had a chance to discuss the items below and whether you might have any insight or guidance to share with us on the best next steps? Please let me know if there's any additional information we can provide on our end to help support you and your supervisor in reviewing the situation.

Thank you again for all of your time and assistance thus far—it's truly appreciated.

Best,
Sarah Wood

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Eliot, ME 03903
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Fax: (207) 439-2128
www.attarengineering.com

From: Ken Wood <kwood@attarengineering.com>
Sent: Thursday, December 11, 2025 9:44 AM
To: Lessard, Jeremy S CIV USARMY CENAE (USA) <jeremy.s.lessard@army.mil>; Sarah Wood <swood@attarengineering.com>
Cc: Admin <admin@attarengineering.com>; Mike Sudak <mike.sudak@attarengineering.com>
Subject: RE: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Jeremy – Thanks so much for assisting us through your office – we all appreciate the guidance and prompt replies. Not sure how we can request an expedited review – the issue is that the Town, currently, is holding up issuing occupancy permits for the last 5 units – one of these has been constructed for a new buyer, construction is complete, and the only remaining item prior to their moving in is the occupancy permit. Hence our dilemma... Best & Thanks, Jeremy.

Ken

Kenneth A. Wood, P.E.
President

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From: Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]>
Sent: Thursday, December 11, 2025 9:37 AM
To: Sarah Wood <[REDACTED]>; Ken Wood <[REDACTED]>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]>
Subject: RE: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Sarah,

I appreciate you reaching back out. Unfortunately my supervisor has been sick this week so we have been unable to have an in-depth discussion. I guess my immediate follow-up question would be is there anything pressing on your end or additional work that needs to occur that would require the Corps to move on this asap?

Just for reference, ATF/unauthorized actions typically are delayed due to their complexities and therefore solutions and next steps are on longer time scales than say GPs/IPs. Typically, I've seen these go well into the 6 month-year range unless there is a need for increased timelines(expedited).

Jeremy Lessard, PWS
Project Manager, Maine Project Office
New England District
U.S. Army Corps of Engineers
Cell: 978-941-3914
Desk: 978-318-8789

From: Sarah Wood <[REDACTED]>
Sent: Thursday, December 11, 2025 9:05 AM
To: Ken Wood <[REDACTED]>; Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]>
Subject: [Non-DoD Source] Re: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Jeremy,

Hope your week has been going well.

Reaching out to follow-up on if you had the opportunity to consult with your supervisor and Maine Section Chief on the best next steps moving forward?

Please let me know if there is any additional information Attar Engineering can provide in the meantime as well.

Thank you!

Best,
Sarah Wood

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From: Ken Wood <k[REDACTED]m>
Sent: Friday, December 5, 2025 2:18 PM
To: Lessard, Jeremy S CIV USARMY CENAE (USA) <j[REDACTED]>; Sarah Wood <s[REDACTED]m>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]m>
Subject: RE: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Jeremy – Thanks for assisting us on this – just adding some information – the extent of the additional impacts wasn't known until we accomplished an As-Built Survey of the development, which is usually requested by the Town after all construction is complete. While some construction is still on-going, all of the road and site development recently completed so we were able to move ahead with the survey.

On another subject – is the Longpoint Rd, Harpswell project still being reviewed and discussed by the Corps?

Thanks Jeremy – enjoy the winter weekend.

Best,

Ken

Kenneth A. Wood, P.E.

President

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Fax: (207) 439-2128

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From: Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]@il>
Sent: Friday, December 5, 2025 2:07 PM
To: Sarah Wood <[REDACTED]@m>
Cc: Admin <[REDACTED]@>; Mike Sudak <[REDACTED]@> Ken Wood <[REDACTED]@m>
Subject: RE: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Sarah,

Thank you for the supplemental documentation. Upon review of the materials provided and the original authorization letter and it's conditions provided by the Corps, specifically "If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them."

Our records indicate that a modification was requested in 2021 to verify the prior cycle's General Permit and also proposed a design change from a 6ft x 4ft box culvert to a 6ft pipe culvert. This re-verification appears to have reverified the originally proposed discharges from 2019 (47,238SF) and was inclusive of the culvert modification. It does not authorize additional fill or work within waters of the U.S. beyond the scope of the original authorization. The reverification letter also stated, "All other conditions of the original permit remain in full force and effect."

The absence of subsequent modification requests for additional fill activities is a matter of concern. The incremental filling over multiple years without appropriate permit coverage would each be considered unauthorized discharges and the combined activities be considered piecemealed. While minor deviations from approved plans, such as a slight expansion of a fill slope, (like a 3:1 when a 2:1 should have been used) may sometimes be addressed as non-compliance, the scope of the current situation presents a more significant issue as the Corps would consider proceeding with work without appropriate coverage as knowing and willful violations

of the Clean Water Act. Your estimates suggest that approximately one-half acre of fill material has been placed without authorization, resulting in a cumulative site impact of approximately one and one-half acres. This exceeds the Pre-Construction Notification (PCN) threshold under our current permit which is set at a cumulative site impact of ½ acres and would necessitate review under an Individual Permit in the current GP cycle.

Given the incremental nature of the activity and the potentially varying regulatory thresholds over the period in question, a thorough review is warranted to determine the appropriate course of action. I will be consulting with my supervisor and Maine Section Chief to develop an initial plan to address this matter. I anticipate having a preliminary plan within the next week. Please be advised that, due to the scope of the impacts, project history, and associated factors, the resolution may not be as straightforward as initially anticipated.

Jeremy Lessard, PWS
Project Manager, Maine Project Office
New England District

U.S. Army Corps of Engineers

Cell: 978-941-3914

Desk: 978-318-8789

From: Sarah Wood <[REDACTED]>
Sent: Friday, December 5, 2025 12:28 PM
To: Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED].il>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]>; Ken Wood <[REDACTED]>
Subject: [Non-DoD Source] Re: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Jeremy,

Thank you again for taking the time to speak with me on Wednesday. I've attached our permit, which appears to have expired in 2025 (or possibly in 2026, based on our discussion that an additional year may apply—if I understood correctly). Below are the additional wetland impacts we've identified based on information from the developer:

- **2021:** 10,824 sq ft

- **2022:** 8,326 sq ft
- **2023:** 1,512 sq ft
- **2024:** 596 sq ft

I've also included the plan set and our permit modification for your reference. Given this information, could you please advise on the best path forward for requesting a modification?

Thank you again for all of your guidance throughout this process—we truly appreciate it.

Best,

Sarah Wood

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From: Sarah Wood <[REDACTED]>
Sent: Wednesday, December 3, 2025 12:24 PM
To: Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]>; Ken Wood <[REDACTED]>
Subject: Re: Request Modification to existing Maine GP (NAE-2019-00431)

Hi Jeremy,

Thanks for the prompt response. Yes, it is after the fact, would this change the below process?

Thank you!

Best,

Sarah Wood

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Phone: (207) 439-6023

Fax: (207) 439-2128

www.attarengineering.com

From: Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]>
Sent: Wednesday, December 3, 2025 10:36 AM
To: Sarah Wood <[REDACTED]>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]>; Ken Wood <[REDACTED]>
Subject: RE: Request Modification to existing Maine GP (NAE-2019-00431)

Generally, that would be correct.

Is this modification after-the-fact?

Jeremy Lessard, PWS
Project Manager, Maine Project Office
New England District

U.S. Army Corps of Engineers

Cell: 978-941-3914

Desk: 978-318-8789

From: Sarah Wood <[REDACTED]>
Sent: Wednesday, December 3, 2025 10:24 AM
To: Lessard, Jeremy S CIV USARMY CENAE (USA) <[REDACTED]>
Cc: Admin <[REDACTED]>; Mike Sudak <[REDACTED]>; Ken Wood <[REDACTED].m>
Subject: [Non-DoD Source] Request Modification to existing Maine GP (NAE-2019-00431)

Hi Jeremy,

Hope all is well. I'm reaching out from Attar Engineering as we are preparing to request a modification to an existing Maine General Permit (GP) authorization (NAE-2019-00431) (attached for your reference). Due to construction and field changes, we now have additional impacts on wetlands.

Before we proceed, I wanted to confirm with you that we are following the correct process for submitting a permit modification. Based on my understanding, USACE requires the following items for review:

- o A modification request letter
- o Updated plans showing impacts
- o Updated wetland impact calculations
- o Avoidance/minimization explanation
- o Mitigation info (if threshold exceeds)

Could you please confirm that this is the appropriate process for requesting a modification under the Maine GP, or let me know if anything additional is required?

Thanks so much in advance for your guidance.

Best,

Sarah Wood

ATTAR

ENGINEERING, INC.

CIVIL • STRUCTURAL • MARINE

1284 State Road

Eliot, ME 03903

Phone: (207) 439-6023

Fax: (207) 439-2128

www.attarengineering.com

AS-BUILT GENERAL NOTES:

THIS PLAN SET DEPICTS AS-BUILT INFRASTRUCTURE OF THE FAIRWAY VIEW VILLAGE DEVELOPMENT INTENDED TO COMPLY WITH THE PERFORMANCE GUARANTEE REQUIREMENTS OUTLINED IN GENERAL NOTE #27 OF THE APPROVED SITE AND SUBDIVISION PLAN.

ORIGINAL GENERAL NOTE #27 TRANSCRIBED BELOW:
27.) PHASING AND PERFORMANCE GUARANTEES:

- PHASE 2 SHALL INCLUDE THE FOLLOWING:
- A. FIELDSIDE LANE IMPROVEMENTS FROM THE STORAGE AREA TO THE END OF FIELDSIDE LANE (DRAINAGE SYSTEM, UTILITIES, 30' GRAVEL BASE AND 24" PAVEMENT OF ROADWAY, STREET AND STOP SIGNS)
 - B. UNITS 17 THRU 46 AND ASSOCIATED INFRASTRUCTURE (FIELDSIDE LANE, HALEYS COURT, SOPHIES WAY, STRIPER WAY, DRAINAGE SYSTEM, UTILITIES, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, WELLS, PARKING, STREET AND STOP SIGNS)
 - C. WOODS ROAD ENCROACHMENT REMOVED AND A 25'-WIDE BUFFER IS VEGETATED WITH NATIVE TREES (MIX OF SHRUBS AND TREES, A MINIMUM OF 2" D.B.H.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR UNITS 17 THRU 25
 - D. GOLF CART PATH ENCROACHMENT REMOVED AND A 25'-WIDE BUFFER IS VEGETATED WITH NATIVE TREES (MIX OF SHRUBS AND TREES, A MINIMUM OF 2" D.B.H.) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR UNITS 26 THRU 40

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PERFORMANCE GUARANTEES:

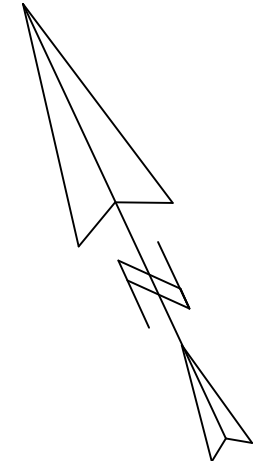
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- B. SOIL DISTURBANCE AND SITE STABILIZATION BASED ON \$3,500/ACRE
- C. MONUMENTATION
- D. AS-BUILT SURVEY PREPARED BY A P.L.S. OR P.E. DEPICTING ROADWAYS, STORMWATER SYSTEMS, MONUMENTATION, BUILDINGS, WELLS, BUFFERING, SCREENING AND UTILITIES.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY THE BASE COAT OF PAVEMENT AND UNDERGROUND UTILITIES SHALL BE INSTALLED AND CASH ESCROW, OR A LETTER OF CREDIT DEEMED ACCEPTABLE BY THE TOWN, SHALL BE PROVIDED IN AN AMOUNT REQUIRED TO FINISH ALL INCOMPLETE ITEMS PLUS 10% CONTINGENCY.

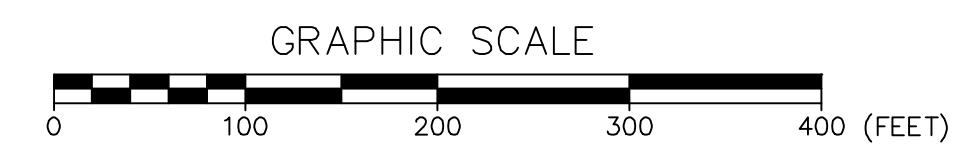
THE FOLLOWING MODIFICATION TO THE GENERAL NOTE LANGUAGE IS REQUESTED:

PRIOR TO THE ISSUANCE OF THE 45TH CERTIFICATE OF OCCUPANCY THE FINISH COURSE OF PAVEMENT SHALL BE INSTALLED ON ALL ROADWAYS (FIELDSIDE LANE, JOSEPH WAY, JENNIFER LANE, IZZYS LANE, HALEYS COURT, SOPHIES WAY, AND STRIPER WAY).

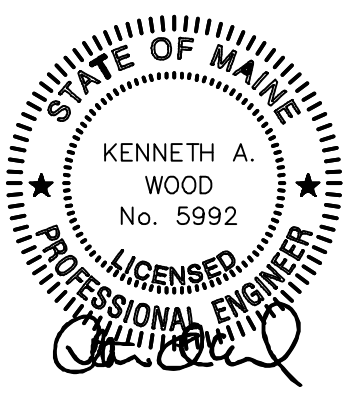


LEGEND	
PROPERTY LINE	— PL —
EXT. ABUTTER LINE	— AL —
EXT. WETLAND BNDY	— UPLD WETLAND —
EXT. WETLAND AREA	[Stippled pattern]
EXT. STREAM LIMITS	— S —
APPR. BLDG. LOCATION	[Rectangular symbol]
APPR. ROAD CENTERLINE	— R —
APPR. WETL. IMPACTS	[Dotted pattern]
ASBLT. EDGE OF IMPERV.	— E —
ASBLT. TOP OF BANK	— T —
ASBLT. TOE OF SLOPE	— S —
ASBLT. RIP RAP SLOPE	[Cross-hatched pattern]
PRP. RIP RAP SLOPE	[Stippled pattern]
ADD'L WETL. IMPACTS	[Dotted pattern]
PATIOS & WALKWAYS	[Grid pattern]

TOWN OF WELLS PLANNING BOARD	DATE



NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26



TAX MAP 32, LOT 13

AS-BUILT INFRASTRUCTURE LOCUS MAP
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

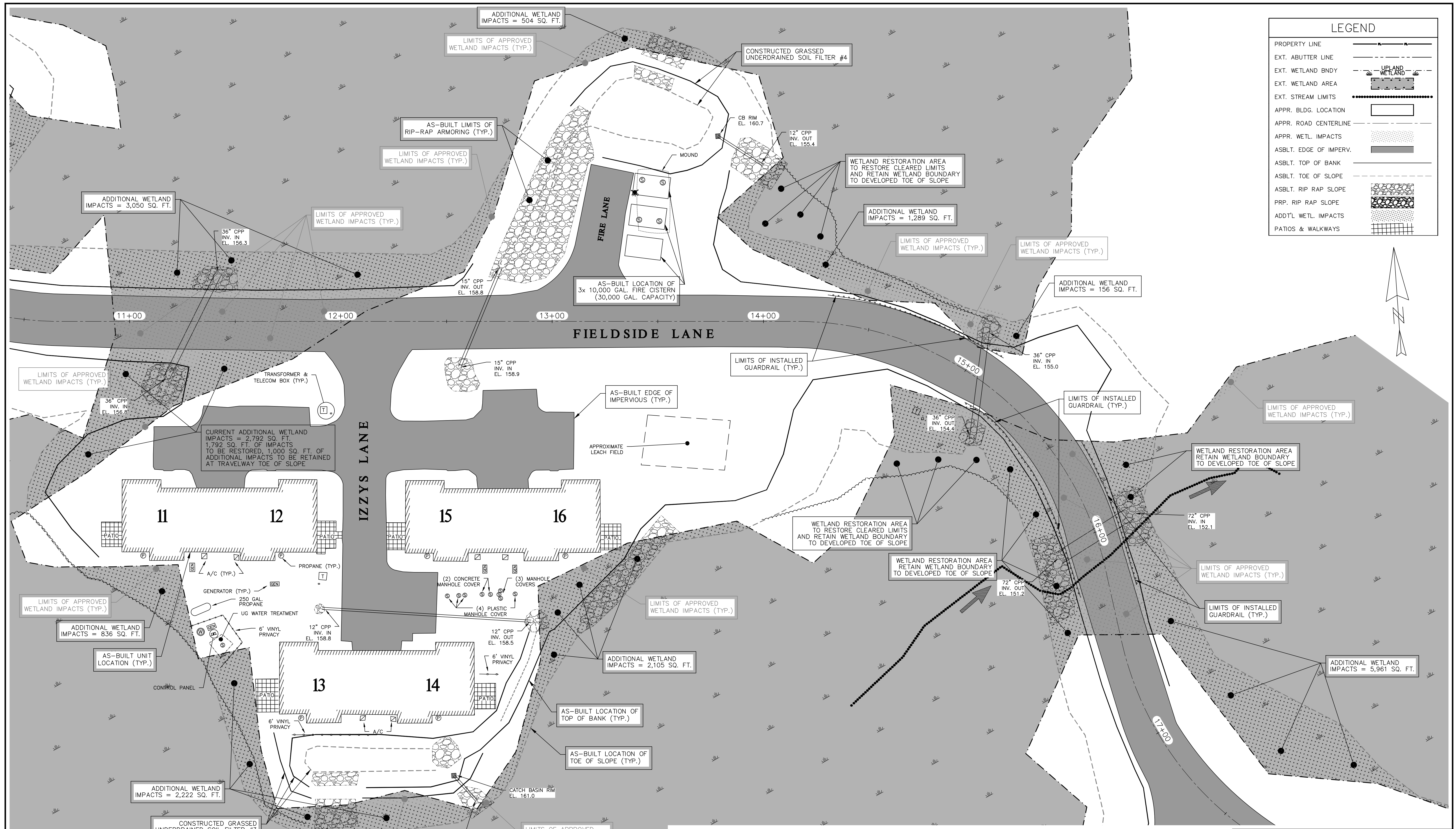
FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

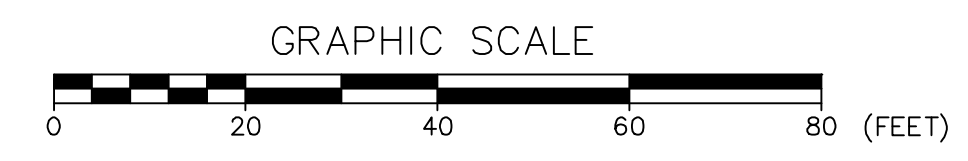
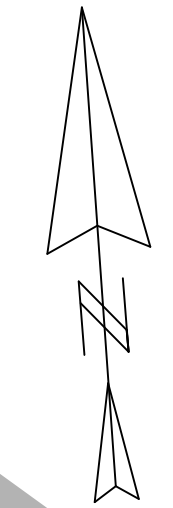
SCALE: 1" = 100'
DATE: 11/18/25

APPROVED BY: [Signature]
DRAWN BY: MJS
REVISION DATE: A : 01/05/26

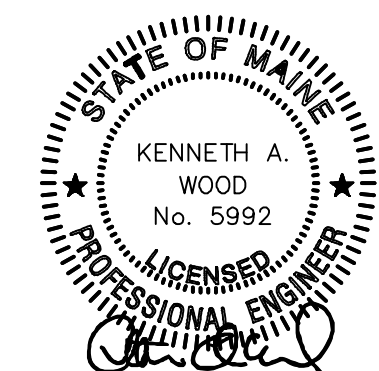
JOB NO: C031-20 FILE: FIELDSIDE BASE.DWG SHEET: 1



LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS	--- STREAM ---
APPR. BLDG. LOCATION	---
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---



NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26

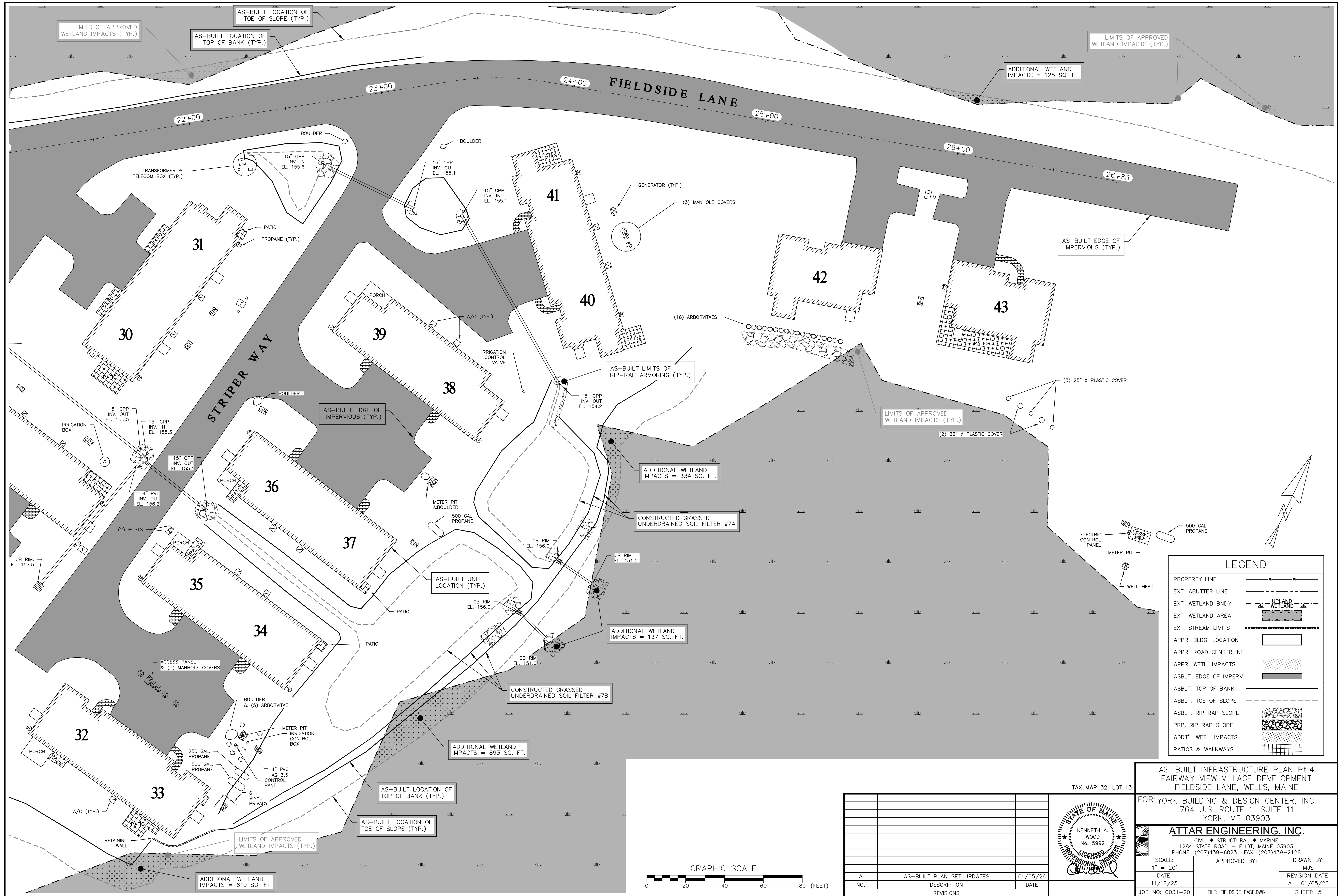


AS-BUILT INFRASTRUCTURE PLAN Pt.2
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 11/18/25		REVISION DATE: A : 01/05/26
JOB NO: C031-20	FILE: FIELDSIDE BASE.DWG	SHEET: 3



LEGEND

PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS	-----
APPR. BLDG. LOCATION	▭
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	▨
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	▨
PRP. RIP RAP SLOPE	▨
ADD'L WETL. IMPACTS	▨
PATIOS & WALKWAYS	▨

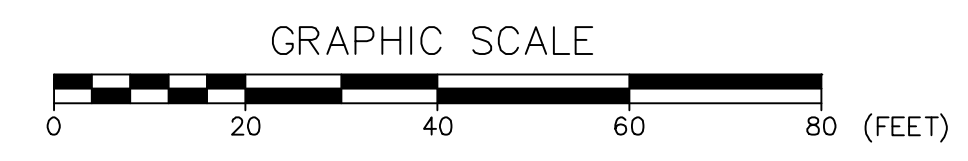
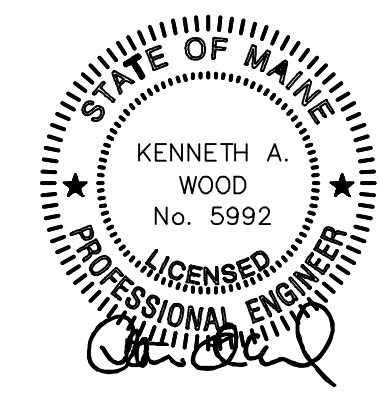
AS-BUILT INFRASTRUCTURE PLAN PL.4
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

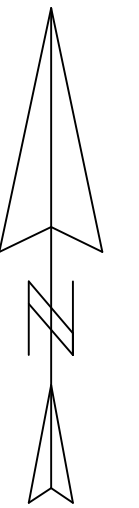
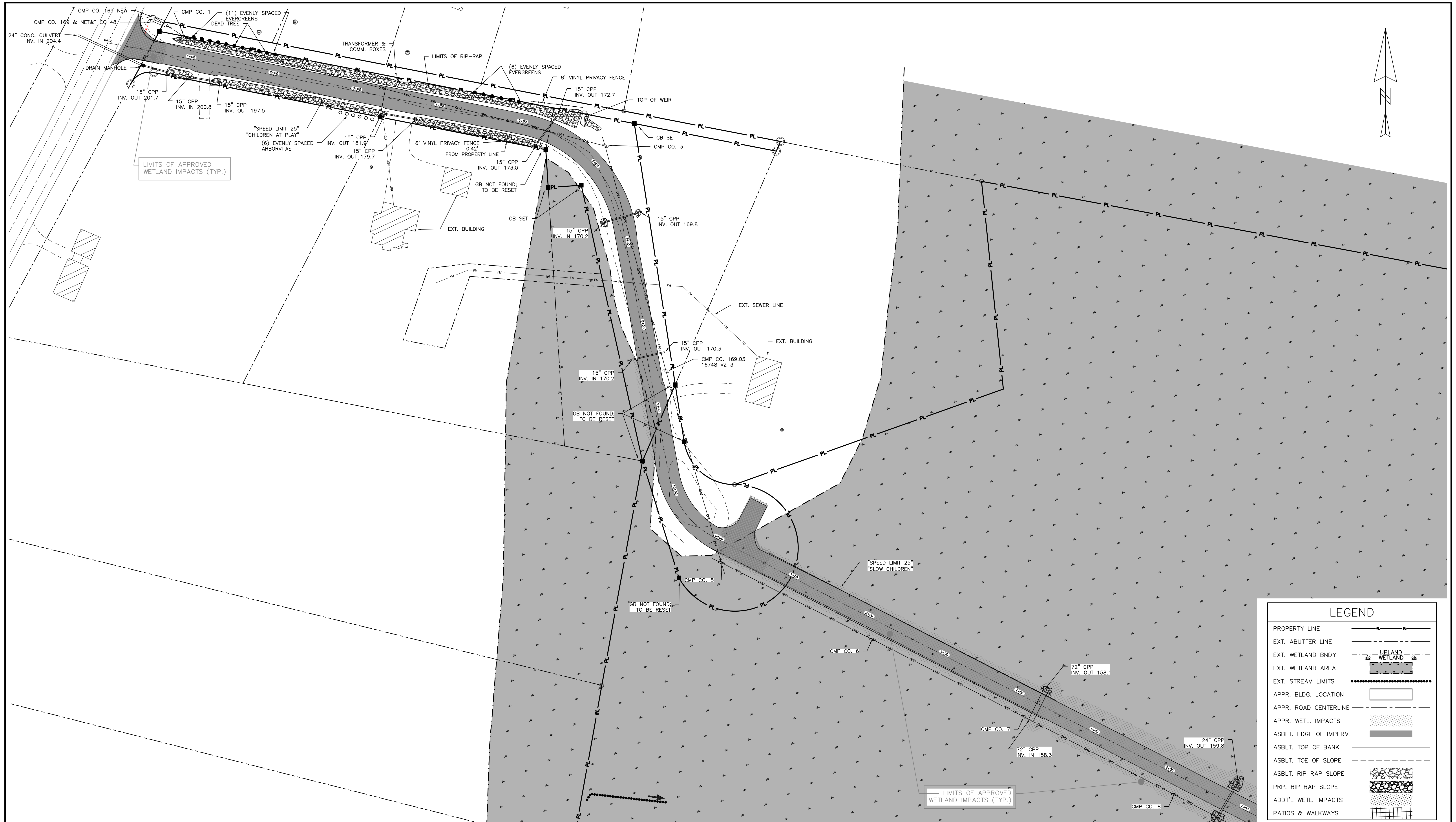
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 11/18/25		REVISION DATE: A : 01/05/26
JOB NO: C031-20	FILE: FIELDSIDE BASE.DWG	SHEET: 5

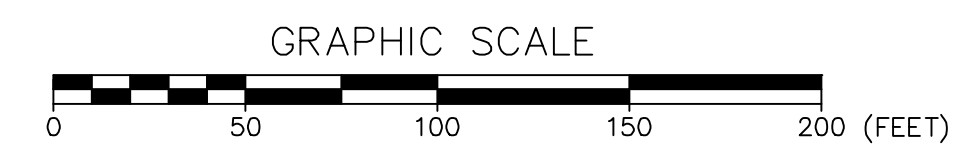
NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26
	REVISIONS	



TAX MAP 32, LOT 13



LEGEND	
PROPERTY LINE	— PL — PL — PL —
EXT. ABUTTER LINE	— A — A — A —
EXT. WETLAND BNDY	— U — U — U —
EXT. WETLAND AREA	▨
EXT. STREAM LIMITS	— S — S — S —
APPR. BLDG. LOCATION	▭
APPR. ROAD CENTERLINE	— R — R — R —
APPR. WETL. IMPACTS	▨
ASBLT. EDGE OF IMPERV.	— E — E — E —
ASBLT. TOP OF BANK	— T — T — T —
ASBLT. TOE OF SLOPE	— S — S — S —
ASBLT. RIP RAP SLOPE	▨
PRP. RIP RAP SLOPE	▨
ADD'L WETL. IMPACTS	▨
PATIOS & WALKWAYS	▨



NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26



AS-BUILT INFRASTRUCTURE PLAN PL.5
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: MJS
DATE: 11/18/25		REVISION DATE: A : 01/05/26
JOB NO: C031-20	FILE: FIELDSIDE BASE.DWG	SHEET: 6



ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

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

January 5, 2026
Project No.: C031-19

**RE: Fairway View Village
Fieldside Lane, Wells, Maine
Tax Map 32, Lot 13**

Dear Mr. Livingston:

Thank you and Shannon for meeting Walter Woods and me last Tuesday to review the outstanding items at Fieldside Lane; we both appreciate the time spent and assistance that you both have provided.

I've enclosed the following As-Built plan sheets as requested;

Plan Set Updates:

- As-Built location of all constructed units and all building appurtenances – frontyard walkways, rear yard patios – survey-located and provided.
- All inter-unit vinyl privacy fence locations added to Plan Set, including varying fence heights. All existing signage has also been located and included.
- Legend of all Plan Set sheets updated to add hatching used for unit patios and walkways, and to provide greater clarity on approved wetland impacts, additional wetland impacts, approved riprap armoring, and additional riprap armoring to be installed.
- All utility infrastructure servicing this development and its units has been located and added to the applicable Plan Set sheets. Features include but are not limited to propane tanks, service manholes for community subsurface wastewater disposal systems, electrical control panels for each SSWDS, generators, transformer pads and telecommunication panels, electrical manholes, and exterior HVAC units.
- Stormwater features from the November 2025 submittal included top of bank, toe of slope, installed riprap armoring, and approximate culvert locations for all constructed stormwater best management practices. Supplemental stormwater features not depicted in this prior submittal have been located and incorporated. Features include culvert invert information, field inlets, outlet control structures, additional riprap armoring locations and additional culvert inlet/outlet protection aprons.

Items from “Inspection Notes and Plans” Checklist addressed in November 2025 Submittal:

- Elimination of select guardrail locations and elimination of all previously proposed retaining wall locations. Toe of slope, tree line, and additional wetland impacts documented from these changes.
- Top of bank and toe of slope linework to demonstrate need or lack of need for riprap sideslope armoring across various locations of edge of development.
- Removal of select bollard and boulder installation locations based on expected traffic volumes of interior side streets.
- All additional wetland impacts outside of approved locations from original Plan Set, as well as current (temporary) impacts proposed to be restored.

In reference to items discussed at the 12-15-2025 Planning Board meeting and the requested revision regarding withholding the final 7 occupancy permits;

The approved Subdivision Plan (ATTAR Engineering – 10-5-2020) requires the installation of utilities, water & sewer, drainage, fire cistern and the base course of pavement prior to any occupancy permit in that phase. This plan also requires the installation of the finish course of pavement on all roads prior to the 40th occupancy permit. Additionally, a Performance Guarantee must be established prior to the start of construction to cover the cost of the 3PI, soil disturbance/site stabilization, monumentation and preparation of As-Built plans and surveys.

Amendment No 1 (Amsden Field Survey – 4-3-2023) requires an As-Built Plan of Area of Units 17-32 prior to the 14th Occupancy Permit of Units 17 – 32 and a Consent Agreement with the Town of Wells for site alterations in PH I. Additionally, that Pavement striping shall be completed after the finished coat of pavement is installed and prior to the 42nd Occupancy Permit.

Amendment No. 2 (Amsden Field Survey – 1-5-2024) allowed for an additional 200 SF of building footprint/lot coverage in addition to the approved building envelope for screened porches, fireplaces and bulkheads. Additionally, the resolution of wetland impacts and other site changes not in conformance with the current MDEP permits prior to the 40th certificate of Occupancy and that As-Built Plans for Phase I shall be provided to the Town prior to the 40th Occupancy Permit.

To date, the As-Built survey has been completed and the As-Built Plans are attached, as noted.

Walter and I also met with the Fairway View Village Board, their attorney, Rebecca Shiland of Jensen Baird and their review engineer, Alan Mooney from Criterium Engineers. I believe most of the Board's concerns were addressed and a schedule set for resolution of the few minor remaining items. I expect that the Board will issue a letter to the Town confirming this prior to the January 12th Planning Board meeting.

We understand the Planning Board is rightfully concerned with the additional wetland impacts, initially identified by the Town in November 2023. The project's land surveyor was in the process of resolving these issues in the spring of 2024 and provided an As-Built survey dated 8-9-2024. Unfortunately, applications to the state and ACOE were never initially followed-up on – Walter realized this in November, 2024 and contacted Bob Green, the MDEP Project Manager who had taken another position in the Augusta office. Walter then notified Alision Sirois, the Regional Manager at MDEP's Portland Office.

Walter then retained Attar Engineering in the winter of 2025, and we worked with Mark Stebbins, the Land Division Director beginning in early March 2025. Walter had also contacted Mark, previously concerning the wetlands issue. Mark reviewed the preliminary plans of the impacts, and we discussed restoring some of the impact areas. We met with the project's wetland scientist, Kenneth Gardner on June 12, 2025, and developed a plan for restoring minimizing wetland impact areas. Coordination with Mark Stebbins to determine the level of permitting continued through September 2025. Mark visited the site and determined that a Minor Revision to the NRPA permit would be required, and the impacts would be mitigated through the In-Lieu-Fee program. The additional 21,136 SF of impacts would result in \$121,320 fees which Walter will pay to the State of Maine for additional wetland mitigation in the state. This, of course, is in addition to the original project's wetland compensation which involved Walter's purchase of the final 32 acres of the Fenderson Brothers parcel on Sanford Rd which allowed this parcel to be conserved and managed by the Town. Mark Stebbins and I also discussed the Minor Revision application, filed on 12-8-2025, as opposed to a Notice Of Violation; Mark suggested the Minor Revision application as the best solution because the additional impacts were self-reported as opposed to an enforcement action where MDEP staff or a party other than the applicant reveal the violation.

We also attended a site walk with Mike Livingston and the HOA President, Carol Clark on October 9, 2025 to observe the site construction, infrastructure and wetland impacts. Unfortunately, the surveyor's As-Built and wetland survey information wasn't available, so Walter retained ATTAR to re-survey the wetlands impacts and all developed areas and to draft complete As-Built plans. E accomplished this work from October through December 2025. We also applied for the NRPA permit on December 8, 2025, and the ACOE on December 5, 2025.

The ACOE has determined that the additional impacts qualify for permitting under Nationwide Permit (NWP) No. 32 which will become effective in March 2026. We have been coordinating the permitting effort with Jeremy Lessard, the Project Manager of the Maine Project Office.

I also understand that Board members may be concerned with the length of time it took to resolve and correct the golf cart path encroachment on the Fairway View Village parcel with the Old Marsh Condominium. This issue took substantial time to resolve as it involved the Old Marsh Condominium Board, Resurrection Golf and Walter and all construction needed to be accomplished during the time when the course was not in operation. ATTAR represented both Resurrection Golf and Walter Woods in the design and permitting, which involved several design options and Planning Board meetings.

To date, Walter Woods has invested approximately \$5,000,000 in infrastructure, alone, at Fairway View Village – this doesn't include the construction of these dwelling units. Remaining work includes excavation of the final stormwater treatment pond and final paving in front of the remaining units not constructed yet (Unit's 43 – 45) or 200 lin. ft. Pond excavation and shaping is estimated at \$35,000 and the cost of final paving is \$30,000. The Town is currently holding \$121,500 in Performance Guarantee funds, which staff has suggested can be drawn down but Walter has elected to leave these funds in escrow until all items are completed.

We ask the Board to consider releasing four of the seven remaining occupancy permits. The remaining three permits retained by the town relate to a sales value of \$1,840,000 (Unit's 43, 44 & 45 are projected to have a value of \$700,000, \$590,000 and \$550,000, respectively). Combined with the retainage of \$121,500 the total value is \$1,961,500 which is more than adequate to "guarantee" the resolution of the remaining items.

Thank you for your consideration. Please contact me for any additional information.

Sincerely;

Kenneth A Wood

Kenneth A. Wood, P.E.
President

cc: Walter Woods, York Building and Design Center, Inc.

C031-19_WELLS_20251229

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PERFORMANCE GUARANTEES:

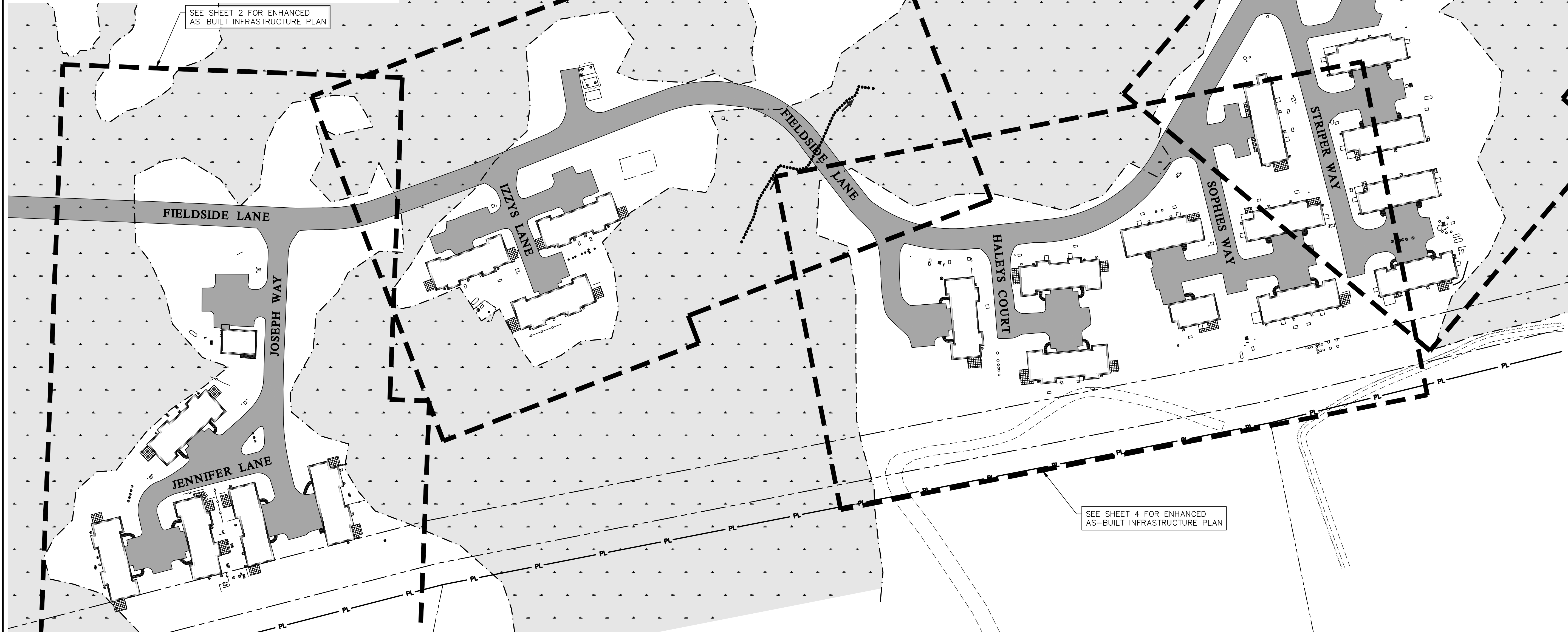
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- B. SOIL DISTURBANCE AND SITE STABILIZATION BASED ON \$3,500/ACRE
- C. MONUMENTATION
- D. AS-BUILT SURVEY PREPARED BY A P.L.S. OR P.E. DEPICTING ROADWAYS, STORMWATER SYSTEMS, MONUMENTATION, BUILDINGS, WELLS, BUFFERING, SCREENING AND UTILITIES.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY THE BASE COAT OF PAVEMENT AND UNDERGROUND UTILITIES SHALL BE INSTALLED AND CASH ESCROW, OR A LETTER OF CREDIT DEEMED ACCEPTABLE BY THE TOWN, SHALL BE PROVIDED IN AN AMOUNT REQUIRED TO FINISH ALL INCOMPLETE ITEMS PLUS 10% CONTINGENCY.

THE FOLLOWING MODIFICATION TO THE GENERAL NOTE LANGUAGE IS REQUESTED:

PRIOR TO THE ISSUANCE OF THE 45TH CERTIFICATE OF OCCUPANCY THE FINISH COURSE OF PAVEMENT SHALL BE INSTALLED ON ALL ROADWAYS (FIELDSIDE LANE, JOSEPH WAY, JENNIFER LANE, IZZYS LANE, HALEYS COURT, SOPHIES WAY, AND STRIPER WAY).

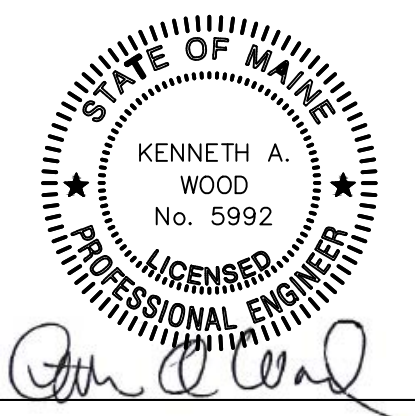


LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	▭
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	▨
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	▨
PRP. RIP RAP SLOPE	▨
ADDT'L WETL. IMPACTS	▨
PATIOS & WALKWAYS	▨

TOWN OF WELLS PLANNING BOARD	DATE



NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26



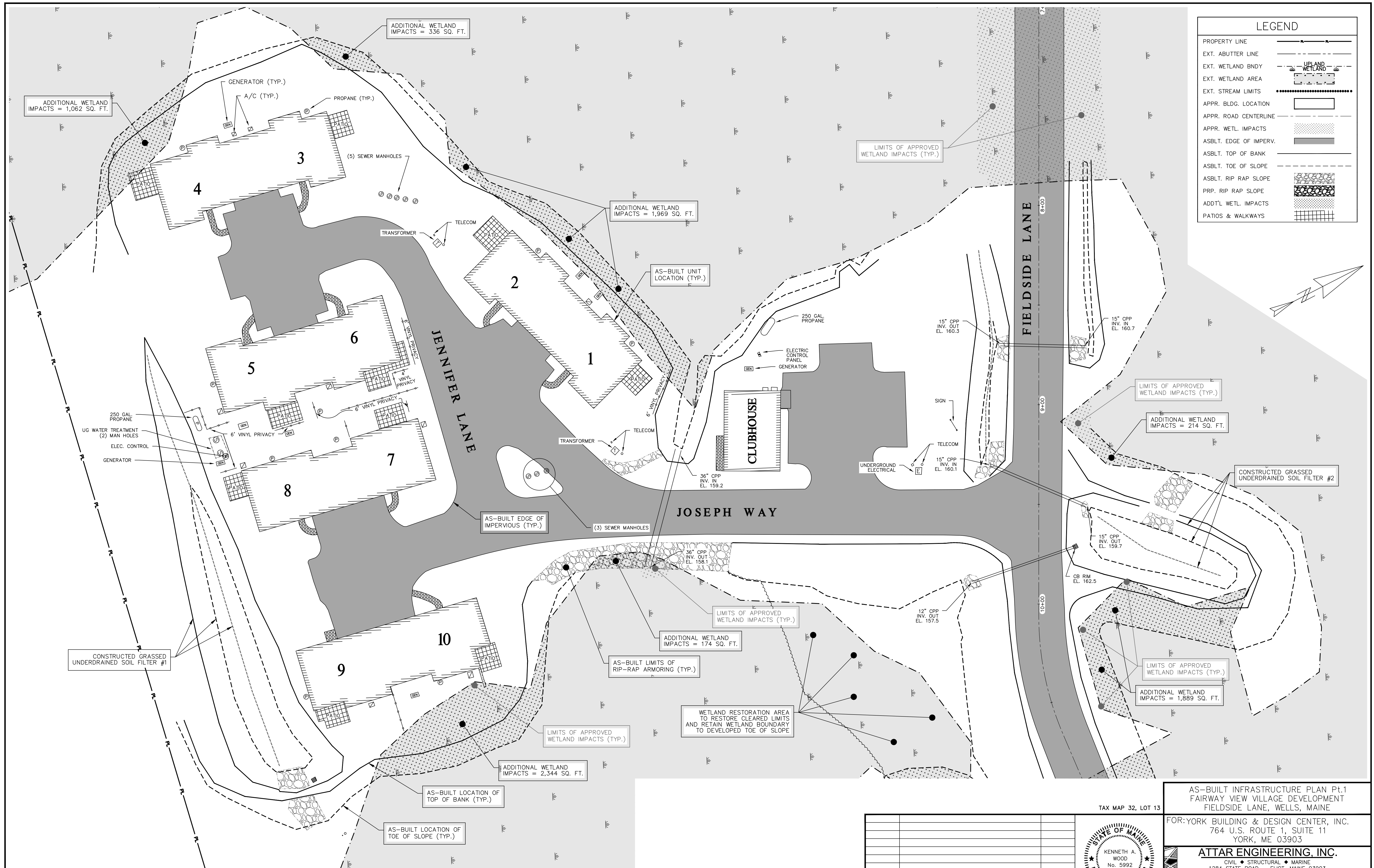
TAX MAP 32, LOT 13

AS-BUILT INFRASTRUCTURE LOCUS MAP
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 60'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 11/18/25	REVISION DATE: A : 01/05/26	
JOB NO: CO31-20	FILE: FIELDSIDE BASE.DWG	SHEET: 1



LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS	-----
APPR. BLDG. LOCATION	---
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---

ADDITIONAL WETLAND IMPACTS = 1,062 SQ. FT.

ADDITIONAL WETLAND IMPACTS = 336 SQ. FT.

ADDITIONAL WETLAND IMPACTS = 1,969 SQ. FT.

LIMITS OF APPROVED WETLAND IMPACTS (TYP.)

LIMITS OF APPROVED WETLAND IMPACTS (TYP.)

ADDITIONAL WETLAND IMPACTS = 214 SQ. FT.

CONSTRUCTED GRASSED UNDERDRAINED SOIL FILTER #2

JOSEPH WAY

FIELDSIDE LANE

JENNIFER LANE

CLUBHOUSE

LIMITS OF APPROVED WETLAND IMPACTS (TYP.)

ADDITIONAL WETLAND IMPACTS = 174 SQ. FT.

AS-BUILT LIMITS OF RIP-RAP ARMORING (TYP.)

WETLAND RESTORATION AREA TO RESTORE CLEARED LIMITS AND RETAIN WETLAND BOUNDARY TO DEVELOPED TOE OF SLOPE

LIMITS OF APPROVED WETLAND IMPACTS (TYP.)

ADDITIONAL WETLAND IMPACTS = 2,344 SQ. FT.

AS-BUILT LOCATION OF TOP OF BANK (TYP.)

AS-BUILT LOCATION OF TOE OF SLOPE (TYP.)

CONSTRUCTED GRASSED UNDERDRAINED SOIL FILTER #1

LIMITS OF APPROVED WETLAND IMPACTS (TYP.)

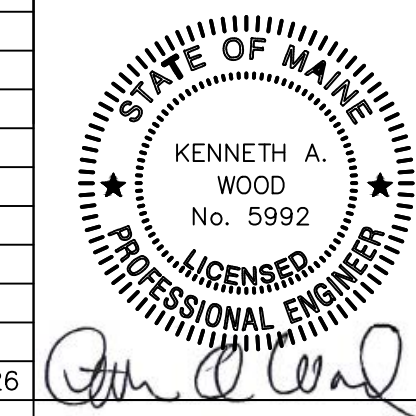
ADDITIONAL WETLAND IMPACTS = 1,889 SQ. FT.

TAX MAP 32, LOT 13

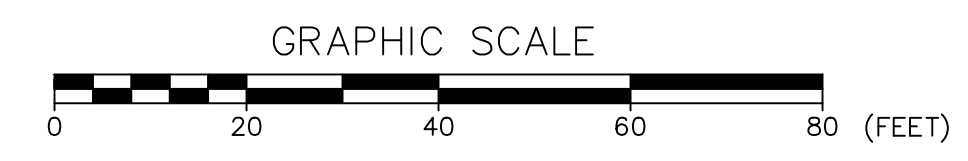
AS-BUILT INFRASTRUCTURE PLAN Pt.1
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

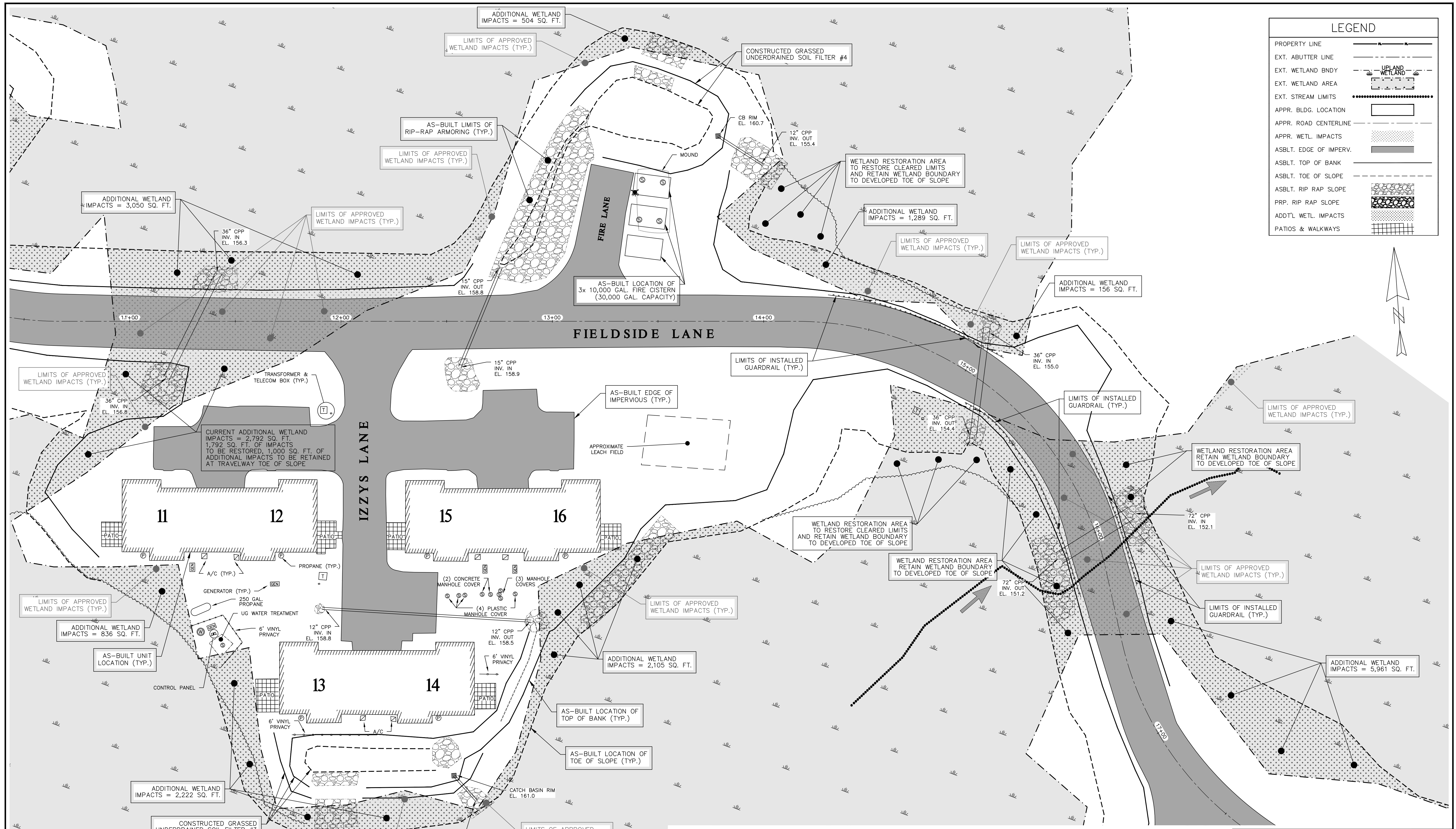


SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 11/18/25		REVISION DATE: A : 01/05/26

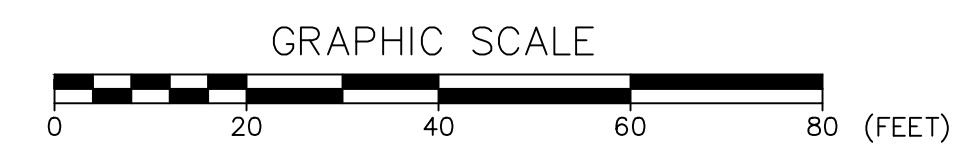
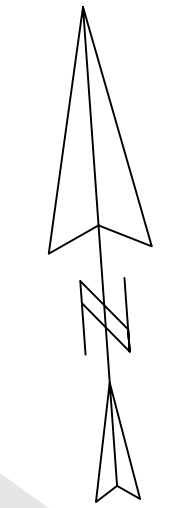


NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26
	REVISIONS	

JOB NO: C031-20 FILE: FIELDSIDE BASE.DWG SHEET: 2



LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS
APPR. BLDG. LOCATION	□
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	▨
ASBLT. EDGE OF IMPERV.	▬
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	▨
PRP. RIP RAP SLOPE	▨
ADD'L WETL. IMPACTS	▨
PATIOS & WALKWAYS	▨

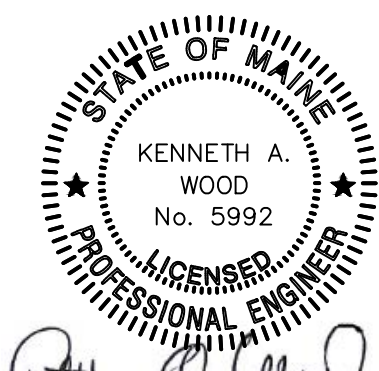


TAX MAP 32, LOT 13

AS-BUILT INFRASTRUCTURE PLAN Pt.2
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

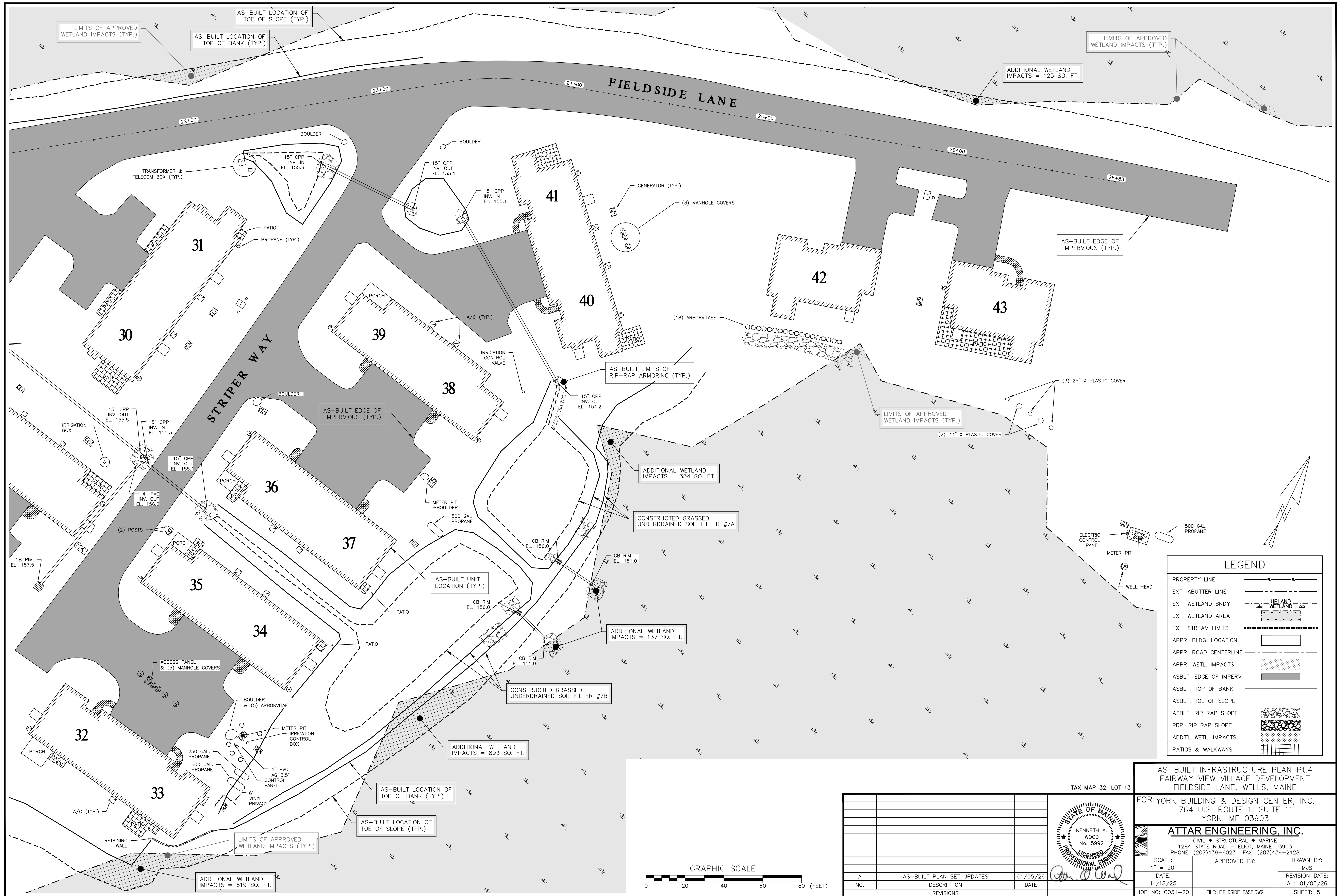
FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
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PHONE: (207)439-6023 FAX: (207)439-2128



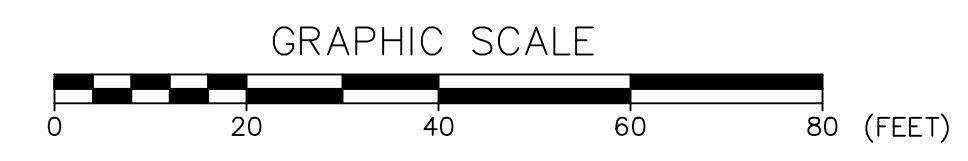
SCALE: 1" = 20'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 11/18/25	REVISION DATE: A : 01/05/26	
JOB NO: C031-20	FILE: FIELDSIDE BASE.DWG	SHEET: 3

NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26
	REVISIONS	

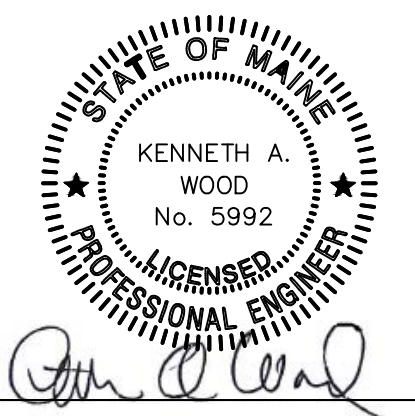


LEGEND

PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. WETLAND BNDY	--- UPLAND WETLAND ---
EXT. WETLAND AREA	--- WETLAND ---
EXT. STREAM LIMITS	-----
APPR. BLDG. LOCATION	---
APPR. ROAD CENTERLINE	---
APPR. WETL. IMPACTS	--- WETLAND ---
ASBLT. EDGE OF IMPERV.	---
ASBLT. TOP OF BANK	---
ASBLT. TOE OF SLOPE	---
ASBLT. RIP RAP SLOPE	---
PRP. RIP RAP SLOPE	---
ADD'L WETL. IMPACTS	---
PATIOS & WALKWAYS	---



NO.	DESCRIPTION	DATE
A	AS-BUILT PLAN SET UPDATES	01/05/26



TAX MAP 32, LOT 13

AS-BUILT INFRASTRUCTURE PLAN PL.4
FAIRWAY VIEW VILLAGE DEVELOPMENT
FIELDSIDE LANE, WELLS, MAINE

FOR: YORK BUILDING & DESIGN CENTER, INC.
764 U.S. ROUTE 1, SUITE 11
YORK, ME 03903

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
DATE: 11/18/25

APPROVED BY: [Signature]
DRAWN BY: MJS
REVISION DATE: A : 01/05/26

JOB NO: C031-20 FILE: FIELDSIDE BASE.DWG SHEET: 5



ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

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

January 6, 2026
Project No.: C031-19

**RE: Fairway View Village
Fieldside Lane, Wells, Maine
Tax Map 32, Lot 13**

Dear Mr. Livingston:

Thank you and Shannon for meeting Walter Woods and me last Tuesday to review the outstanding items at Fieldside Lane; we both appreciate the time spent and assistance that you both have provided.

I've enclosed the following As-Built plan sheets as requested;

Plan Set Updates:

- As-Built location of all constructed units and all building appurtenances – frontyard walkways, rear yard patios – survey-located and provided.
- All inter-unit vinyl privacy fence locations added to Plan Set, including varying fence heights. All existing signage has also been located and included.
- Legend of all Plan Set sheets updated to add hatching used for unit patios and walkways, and to provide greater clarity on approved wetland impacts, additional wetland impacts, approved riprap armoring, and additional riprap armoring to be installed.
- All utility infrastructure servicing this development and its units has been located and added to the applicable Plan Set sheets. Features include but are not limited to propane tanks, service manholes for community subsurface wastewater disposal systems, electrical control panels for each SSWDS, generators, transformer pads and telecommunication panels, electrical manholes, and exterior HVAC units.
- Stormwater features from the November 2025 submittal included top of bank, toe of slope, installed riprap armoring, and approximate culvert locations for all constructed stormwater best management practices. Supplemental stormwater features not depicted in this prior submittal have been located and incorporated. Features include culvert invert information, field inlets, outlet control structures, additional riprap armoring locations and additional culvert inlet/outlet protection aprons.

Items from “Inspection Notes and Plans” Checklist addressed in November 2025 Submittal:

- Elimination of select guardrail locations and elimination of all previously proposed retaining wall locations. Toe of slope, tree line, and additional wetland impacts documented from these changes.
- Top of bank and toe of slope linework to demonstrate need or lack of need for riprap sideslope armoring across various locations of edge of development.
- Removal of select bollard and boulder installation locations based on expected traffic volumes of interior side streets.
- All additional wetland impacts outside of approved locations from original Plan Set, as well as current (temporary) impacts proposed to be restored.

In reference to items discussed at the 12-15-2025 Planning Board meeting and the requested revision regarding withholding the final 7 occupancy permits;

The approved Subdivision Plan (ATTAR Engineering – 10-5-2020) requires the installation of utilities, water & sewer, drainage, fire cistern and the base course of pavement prior to any occupancy permit in that phase. This plan also requires the installation of the finish course of pavement on all roads prior to the 40th occupancy permit. Additionally, a Performance Guarantee must be established prior to the start of construction to cover the cost of the 3PI, soil disturbance/site stabilization, monumentation and preparation of As-Built plans and surveys.

Amendment No 1 (Amsden Field Survey – 4-3-2023) requires an As-Built Plan of Area of Units 17-32 prior to the 14th Occupancy Permit of Units 17 – 32 and a Consent Agreement with the Town of Wells for site alterations in PH I. Additionally, that Pavement striping shall be completed after the finished coat of pavement is installed and prior to the 42nd Occupancy Permit.

Amendment No. 2 (Amsden Field Survey – 1-5-2024) allowed for an additional 200 SF of building footprint/lot coverage in addition to the approved building envelope for screened porches, fireplaces and bulkheads. Additionally, the resolution of wetland impacts and other site changes not in conformance with the current MDEP permits prior to the 40th certificate of Occupancy and that As-Built Plans for Phase I shall be provided to the Town prior to the 40th Occupancy Permit.

To date, the As-Built survey has been completed and the As-Built Plans are attached, as noted.

Walter and I also met with the Fairway View Village Board, their attorney, Rebecca Shiland of Jensen Baird and their review engineer, Alan Mooney from Criterium Engineers. I believe most of the Board's concerns were addressed and a schedule set for resolution of the few minor remaining items. I expect that the Board will issue a letter to the Town confirming this prior to the January 12th Planning Board meeting.

We understand the Planning Board is rightfully concerned with the additional wetland impacts, initially identified by the Town in November 2023. The project's land surveyor was in the process of resolving these issues in the spring of 2024 and provided an As-Built survey dated 8-9-2024. Unfortunately, applications to the state and ACOE were never initially followed-up on – Walter realized this in November, 2024 and contacted Bob Green, the MDEP Project Manager who had taken another position in the Augusta office. Walter then notified Alision Sirois, the Regional Manager at MDEP's Portland Office.

Walter then retained Attar Engineering in the winter of 2025, and we worked with Mark Stebbins, the Land Division Director beginning in early March 2025. Walter had also contacted Mark, previously concerning the wetlands issue. Mark reviewed the preliminary plans of the impacts, and we discussed restoring some of the impact areas. We met with the project's wetland scientist, Kenneth Gardner on June 12, 2025, and developed a plan for restoring minimizing wetland impact areas. Coordination with Mark Stebbins to determine the level of permitting continued through September 2025. Mark visited the site and determined that a Minor Revision to the NRPA permit would be required, and the impacts would be mitigated through the In-Lieu-Fee program. The additional 21,136 SF of impacts would result in \$121,320 fees which Walter will pay to the State of Maine for additional wetland mitigation in the state. This, of course, is in addition to the original project's wetland compensation which involved Walter's purchase of the final 32 acres of the Fenderson Brothers parcel on Sanford Rd which allowed this parcel to be conserved and managed by the Town. Mark Stebbins and I also discussed the Minor Revision application, filed on 12-8-2025, as opposed to a Notice Of Violation; Mark suggested the Minor Revision application as the best solution because the additional impacts were self-reported as opposed to an enforcement action where MDEP staff or a party other than the applicant reveal the violation.

We also attended a site walk with Mike Livingston and the HOA President, Carol Clark on October 9, 2025 to observe the site construction, infrastructure and wetland impacts. Unfortunately, the surveyor's As-Built and wetland survey information wasn't available, so Walter retained ATTAR to re-survey the wetlands impacts and all developed areas and to draft complete As-Built plans. E accomplished this work from October through December 2025. We also applied for the NRPA permit on December 8, 2025, and the ACOE on December 5, 2025.

The ACOE has determined that the additional impacts qualify for permitting under Nationwide Permit (NWP) No. 32 which will become effective in March 2026. We have been coordinating the permitting effort with Jeremy Lessard, the Project Manager of the Maine Project Office.

I also understand that Board members may be concerned with the length of time it took to resolve and correct the golf cart path encroachment on the Fairway View Village parcel with the Old Marsh Condominium. This issue took substantial time to resolve as it involved the Old Marsh Condominium Board, Resurrection Golf and Walter and all construction needed to be accomplished during the time when the course was not in operation. ATTAR represented both Resurrection Golf and Walter Woods in the design and permitting, which involved several design options and Planning Board meetings.

To date, Walter Woods has invested approximately \$5,000,000 in infrastructure, alone, at Fairway View Village – this doesn't include the construction of these dwelling units. Remaining work includes excavation of the final stormwater treatment pond and final paving in front of the remaining units not constructed yet (Unit's 43 – 45) or 200 lin. ft. Pond excavation and shaping is estimated at \$35,000 and the cost of final paving is \$30,000. The Town is currently holding \$121,500 in Performance Guarantee funds, which staff has suggested can be drawn down but Walter has elected to leave these funds in escrow until all items are completed.

We ask the Board to consider releasing four of the seven remaining occupancy permits. The remaining three permits retained by the town relate to a sales value of \$1,840,000 (Unit's 43, 44 & 45 are projected to have a value of \$700,000, \$590,000 and \$550,000, respectively). Combined with the retainage of \$121,500 the total value is \$1,961,500 which is more than adequate to "guarantee" the resolution of the remaining items.

We also request that the Board waive the site walk, summarized in the attached letter with photographs. Additionally, we request that all roadside shoulders be vegetated instead of gravel, which will be accomplished with gravel subbase and base and the addition of loam and seed.

Thank you for your consideration. Please contact me for any additional information.

Sincerely;

Kenneth A Wood

Kenneth A. Wood, P.E.
President

cc: Walter Woods, York Building and Design Center, Inc.

C031-19_WELLS_20251229



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board
From: Planning Office
Date: January 8, 2026
Re: Holiday House – Tax Map 105, Lot 4 – Consider Extension

The applicant has provided an extension request, attached. On 12/15/25 the Planning Board granted a 30 day extension. The applicant's agent did not realize only 30 days were granted and will be away and unable to attend the meeting on 1/12/26.

The applicant does plan to submit plan revisions for the 2/9/26 Planning Board meeting but the Planning Office recommends a 60 day extension be considered.

Shannon Belanger

From: Geoff Aleva [REDACTED]
Sent: Tuesday, January 6, 2026 3:32 PM
To: Shannon Belanger
Cc: Mike Livingston
Subject: RE: Wells PB Agenda 1/12/26 - HOLIDAY HOUSE

Caution: This is an external email that originated from a domain outside of Town of Wells. Do not click links or open attachments unless you recognize sender and know the content is safe.

**** CAUTION EXTERNAL EMAIL ****

Shannon

I did not realize that the recent extension was only for another 30 days. I would like to seek an extension until I return from vacation. I will be available to meet at the 2/9 meeting.

I do not have anyone that can attend the next meeting due to scheduling conflicts. I could do a zoom attendance if allowed. I apologize for this inconvenience as you indicated that the board prefers the applicant to attend. I am hoping that they can allow this extension without my representation.

As you know I am working with Mike to revise the notes and details on the plans.

Geoff

Geoff Aleva
CIVIL CONSULTANTS

From: Shannon Belanger <Sbelanger@wellstown.org>
Sent: Tuesday, January 6, 2026 3:00 PM
To: Geoff Aleva [REDACTED]
Cc: Mike Livingston <mlivingston@wellstown.org>
Subject: RE: Wells PB Agenda 1/12/26 - HOLIDAY HOUSE

Hi Geoff,

Sure we can have you back for a workshop on 2/9. The Planning Board does have to grant an extension on 1/12 though so please request an extension in writing. The Board only granted 30 days on 12/15. The Planning Board does want applicants present to request extensions in person so if someone is able to come to the 1/12 meeting that is preferable. If there is not an option for someone to attend in person your extension request should try to explain.

Thanks,

PLEASE NOTE: THE CODE ENFORCEMENT OFFICE & PLANNING OFFICE CLOSES AT 3:00 PM MONDAY-FRIDAY UNTIL FURTHER NOTICE.



Planning & Development

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Site Plan Amendment Application Memo

Date: January 9, 2026

To: Planning Board

From: Planning Office

Re: Majestic Regency – Site Plan Amendment Application - Map 105, Lot 6

Majestic Regency Motel has submitted a site plan amendment application for the property owned by AA Ryan, LLC located at 102 Post Road. The property is subject to prior site plan approval which notes 91 lodging units. A total of 4 cottage-style motel units (two 1-unit cottages and two 2-unit cottages) exist and a total of 85 hotel/motel units exist (14-unit building, 12 unit building, 8 unit building, 8 unit building, 19 unit building, 12 unit building and a 12 unit building). The property also has 2 maintenance buildings, an motel office building, a pool, tennis court, volleyball court and shuffleboard courts. 1 single family dwelling exists in the southeast corner of the property along Route One. All lodging units are required to close January and February of each year. The property is 5 acres in size and is located within the General Business District. Tax Map 105, Lot 6.

The amendment application seeks approval of changes to parking spaces, lot coverage and vegetation; to correct the number of units and bedrooms within some motel buildings; to designate motel worker housing units in the cottage-style motel units; and to extend the season to year round use.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

- A. A new use is proposed on a lot; **YES - motel worker housing units are proposed**
- B. Resumption of a use on a property which has been discontinued for more than five years is proposed (See §145-12D regarding nonconforming uses.); or
- C. An existing use proposes to expand its gross floor area and/or land area. **New lot coverage proposed/ lot coverage to be removed**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

- A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. **Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. [Amended 4-18-1998] The amendments sought requires Planning Board approval.**
- B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

- A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Application fee and escrow provided.**
- B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.
- C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant.
[Amended 4-26-1996; 11-7-2000]

§ 145-74. Review and approval process.

- G. Amendment to approved site plans.
 - (2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. ***
 - (3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.
 - (4) Field changes to approved site plans. **[Added 4-18-1998] Not applicable at this time**
- H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**
- I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**
- A. **Preapplication. [Amended 4-14-2000] ***
 - (1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:

- (a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 12/30/25 the Code Officer determined the uses are permitted.**
 - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 12/12/31/25**
 - [1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**
 - [2] Certify that said notices have been sent or delivered.
 - [3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**
 - [4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board to consider receiving site plan amendment application on 1/12/26**
 - (c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.
- (2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 12/31/25; meeting is on 1/12/26**
 - (3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **To be determined**
 - (4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and Conclusion:

1. The Planning Board to consider receiving the site plan amendment application.
2. The Planning Board to determine if holding another site walk of the property is necessary. A site walk was held on 4/5/2025 for the withdrawn GoNetSpeed application. Some areas of the parking lot were repaved after the site walk was held.
3. The Planning Office offers the following initial review comments and concerns:
 - a. Authorization letter from AA Ryan, LLC to Sebago Technics not provided.
 - b. An existing conditions as-built plan was recommended to be provided when the applicant inquired about the amendment process. The amended plan provided by Sebago Technics dated 12/5/25 is not stamped by a PLS. The plan is prepared by a Landscape Architect and includes notes (9-12) that indicate an updated boundary plan survey was not prepared as recommended.

- c. This property has been identified to have site plan violations through the Lodging Committee license review process and which were discussed when the GoNetSpeed site plan application was considered by the Planning Board in November 2024 to April 2025. Items identified to have not obtained approval or were constructed in violation of prior approvals include:
 - i. 1,251 SF maintenance building was constructed within the 15' lot line setback which obtained a Variance from ZBA on 5-12-2025.
 - ii. Motel Building 4 is identified to be constructed within the 15' lot line setback from Old County Road. 1984 plan depicts the building to meet 15' setback. Boundary to be verified.
 - iii. New areas of pavement and gravel installed,
 - iv. Areas of pavement required to be removed remain and are used as non-conforming parking spaces,
 - v. Required vegetation removed or not installed,
 - vi. Turnaround and parking spaces for cottage-style motel units removed.
 - vii. Storage shed identified adjacent to 842 SF garage.
- d. Existing condition lot coverage is identified to be 48% but appears to omit structures and areas of lot coverage. Proposed lot coverage of the property to be determined and to account for gravel areas to be removed and new paved areas to be installed.
- e. Dumpster and outside storage areas to be identified on the plan. Aerial imagery identifies a boat, debris and other materials stored around the storage garage and worker housing units.
- f. Abutters are missing on the plan.
- g. Light pole heights and types to be detailed. Locations differ from prior approvals.
- h. The property is a Lodging Facility and various aspects are non-conforming:
 - i. 25' wide vegetated buffer required along lot lines is non-conforming, various buildings are located in the 25' wide buffer. This buffer requirement was adopted in 2013 so site plan approved parking and buildings within the buffer prior to 2013 are grandfathered per the site plan approval.

145-521(4):

“There shall be a buffer strip of at least 25 feet in width adjacent to all lot lines of natural or planted vegetation.

(a) The buffer shall create a visual screen to existing residential uses.

(b) An access road may be allowed to cross the buffer.

(c) The buffer shall be approved by the Planning Board.”

- ii. A 60 foot wide buffer of trees, shrubs, plantings, etc is required from Old County Road and Route One. Buildings and parking areas that exist within this buffer area are grandfathered per prior site plan approvals. Again, this buffer was adopted in 2013.
 - 1. It appears the gravel access drive installed between Old County Road and building 5 was installed after 2013 and did not obtain approval.

- iii. Planning Board to make determinations on buffers and screening after plan revisions are provided and after the public hearing is determined.
 - iv. The owner previously expressed interest in removing trees along Route 1. Is this still proposed?
 - v. The number of sleeping rooms in the motel units and motel worker housing units is required. Plan states there are 95 sleeping rooms which requires 105 parking spaces. The property only provides 92 spaces for the motel units. The property is grandfathered at 1.1 spaces per sleeping room for motel units.
 - i. Prior approvals required a closure in January and February. Plan amendment proposes to remain open year round.
 - j. Motel Worker Housing is proposed. Plan to clarify if these units are now all 1 unit or if some have 2-units, as previously approved. The number of Motel Worker Housing units and the number bedrooms to be identified as well.
 - 1. Motel worker housing cannot be used year round, only April 1 to December 15.
 - 2. The requirements of 145-52.1 need to be detailed on the site plan.
4. The Planning Board to continue the workshop for 60 days if a site walk is found to not be necessary.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 8

Project Name/District: Majestic Regency - General Business Districts- Tax Map 105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: [Amended 6-12-2012]	Y				Scale is 1" = 30 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Applicant name and address noted. Business name and address noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.		N			<u>Gross area of buildings to be noted.</u> Building footprint areas noted. Motel unit areas noted. <u>Prior approved lot coverage unknown.</u> Existing conditions lot coverage noted at 48% or 192,127 SF. <u>Existing conditions to be updated to reflect gravel access drive, building stairs, shed and patio areas.</u> <u>Proposed lot coverage to reflect areas to be revegetated and new paved areas to be installed to achieve parking area compliance.</u>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 2 of 8

Project Name/District: Majestic Regency - General Business Districts- Tax Map 105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]	Application Meet Requirements				
	Yes	No	NA	Waiver	Comments
<p>(3) Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.</p>		N			<p><u>An updated boundary survey of the property has not been provided. Plan does not depict existing site conditions. Plan has not been prepared by a licensed professional land surveyor.</u></p> <p><u>See plan notes 9, 10, 11, and 12.</u></p> <p><u>Building 4 appears to have been built within the 15' setback that was shown on the 1984 plan. If the building was not constructed as required, a Mislocated Building Appeal by the ZBA is required. Boundary and setback to be verified.</u></p> <p><u>The accessory shed for the dwelling unit is identified to be located within the 15' lot line setback. It appears this shed was relocated in 2022-2023 to meet setbacks, but the plan does not demonstrate setbacks are met.</u></p> <p>Plan provided notes Grid North. Plan provided is stamped by Henry Hess, Licensed Landscape Architect of Sebago Technics dated 12/5/2025.</p> <p>Total acreage of the property is noted to be 5 acres or 218,138 SF.</p> <p><u>Planning Board to vote to require an existing conditions as-built survey.</u></p>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 3 of 8

Project Name/District: Majestic Regency - General Business Districts- Tax Map
105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]	Application Meet Requirements				
	Yes	No	NA	Waiver	Comments
(4) All existing and proposed setback dimensions.	Y*				<p><u>Note 14 to be updated to state dimensional requirements.</u> 40' setback from lot line abutting Route One is required. 25' setback from lot line abutting Old County Road required. 15' lot line setbacks requires.</p> <p>*Prior site plan approvals from 1984 required a 15' setback from Old County Road. Structures approved on the 1984 plan are grandfathered to this setback requirement.</p> <p><u>Building 4 is shown to be located within the 15' setback required from Old County Road on the 1984 site plan.</u></p> <p><u>25' wide Lodging Facility buffer to be identified on the site plan. Existing vegetation heights and types to be identified on the plan.</u></p> <p><u>60' wide Lodging Facility setback/ buffer is required from Route One and Old County Road. Plan to identify existing vegetation heights and types.</u></p> <p>*1984 site plan approval included a landscape plan along Old County Road and around buildings 4, 5, and the two 2-unit cottage style motel units.</p>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Majestic Regency - General Business Districts- Tax Map 105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]	Application Meet Requirements				
	Yes	No	NA	Waiver	Comments
(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<p>Exterior light poles are identified on the plan. Prior approval was for 8' tall poles with lanterns (100w incandescent). <u>Plan to identify pole heights and types. Light pole locations on amended site plan differ from 1984 approval.</u></p> <p><u>Note 9 must include notation that states lighting shall be shielded or directional as to not generate glare onto abutting lots or road ways.</u></p>
(6) The type, size and location of all incineration devices.			NA		No such devices exist nor are proposed.
(7) The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery identified or proposed.
(8) The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	Y				No wetlands identified. No catch basins or drainage features identified on the property. Overhead utilities are identified.
(9) All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.		N			<p><u>Existing and proposed property contours are not provided for the entire property.</u> Existing contours are noted at the southwest corner of the property.</p> <p><u>Some additional pavement is necessary in areas to achieve the required parking space dimensions and aisle widths. Are contours necessary for proposed grading? Planning Board to determine.</u></p>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Majestic Regency - General Business Districts- Tax Map
105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.		N		<p><u>Prior approvals required 45' wide for two-way travel aisle (26') and 18.5' parking space depth. The property has various parking spaces that do not comply with parking space depth or aisle width requirements adjacent to building 4 and 5.</u></p> <p><u>Plan must depict spaces to be 18.5' in depth.</u></p> <p>85 one-bedroom motel units are identified in buildings 1, 2, 3, 4, 5, 6 and 7. <u>The number of bedrooms in the motel worker housing units is not identified.</u> The plan states there are 95 motel bedrooms. 95 x 1.1 requires 105 parking spaces. The property is grandfathered at calculating 1.1 parking spaces per sleeping room. <u>The plan only depicts 92 parking spaces.</u></p> <p><u>The dwelling unit to be clarified that it contains only 1 dwelling. Plan to note the number of bedrooms.</u> 4 parking spaces are identified in the driveway for the dwelling.</p> <p><u>Existing fence areas identified on the plan. Fence heights and types to be labelled.</u></p> <p><u>Plan to add a note that future development may require the installation of sidewalks along Route One per the Route One Corridor Study plans.</u></p>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*			<p><u>25' wide Lodging Facility buffer to be identified on the site plan. Existing vegetation heights and types to be identified on the plan.</u></p>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Majestic Regency - General Business Districts- Tax Map
105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
						<p><u>60' wide Lodging Facility setback/ buffer is required from Route One and Old County Road. Plan to identify existing vegetation heights and types.</u></p> <p>*1984 site plan approval included a landscape plan along Old County Road and around buildings 4, 5, and the two 2-unit cottage style motel units.</p> <p>15' landscaped buffer along Route One and Old County Road required per 145-38. A minimum of 2 shade trees required. <u>Plan to identify shade trees within 15' wide buffer area.</u></p> <p><u>Planning Board to review all buffering and screening after a public hearing is determined.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Utility Easement identified on the plan.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				Route One, Old County Road and Spinnaker Ridge Drive are labelled. <u>ROW widths of Old County Road and Spinnaker Ridge Drive not noted.</u>
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.		N			<u>Abutters are missing across Route One and Old County Road.</u>
(15)	An appropriate place for the signature(s) of the reviewing authority.		N			<u>Planning Board signature block not provided.</u>
B.	Documentation of right, title or interest in the proposed site.	Y*				<p>Warranty Deed Book 18183, Page 165 provided.</p> <p><u>Letter of authorization from AA Ryan, LLC to Sebago Technics not provided.</u></p>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Majestic Regency - General Business Districts- Tax Map
105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			NA		Property served by public sewer.
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.		N			<u>Dumpster to be labeled on the plan.</u> <u>Plan to identify any other outdoor areas of storage adjacent to maintenance garage, storage building or motel worker housing units. Aerial imagery depicts a boat, debris and other items stored outside.</u>
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.			NA		Property is served by public sewer. <u>Planning Board to determine if an updated capacity letter is not necessary.</u>
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.			NA		Property is served by public water. <u>Planning Board to determine if an updated capacity letter is not necessary.</u>
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:			NA		Traffic information is not necessary. No increase or change in use proposed.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Majestic Regency - General Business Districts- Tax Map 105, Lot 6

Date of Review: 1/9/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]	Y				Best management practices for soil erosion and sedimentation control are a standard condition of approval.
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. [Added 4-27-2007]			NA		No changes proposed to stormwater management. Additional areas of pavement recommended to achieve compliant parking areas. <u>Town Engineer to review</u>
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]					
	Chapter 201, Article IV. Sidewalk Development.	Y*				<u>Plan to add a note that future development may require the installation of sidewalks along Route One per the Route One Corridor Study plans.</u>

Notes:

1. See plan markups provided dated 1/9/26.
2. Article V, VI and VII review checklists are pending.



Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: April 7, 2025

To: Planning Board

From: Planning Office

Re: Go Net Speed at Majestic Regency Hotel – Map 105, Lot 6

Site Walk Results

Site Walk Date: 4/5/25 Time: 8:00 AM

Conditions: Cloudy, 39°

Planning Board Members Present: Brian Toomey, Dave MacKenzie, Josh Lagasse, Steve Koeninger, and Paul Baratta

Applicant: Terry Turner, Go Net Speed

Owner: Sam Patel

Town Staff Present: Michael G. Livingston, PE

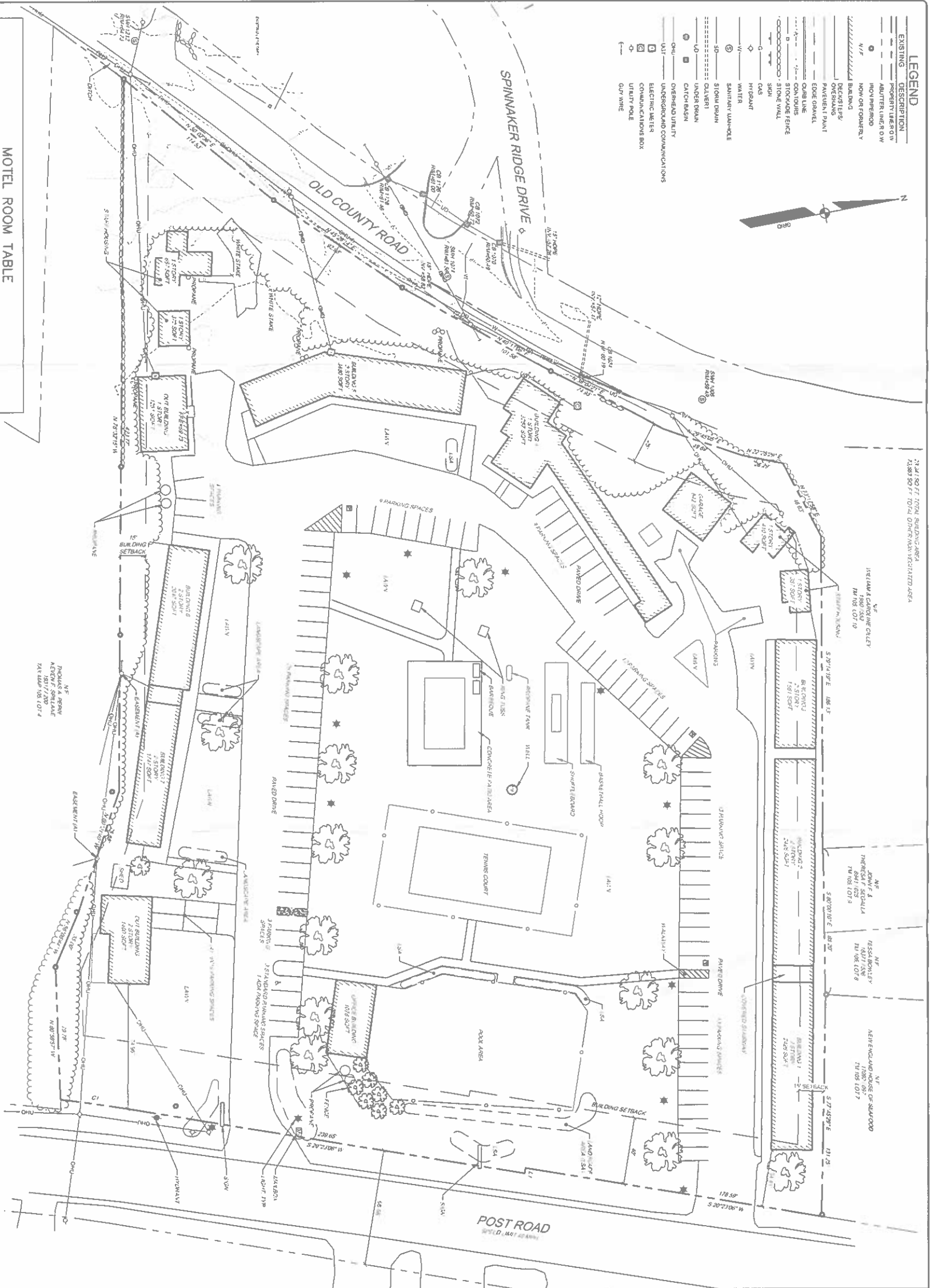
Abutters: None

Comments:

- Proposed utility facility location well staked.
- The utility facility proposed driveway location would disturb an existing oak tree. An alternative location is recommended.
- Existing vegetation is overrun by vines which should be removed.
- Plantings as previously approved to be considered.
- Adequate space is available for a replacement turnaround.
- The building requiring a mis-located building appeal was observed.
- The appeal to be submitted next week.
- A dead tree in the parking lot to be removed.
- A temporary dumpster location was observed. A permanent location to be determined.
- Various landscaping change options along Route 1 were discussed. No changes to occur without Planning Board approval.
- Landscaped maintenance notes to be established.
- Conditions of approval to be considered.

LEGEND

EXISTING	DESCRIPTION
○	PROPERTY LINE FROM ADJUTEN LINE ROW
○	IRON PIPE PERIOD NOW OR FORMERLY
○	BUILDING
○	DECK/STAIRS
○	OVERBRIDGE
○	PAVEMENT PLANT
○	EDGE GRAVEL
○	QUARRY LINE
○	CONDUITS
○	STONE WALL
○	STONE WALL
○	GRASS
○	IRRIGANT
○	WATER
○	SANITARY WASTE
○	STEEL DRAIN
○	CULVERT
○	UNDER DRAIN
○	CATCH BASIN
○	OVERHEAD UTILITY
○	UNDERGROUND COMMUNICATIONS
○	ELECTRIC METER
○	COMMUNICATIONS BOX
○	UTILITY POLE
○	GUY WIRE



MOTEL ROOM TABLE

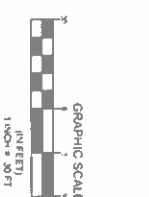
BUILDING NUMBER	LOOKING UNIT	MOTEL FLOOR AREA / FOOTPRINT	MOTEL PORCH DECK AREA	# OF SLEEPING ROOMS
1	14	322	N/A	14
2	12	417	N/A	12
3	8	334	N/A	8
4	1	315	N/A	8
4	1	212	N/A	8
4	1	234	N/A	8
4	1	308	N/A	8
4	1	359	N/A	8
4	1	447	N/A	8
3	18	300	N/A	18
6	12	301	N/A	12
7	12	230	N/A	12
gpi	1	687	N/A	12

PROPERTY CURVE TABLE

LINE	PROPERTY CURVE TABLE	OS TABLE
1	3.87' @ 90° 00' 00"	3.87'
2	3.87' @ 90° 00' 00"	3.87'



1. THE PROPERTY IS LOCATED ON THE EAST SIDE OF OLD COUNTY ROAD, BETWEEN SPINAKER RIDGE DRIVE AND POST ROAD, IN THE TOWN OF WELLS, MAINE.
2. THE PROPERTY IS A 100' WIDE STRIP OF LAND, 1.5 ACRES IN AREA, WITH A TOTAL AREA OF 1.5 ACRES.
3. THE PROPERTY IS A 100' WIDE STRIP OF LAND, 1.5 ACRES IN AREA, WITH A TOTAL AREA OF 1.5 ACRES.
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23. THE PROPERTY IS A 100' WIDE STRIP OF LAND, 1.5 ACRES IN AREA, WITH A TOTAL AREA OF 1.5 ACRES.
24. THE PROPERTY IS A 100' WIDE STRIP OF LAND, 1.5 ACRES IN AREA, WITH A TOTAL AREA OF 1.5 ACRES.
25. THE PROPERTY IS A 100' WIDE STRIP OF LAND, 1.5 ACRES IN AREA, WITH A TOTAL AREA OF 1.5 ACRES.



DESIGNED	AMH
DRAWN	MWV
CHECKED	HAH
DATE	12/05/2025
SCALE	1" = 30'
PROJECT	240856

SITE PLAN OF MAJESTIC REGENCY MOTEL

102 POST ROAD (OLD COUNTY ROAD)
WELLS, MAINE 04090

FOR:
MAJESTIC REGENCY MOTEL
102 POST ROAD
WELLS, ME 04090

SEBAGO TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
Saum Portland, ME 04106
201-200-1100

South Portland, Bridgton, Sanford and Bath

C	HAH	12/17/2025	SUBMISSION TO THE TOWN OF WELLS
B	HAH	11/12/2025	SITE PLAN FOR CLIENT REVIEW
A	HAH	10/09/2025	SITE PLAN
REV. BY:	DATE:	STATUS:	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

HENRY A. HESS, RLA #841

12/19/2025



CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

Site Plan Application Town of Wells

For:

Majestic Regency Resort
102 Post Road

Prepared for:
AA Ryan, LLC
102 Post Road
Wells, Maine 04090

Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

December 2025

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Majestic Regency Resort

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December 11, 2025

Shannon L. Belanger, Assistant Planner
Town of Wells
208 Sanford Road
Wells, ME 04090

Site Plan Application
The Majestic Regency Resort
102 Post Road, Map 105 Lot 6

Hello Shannon,

On behalf of the Majestic Regency Resort, we are pleased to submit this application and supplemental information for the Site Plan Review of an existing motel located at 102 Post Road. Seven (7) two-story motel buildings, five (5) single-story outbuildings, one (1) two-story outbuilding, a garage, and an office occupy the site. The property is located in the General Business District (GB), as shown on Tax Map 105, as Lot 6.

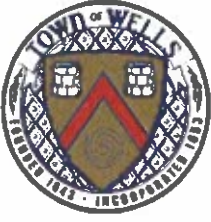
Majestic Regency Resort has undergone new ownership in the previous 5 years and the resort has had a presence in Wells since the early 1980'S. The applicant has provided the attached existing site plan in order to document the multiple changes that occurred since their opening but prior to the current ownership taking over the property. No site changes are proposed to the existing site at this time, but this application is a means to document an existing use the Town of Wells. Water and sewer utilities for the project will remain unchanged and are accessible from Route 1. Existing electrical and communication lines for the property will not be modified. No lighting is proposed.

We respectfully request to be placed on the next available agenda for review and consideration. Majestic Regency is looking forward to work with the Town staff and the Planning Board to review this redevelopment project. In the meantime, if you or your staff have any comments on this application or require additional information, please do not hesitate to contact me. Email: hhess@sebagotechnics.com, Ph: 207-200-2086. Thank you for your time and consideration.

Sincerely,
SEBAGO TECHNICS

A handwritten signature in black ink that reads "Henry Hess".

Henry Hess, RLA
Project Manager
Maine Licensed Landscape Architect



TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046
 Website: www.wellstown.org

New

Amendment X
 (follow 145-74A)

(Check One)

For office use only
 Fees Paid _____

SITE PLAN APPLICATION – §145-74B/C/D/G

1. Project/Business Name: Majestic Regency Resort

2. Street Address (of project): 102 Post Road

3. Assessor's Tax Map Number(s): 105 Lot Number(s) : 06

4. Property Owner: AA Ryan LLC

Mailing Address: 102 Post Road

Wells, ME 04090

Telephone: 512-952-2606 Fax: _____

Email Address: [REDACTED]

5. Applicant (if different from owner): see the above information

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

6. Agent (Engineer, Surveyor, etc): Sebago Technics - Henry Hess PLA

Mailing Address: 75 John Roberts Rd. - Suite 4A

South Portland ME 04106

Telephone: 207-200-2086 Fax: 207.856.2206

Email Address: [REDACTED]@com

7. All correspondence should be sent to: Henry Hess
 (specify one of the above)

8. Zoning District(s) of the property: General Business (GB)

9. 75' or 250' Shoreland Overlay District(s) on property: Yes _____ No X

10. Is the parcel within the Sidewalk Development zone? Yes _____ No X
 (Along Route One from Upper Landing Road to Public Library and along Route 109 from Route 1 to Interstate)

11. Land Use(s): (See attached Land Use Table, pages 11-12 for Permitted Use Listing and correct Use terminology)

All Existing Use(s): Hotel / Motel PR- 14

All Proposed Uses(s): Hotel / Motel PR- 14

12. What legal interest does applicant have in the property?

Ownership X Option _____ Purchase & Sales Contract _____ Other _____
Documentation of right, title or interest must accompany the application

13. Is any part of parcel within 200 feet from high-water line of the Merriland River, Webhannet River, Ogunquit River, Ell Pond, or the Branch Brook? Yes _____ No X _____

14. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes _____ No X _____

15. Area of parcel: 5.05 Acres and/or 218,138 SF (square feet)
(based on boundary plan, deed, Tax Assessor information)

16. Lot Coverage: (see prior site plan, boundary plan, tax assessor records for information)
PRIOR APPROVED (if applicable)

a) Total Gross Floor Area of All Structures (based on approvals): N/A SF

b) Total Area considered lot coverage: N/A SF
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

EXISTING (current as-built conditions)

a) Total Gross Floor Area of All Structures (as-built): 48,983 SF

b) Total Area considered lot coverage: 73,863 SF
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

PROPOSED (Prior Approved (if applicable) + new or existing area identified on as-built + proposed)

a) Total Gross Floor Area of All Structures: N/A SF

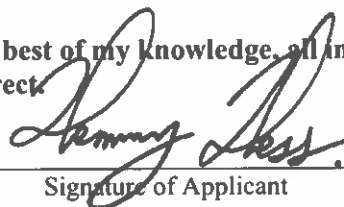
b) Total Area considered lot coverage: N/A SF
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

17. Number of Existing Parking Spaces: 104 Total Number of Parking Spaces as proposed: N/A

18. Estimated Traffic Generation at peak hour: Existing N/A trips As proposed : N/A
One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).

19. Description of proposal: the owner of the property is filing a site plan amendment to provide a record of
the existing site conditions. no new site improvements are proposed as a part of this submission.

CERTIFICATION. To the best of my knowledge, all information submitted with this site plan application is true and correct.


Signature of Applicant

12/11/2025
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 AND PROCESSED FOR AN UPCOMING AGENDA.

Submitted Not Submitted Site Plan Submission shall include the following:

Submitted	Not Submitted	Site Plan Submission shall include the following:
YES		Copies of a site plan drawn in compliance of 145-77 of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, and any other significant features and required in Chapter 145 Articles V, VI, VII, 145-77 and 145-75. (see page 4 for plan copy details).
YES		Application Fee (calculated by the Planning Office per the Fee Schedule) and an escrow deposit in the amount of \$40 to cover the initial costs of abutter notification and copying. (Planning Office recommends applicants permit the Planning Office to notify abutters on their behalf.)
YES		Proof of Right, Title and Interest (Deed, Purchase & Sale, Lease, Written permission from the property owner(s) or Association, etc)
YES		12 copies of the completed, signed and dated Application Form (all pages).
YES		A list of names and addresses of abutters to the proposed project. (see page 4 of this form). The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records or by using the WebGIS Abutter tool at https://www.axisgis.com/WellsME/

- ◆ See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Wells Town Code is online at www.wellstown.org under the 'Government' drop down menu entitled 'Town Code & Charter.' Section 145-74A details the Preapplication procedures.
- ◆ This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.
- ◆ The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.
- ◆ The Code Enforcement Officer will determine the required Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer/ Town Planner, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s).
- ◆ Contact the Planning Department at (207) 646-5187 with questions.
- ◆ **Amendments to Approved Plans:** "Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in 145-74A. **Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**

Plan Copies to be provided

Copies of the site plan for Planning Board applications to be provided in 1 of the following ways:

- 3 plans measuring 24" by 36 inches plus 9 plans measuring 11" by 17 inches; or
- 12 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Staff Review Committee applications to be provided in 1 of the following ways:

- 3 plans measuring 24" by 36 inches plus 5 plans measuring 11" by 17 inches; or
- 8 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Code Officer/Town Planner application to be provided as follows:

- 3 plans measuring 24" by 36 inches

Digital Submission

Please provide submissions in digital format via email, link (google drive, dropbox, etc) or via thumb drive.

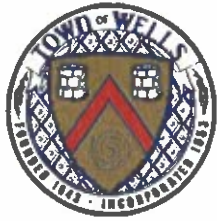
Site Plan Fees

<p style="text-align: center;">Site Plan Review</p> <p style="text-align: center;">Site Plan Amendment Review</p>	<p>Planning Board – Greater of \$500 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage</p> <p>Staff Review Committee – Greater of \$300 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage</p> <p>Planner/Code Office – Greater of \$200 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage</p> <p>Greater of \$200 or \$0.10 per square foot of new building GFA/Use and new Lot Coverage</p>
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Escrow Deposit

Cash deposits are also required throughout the application review process and construction process for direct reimbursable expenses such as postage costs, public notice advertising costs, copying, legal review, peer reviews, 3rd party inspections, etc.

All Fee and Escrow payments are made payable to the "Town of Wells" and to be provided to the attention of the Planning Office upon submission of an application.



TOWN OF WELLS

Office of Planning & Development

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

AN APPLICATION COMPLETENESS REVIEW CHECKLIST

(This Checklist **MUST** be submitted)

Project Name: Majestic Regency Resort Applicant: AA Ryan LLC

Checklist Prepared By: _____ Date: _____

Checklist Reviewed By: _____ Date: _____

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Site Plan Approval in Article 10 of Chapter 145 of the Land Use Ordinance.

Response (Please check applicable box)

Code Section	I. General	Included in Site Plan Submission	Pending Submission	Not Applicable	Applicant Requests Waiver
145-72	Completed Application form (Existing and proposed uses clearly defined per Land Use Permitted use chart, see pages 11-12)	X			
145-73	Application Fee per Fee Schedule and Escrow Deposit	X			
145-77.B	Documentation of right, title or interest in property (Deed, Purchase & Sale, Lease, or written permission from owner)	X			
145-77.C	Site evaluation and system design if subsurface wastewater disposal system is to be utilized			X	
145-77.D	Amount and type of materials to be stored outside of buildings			X	
145-77.E	Statement of capacity and approval for connection from Wells Sanitary District if public sewage is to be utilized (call 207-646-5906)			X	
145-77.F	Statement of capacity and approval from KKW Water District if public water is to be utilized (call 207-985-3385)			X	
145-77.G	Traffic study (if required by PB)			X	
145-77.H	Soil erosion and sedimentation plan			X	
145-77.I	Stormwater Management Plan, prepared by a professional engineer (if applicable)			X	
MRSA	HOA or Condominium documents (if applicable)			X	
MRSA	Agreement for enforcement of handicapped parking (see page 9 of this form)				
145-74	List of abutters (see page 7 of this form)				
	II. Perimeter or Boundary Survey	X			
145-77.A.3	North point	X			
145-77.A.3	Graphic scale	X			
145-77.A.3	Parcel corners	X			
145-77.A.3	Date of Survey	X			
145-77.A.3	Total acreage of the property	X			
145-77.A.3	Seal and signature of Surveyor	X			
	III. Site Plan Data Requirements	X			
145-77.A	Scale of plan, 1"=40' or less (1"=20' preferred)	X			
145-77.A.1	Name of development and name and address of applicant	X			

145-77.A.2	Total floor area, ground coverage, and location of all existing and proposed buildings	X			
145-77.A.4	All existing and proposed setback dimensions	X			
145-77.A.5	Location, size and direction and intensity of outdoor lighting	X			
145-77.A.5	Locations, size and design of signage	X			
145-77.A.6	Type, size and location of all incineration devices			X	
145-77.A.7	Type, size and location of machinery that produces noise			X	
145-77.A.8	Location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses, and all utilities above or below ground.	X			
145-77.A.9	Existing contours and proposed finish grade elevations	X			
145-77.A.10	Location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, and parking space areas and the layouts thereof, together with the dimensions of parking spaces, driveway or aisle width, etc.	X			
145-77.A.11	Landscaped areas, fencing and size and type of plant material upon the premises	X			
145-77.A.12	Location of existing and proposed rights of way, easements	X			
145-77.A.13	The locations, names and widths of existing and proposed streets abutting or within the proposed project	X			
145-77.A.14	Property lot lines of all properties abutting and across the street from proposed development	X			
145-77.A.15	Appropriate space for signature(s) of reviewing authority	X			
Art V	Zoning and Shoreland Overlay district(s) in which property is located	X			
Art VI	Speed limits on abutting streets	X			
Art VI	Sight distances along existing streets from entrances and exits	X			
Art VI	Locations of access and exit of properties across abutting streets	X			
Art VI	Location or type of refuse facilities and appropriate fencing	X			
145-75	Standard Conditions of Approval Notes and Erosion Control Notes per 145-75.F	X			
145-75	Location of Fire Hydrants or distance to nearest Fire Hydrants; Knox Box identified	X			
Art VI	Snow Storage Areas or form of snow removal	X			
Art VI	Description of proposed and existing uses, sq. ft. of use area(s), and required parking calculations	X			
145-75	Location of on-site fuel tanks and protective material for tanks			X	
Code Section	III. Site Plan Data Requirements	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
Art V	Zoning dimensional requirements: Lot Size, Density, Setbacks, Street frontage, building height, lot coverage, Shore frontage	X			
Art VII	Performance Standards noted (as applicable)	X			
145-77	Seal and signature of designing engineer or person who prepared the plan	X			
	Site Plan copies pre-folded (12 copies for PB, 8 copies for SRC, 3 copies for CEO/Planner)	X			
	Digital submission of application materials	X			

LISTING OF ABUTTERS TO A PROPOSED SITE PLAN APPLICATION OR AMENDMENT

Project Name: Majestic Regency Resort _____

Street Address of Project: 102 Post Road

Map/ Lot# of Project: 105 / 06

This form is used to list the names, addresses, and tax map/lot numbers of all properties which abut a property on which a new site plan or a site plan amendment is proposed. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement for all site plan preapplications and site plan amendments; re-notification also may be required for site plan applications if sufficient time has lapsed between the preapplication abutter notification and the time that a site plan application is submitted. Abutter information shall be obtained from the Town Tax Assessor's records. If an abutter is an Association notice is only required to be made to the president or management company of the Association.

New Site Plan Application Notice to abutters is to be mailed by the Applicant. (However, Planning Office recommends applicants permit the Planning Office to notify abutters on applicants behalf). If you permit the Planning Office to notify abutters on your behalf initial here.

Site Plan Amendment Application Notice to abutters is required to be mailed by the Planning Office.

Please list all abutters below or attach additional sheets if necessary.

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

Name	Address	Tax Map	Lot
	SEE ATTACHED EXHIBIT		

I hereby certify that the abutter information provided with this pre-application or application is complete and accurate as of this date, and represents all abutters to the subject property as defined by the Town of Wells.

Signature of Applicant

Date



TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090
 Phone: (207) 646-5187, Fax: (207) 646-7046
 Website: www.wellstown.org

SITE PLAN APPLICATION NOTICE TO ABUTTERS

*This Site Plan Application Notice to Abutters is required to be mailed to abutters per §145-74B(1); §145-74C(5); and §145-74(2). The Site Plan Preapplication and Amendment Application Notice to Abutters is mailed by the Planning Office per §145-74A(1) & 145-74G(2). **If applicants wish to notify abutters instead of the allowing the Planning Office to do so, please use this form.***

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Site Plan Application with the Town of Wells Planning Office. The Site Plan Application and proposed plans are currently available for public inspection at the Wells Planning Office.

The Wells Code Enforcement Officer will determine the appropriate reviewing authority (Code Officer, Staff Review Committee, or Planning Board) to review and possibly approve this application. All Staff Review Committee and 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 Reviewing Authority 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 'Agendas & Minutes' to view the upcoming meeting agendas.

Any decision made by the Code Officer, Staff Review Committee or Planning Board may be appealed within 30 days of that decision. Please refer to §145-78 of the Land Use Code for Appeal procedure requirements.

Applicant's Name: AA Ryan LLC Applicant's Signed Initials: _____

Applicant's Mailing Address: 102 Post Road Wells, ME 04090

Street Address of Project: 102 Post Road Wells, ME 04090

Zoning and Shoreland Overlay District(s): General Business district

Property Assessor's Tax Map(s): 105 Lot(s): 06

Description of Proposal: submitting an amended site plan for Town record. no change or improvements are proposed with this application

Vicinity Maps



Zoning Map

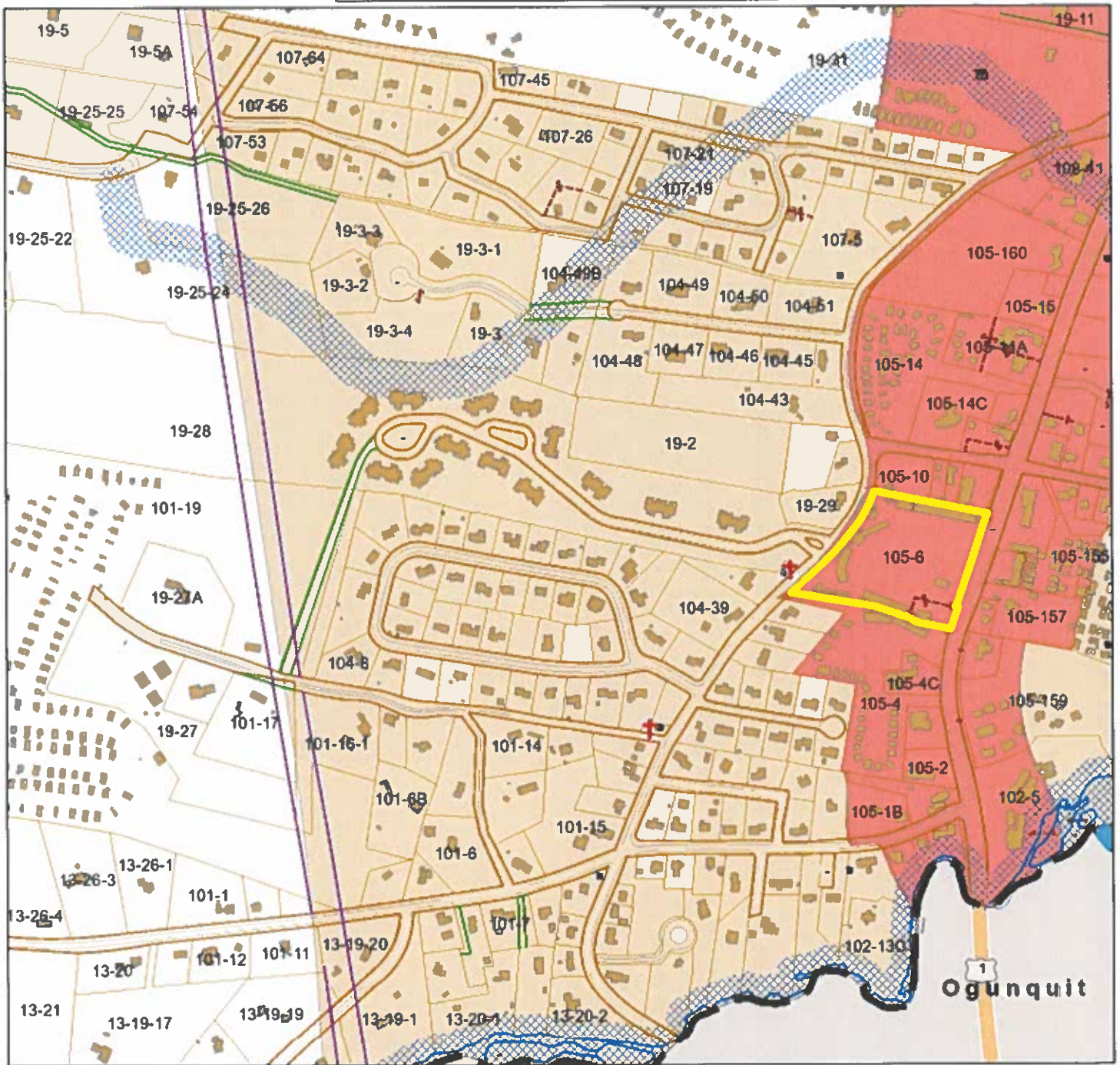
102 Post Road Wells, ME

1 inch = 549 Feet



www.cai-tech.com

December 4, 2025



Large Scale	Public Road	Property Hook	75' Shoreland
CAI Town Line	PWater	Tract Line	Rural
Dashed Road	Cemeteries - MEGIS	Travel Way	Residential A District
Private Road	Cemetery	Utility	General Business District
Property Line	Right of Way	Buildings	

Data shown on this map 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 map.

Right, Title, or Interest

In this exhibit, please find a copy of the Purchase and Sale Agreement between Majestic Regency Motel, LLC, and AA Ryan LLC. The Purchase and Sale Agreement is dated February 28, 2020 and serves as proof of right, title or interest for the applicant.

After recording return to:
Jensen Baird Gardner & Henry
11 Main Street, Suite 4
Kennebunk, ME 04043

NANCY E HAMMOND, REGISTER OF DEEDS



Bk 18183 PG 165
Instr # 202009751
02/28/2020 02:12:56 PM
Pages 3 YORK CO

DLN: 1002040088461

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT Majestic Regency Motel, LLC, a Maine limited liability company with a place of business in Wells, in the County of York and State of Maine, for consideration paid, grants to **AA RYAN LLC**, a Maine limited liability company, whose mailing address is 102 Post Road, Wells, ME 04090, with **warranty covenants**, the property in Wells, County of York, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on U.S. Route 1, so-called, in Moody, Town of Wells, County of York, State of Maine, bounded and described as follows:

BEGINNING on the northerly side of U.S. Route 1 at a drill hole set in a granite post at the corner of land now or formerly of Peter Blanchard and Sally L. Blanchard;

THENCE running North $64^{\circ} 10' 55''$ West a distance of Eighty-Five and Forty-Two Hundredths (85.42) feet to an iron pin;

THENCE running North $39^{\circ} 16' 42''$ West a distance of Thirty-Five (35) feet to an iron pin;

THENCE running North $43^{\circ} 32' 38'''$ West a distance of Seventy-Five and Eighty-eight Hundredths (75.88) feet to an iron pin;

THENCE running North $61^{\circ} 43' 13''$ West a distance of Ninety-Four and Eleven Hundredths (94.11) feet to an iron pin;

THENCE running North $61^{\circ} 43' 13''$ West a distance of Three Hundred Twenty-Nine and Sixty-Six Hundredths (329.66) feet to an iron pipe in the Old County Road, so-called;

THENCE running North $66^{\circ} 51' 38''$ East a distance of One Hundred Fourteen and Fifty-Three Hundredths (114.53) feet to an iron pin;

THENCE running North $62^{\circ} 17' 16''$ East along said Old County Road a distance of Ninety-Two and Ninety-Eight Hundredths (92.98) feet to an iron pin;

THENCE running North $57^{\circ} 00' 08''$ East along said Old County Road a distance of One Hundred One and Fifty-Eight Hundredths (101.58) feet to an iron pin;

THENCE running North $54^{\circ} 53' 23''$ East along said Old County Road a distance of Seventy-Four and Ninety-Three Hundredths (74.93) feet to an iron pin;

Maine R.E. Transfer Tax Paid

THENCE running North 46° 34' 07" East along said Old County Road a distance of Forty-Nine and Sixty-Nine Hundredths (49.69) feet to an iron pin;

THENCE running North 39° 14' 31" East along said Old County Road a distance of Twenty-Six and Twenty-Nine Hundredths (26.29) feet to an iron pin;

THENCE running South 89° 53' 00" East a distance of Forty-Six and Sixty-Three Hundredths (46.63) feet to an iron pin;

THENCE running South 62° 25' 17" East a distance of One Hundred Eighty-Six and Thirteen Hundredths (186.13) feet to an iron pipe;

THENCE running South 63° 11' 08" East a distance of Eighty-Eight and Twenty Hundredths (88.20) feet to an iron pipe;

THENCE running South 60° 56' 27" East a distance of One Hundred Thirty-One and Twenty-Four Hundredths (131.24) feet to the northerly side of U. S. Route 1 and a drill hole set in a granite post;

THENCE running South 35° 51' 23" West along said U. S. Route 1 a distance of Four Hundred Eighteen and Six Hundredths (418.06) feet;

THENCE running on a curve to the left with a radius of Eight Hundred Seventy-Five (875) feet for a distance of Thirty-Nine and Sixty-Two Hundredths (39.62) feet to the point of beginning.

Subject, however, to the following:

1. Rights and easements granted by Majestic Associates to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated December 17, 1963 and recorded in Book 3216, Page 318 including the fourteen-foot (14) building restriction contained therein.
2. Covenants and building restrictions set forth indeed to Peter Blanchard, et al. to Majestic Motel Associates dated May 17, 19 86 and recorded in Book 3957, Page 300.
3. Matters shown on the plan entitled "Boundary Plan of Land Majestic Motel Associates Wells, Maine" dated June 28, 1984 and recorded in Plan Book 131, Page 33 at the York County Registry of Deeds.

Meaning and intending to describe the same premises described in a deed to Majestic Regency Motel, LLC from Majestic Regency, LLC dated June 25, 2013 and recorded in the York County Registry of Deeds in Book 16631, Page 969, the foregoing being a perimeter description prepared by Thomas F. Morin, Inc., pursuant to a plan dated June 28, 1984 and recorded in the York County Registry of Deeds at Plan Book 131, Page 33.

Abutter Information

Enclosed in this exhibit are a list of abutters within 200 feet of the subject site, as well as an abutters map with the same radius.

Owner Name	Owner Address	Owner Zip	Tax Map	Lot
124 POST RD LLC	PO BOX 640 SACO ME	04072	105	7
BOWLEY, TESSA	8 LOCHMERE LN NASHUA NH	03063	105	8
CILLEY, WILLIAM	PO BOX 164 MOODY ME	04054	105	10
KIMBALL, DAMIEN	ATTN PAMELA RHODES 194 EARLS WAY WELLS ME	04090	19	29
LOGAN, CLARK	PO BOX 69 MOODY ME	04054	105	156
LOGAN, CLARK E	PO BOX 69 MOODY ME	04054	105	158
MACSWEENEY, KATHLEEN P - TRUSTEE	DEFINO FAMILY TRUST 155 HILLVIEW AVE YONKERS NY	10704	19	28
MCGOWAN, SHARON	47 DOUGLAS TER LOWELL MA	01852	104	41
OMSANKH LLC	PO BOX 371 MOODY ME	04054	105	155-1
PAPPALARDO, CAROL	64 THIELLS - MOUNT IVY ROAD POMONA NY	10970	105	157
PORTSEA LLC	1570 BOULEVARD WEST HARTFORD CT	6107	105	4
SAWYERTEE REALTY L	71 POST RD WELLS ME	04090	105	159A
SEGALLA, JOHN F JR	1717 MILL RIV GREAT BARRINGTON RD NEW MARLBOROUGH MA	01230-1658	105	9
TRIDER, WALTER H	201 OLD COUNTRY RD OGUNQUIT ME	39007	104	40

Performance Standards

§145-75-Wells Land Use Code

The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.

A. Traffic.

There is no change to the existing traffic patterns as a result of this project.

B. Dust, fumes, vapors and gases.

There are no harmful dust, fumes, vapors or gas emissions expected as a result of this project, nor any that would soil or stain nearby property.

C. Odor.

There are no harmful or offensive odors expected as a result of this project.

D.

Glare. No land use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way so as to impair the vision of the driver of any vehicle upon that Town way.

There is no expected strong, dazzling light or a reflection expected from this project.

E.

Stormwater runoff. Surface water runoff shall be minimized and detained on site if possible or practicable in accordance with Chapter 202-12F(4) General Standards of the Wells Subdivision Ordinance (wherein the word "site plan" shall be substituted for "subdivision"). If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding which would be caused by his project. The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible.

No changes to the existing stormwater are proposed as a part of this application.

F.

Erosion control. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices:

[Amended 4-27-2007]

(1)

Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.

(2)

The duration of exposure of the disturbed area shall be kept to a practical minimum.

(3)

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.

(4)

Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.

(5)

Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.

(6)

The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.

(7)

During grading operations, methods of dust control shall be employed.

(8)

The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.

(9)

The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.

(10)

Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.

(11)

Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.

No changes to existing site conditions as related to erosion are expected.

G.

Setbacks and screening. Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.

There are some nonconformances of existing buildings outside of setbacks in this site plan. These buildings within setbacks are established and grandfathered in their non-conformance.

H.

Explosive materials. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.

The site complies with NFPA standards as required.

I.

Water quality. All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.

No aboveground outdoor storage of chemicals on site and the site is on municipal water.

J.

Preservation of landscape. Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.

No disturbance of the landscape is proposed.

K.

Refuse disposal. The applicant shall provide for the disposal of all solid and liquid wastes on a timely basis and in an environmentally safe manner. The review board shall consider the impact of particular industrial or chemical wastes or by-products upon the Wells transfer station (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable state and federal regulations. The board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.

There is no hazardous industrial or chemical waste disposal or storage on the site. a dumpster for the facility is located behind a garage building and screened out of view of the public.

L.

Water supply. The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.

The property is connected to municipal water supply.

M.

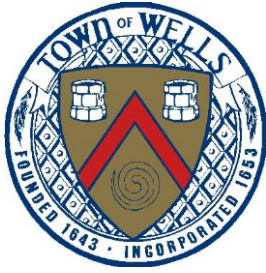
Sewage disposal. The applicant shall provide for the safe disposal of all wastewaters.

The property is connected to municipal sewer.

N.

Fire safety. The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.

The site is accessible to a fire apparatus/ truck in the event of an emergency.



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, December 23, 2025, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

MINUTES

November 12, 2025

December 9, 2025

DEVELOPMENT REVIEW & WORKSHOP

- I. **1863 POST ROAD** – The Lord Boys, LLC, Walsh Engineering Associates, Inc. applicant/ engineer. Site Plan Application for 2,700 SF Business Retail/ Office/ Personal Service/ Service/ Contractor use and associated parking. No change to the existing single family dwelling or non-conforming single family dwelling unit proposed. The property is located within the Residential Commercial District and is located at 1863 Post Road. Tax Map 139, Lot 24. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval**

OTHER BUSINESS

ADJOURN