



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 9, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 12, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-12-26 DRAFT.PDF](#)

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. BALD HILL RV PARK

Bald Hill LLC, owner; Richard Bois, Jr., applicant; Main-Land Development Consultants, Inc., engineer and surveyor/agent. Site Plan Application for a 64 site Tent and Recreation Vehicle Park with associated office, roadways and utilities. The property is located at 548 Bald Hill Road and is within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 46, Lots 20-2 and 20C. **Consider extension request**

DOCUMENTS:

[BALD HILL EXTENSION REQ 012126.PDF](#)

II. CONGDON'S DOUGHNUTS

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 **Workshop completeness and determine a public hearing**

DOCUMENTS:

[CONGDONS DONUTS AMD MEMO 02-06-26.PDF](#)
[CONGDONS ART V \(145-26\) GEN BUS DIST 01-20-26.PDF](#)
[CONGDONS ART VI \(145-35 TO 145-47\) TOWN REGS 01-20-26.PDF](#)
[CONGDONS DONUTS DRAFT COMPLETENESS 01-20-26.PDF](#)
[CONGDONS DRAFT NOTES 01-20-26.PDF](#)
[2026-02-04 C2.1 SITE PLAN.PDF](#)
[2026-02-04 C3.1 UTILITY GRADING PLAN.PDF](#)

III. FAIRWAY VIEW VILLAGE SUBDIVISION

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. **Review completeness, consider waiving a public hearing, determine compliance and review Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 02-02-26.PDF](#)
[FAIRWAY VIEW VILLAGE AMEND FINAL FOF DRAFT 02-02-26.PDF](#)
[MONUMENTS LETTER 011626.PDF](#)
[FVV SDV AMEND 4 PLAN SET SHEETS PUB 26JAN2026.PDF](#)

IV. 526 POST ROAD

The Grace Group, LLC, owner/applicant; Walsh Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre property into two lots. The existing School use to remain within the existing building on 1.3 acres of land. Changes to parking, landscaping, stormwater and utilities proposed. The property falls within the General Business District and Rural District. The property is located at 526 Post Road and is identified as Tax Map 27, Lot 10. **Receive Site Plan Amendment Application, workshop Article V, VI and draft completeness review comments**

DOCUMENTS:

[526 POST ROAD MEMO 01-23-26.PDF](#)
[526 POST RD ART V \(145-26\) GEN BUS DIST 01-21-26.PDF](#)
[526 POST RD ART VI \(145-35 TO 145-47\) TOWN REGS 01-21-26.PDF](#)
[526 POST RD DRAFT COMPLETENESS 01-21-26.PDF](#)
[2026-01-15 526 POST ROAD SITE PLAN APPLICATION_REDUCED_REDACTED.PDF](#)

V. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 12 single family dwelling units on 6.85 acres of land with street right of way proposed and open space as a Multifamily Development. The property is located within the General Business and Rural District. The property is located off 526 Post Road and is identified as Tax Map 27, Lot 10. **Receive Preliminary Subdivision Application, workshop Article V, VII and draft completeness**

DOCUMENTS:

[ARUNDEL LAND SUB PRELIM MEMO 01-23-26.PDF](#)
[ARUNDEL LANE ART V \(145-26\) GEN BUS DIST 01-22-26.PDF](#)
[ARUNDEL LANE ART VII \(145-48\) MULTIFAMILY DEVEL 01-22-26.PDF](#)
[STORMWATER PERMIT 526 POST RD SUBDIVISION.PDF](#)

VI. COMPASS POINTE SUBDIVISION & SITE PLAN AMENDMENT

Compass Pointe Condominium Association, owner; Richard B. Dupuis Revocable Living Trust, owner of unit S-2; Attar Engineering, Inc. agent/ engineer. Site and Subdivision Amendment Application seeking to expand the building envelope for unit S-2 (dwelling unit) and depict existing site conditions and parking space changes. The property consists of 6 dwelling units (Multifamily Development) and 22 motel/hotel units (Lodging Facility) on one parcel of land. The property is located at 45 Post Road and is within the General Business, Residential A and 75' Shoreland Overlay District. Tax Map 105, Lot 159. **Workshop, deadlines/guarantee requirements and draft compliance**

DOCUMENTS:

COMPASS POINTE SITE AND SUB AMEND 7 MEMO 02-02-26.PDF
SITE PLAN REV.PDF
SHEET 1.1 01-09-26.PDF
25120_COST.PDF

VII. DRAKES STATION SITE & SUBDIVISION

Drakes Station, LLC, owner; Geoffrey Aleva, of Civil Consultants, applicant/agent. Final Subdivision Application & Site Plan Application for 46 dwelling units 9.22 acres of land. The dwellings are proposed as elderly housing as part of a Life Care Facility with associated infrastructure and amenities. Two-family dwelling to remain on 1.39 acres. The property is located at 2030 Post Road and is within the General Business and Residential Commercial Districts. Tax Map 143, Lot 10 and Map 144, Lot 1 and Lot 1B. **Receive Final Subdivision Application, review compliance with Preliminary Conditions of Approval, workshop draft completeness**

DOCUMENTS:

DRAKES STATION FINAL APP MEMO 02-04-26.PDF
DRAKES STATION DRAFT FINAL COMPLETENESS 02-04-26.PDF
DRAKES STATION TRAFFIC MEMO 02-06-26.PDF
TRAFFIC SIGNAL WARRANT_DRAKES ISLAND RD AT ROUTE 1_WELLS_AVERAGE CONDITION COUNTS (ID 3510422).PDF
20260128-DRAKES STATION-FINAL SUBDIVISION APPLICATION SUBMISSION_REDACTED.PDF
20260122-2212600-DRAKES STATION - FINAL PLAN-REVIEW SET.PDF

VIII. 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 compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS:

HOLIDAY HOUSE SITE PLAN AMEND APP 02-05-26.PDF
20260204-HOLIDAY HOUSE - DRAFT SHEET L2.REV2.PDF
20251201-2420200-HOLIDAY HOUSE PROGRESS SITE PLANS (002).PDF

OTHER BUSINESS

I. ORDINANCE CHANGES

- a. Street Standards and Approval requirements.
- b. Flood Ordinance changes
- c. Minor Subdivision updates
- d. Timber Harvest updates
- e. Land Use ballot question format
- f. Residential Parking requirements
- g. Building Design requirements
- h. Boundary Survey requirement
- i. Short Term Rental Ordinance

DOCUMENTS:

ORDINANCE CHANGES 012326.PDF

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