



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, February 28, 2023, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. JANUARY 18, 2023 DRAFT MEETING MINUTES

DEVELOPMENT REVIEW & WORKSHOPS

I. BULRUSH RETAIL PLAZA

Bulrush, LLC, owner/applicant; Platz Associates, agent. Site Plan Application for a one-story 7,850 SF building and associated parking and infrastructure for Business Retail use, Business Office use, and Registered Marijuana Dispensary use. The property is located off 279 Post Road and is within the General Business District. The property is identified as Tax Map 108, Lot 33-15. **Comment on Site Plan Application for the Planning Board**

Documents:

[BULRUSH RETAIL PLAZA MEMO 01-19-23.PDF](#)
[BULRUSH RETAIL PLAZA ART VII \(145-58.2\) REGISTERED MARIJUANA DISPENSARIES 01-17-23.PDF](#)
[BULRUSH RETAIL PLAZA DRAFT COMPLETENESS 01-17-23.PDF](#)
[C100.R2-SITE PLAN.PDF](#)
[C101.R1-GRADING UTILITY PLAN.PDF](#)

II. SEAHORSE RESORT

Post Road Cottages, LLC, owner/applicant; Henry Hess of Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed for motel guests. The single family dwelling unit to be renovated. The property is located off 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13. **Comment on Site Plan Application for the Planning Board**

Documents:

SEAHORSE RESORT SITE PLAN APP MEMO 01-20-23.PDF
SEAHORSE RESORT ART VII (145-52) NEW 2013 LODGING FACILITIES 01-19-23.PDF
SEAHORSE DRAFT COMPLETNEESS 01-19-23.PDF
SEAHORSEREVIEW-REPLY.PDF

III. ANCHOR INN

Four Twenty Four Post Road, LLC, owner/ applicant. Geoff Aleva, Civil Consultants, engineer/agent. Site Plan Amendment Application to eliminate the 16 “cottage” motel units and construct a new 3-story, 51 unit, Hotel/Motel building and to expand parking. The existing motel units (54 total) in buildings A, B, D, and E to remain. The office/ dwelling unit to remain as well as the pool and pool building. The property is a Lodging Facility to consist of a total of 105 motel units and is located off 424 Post Road. The property is within the General Business District and is identified as Map 27, Lot 4 which is a condominium unit on the 58 acre parcel of land that Map 27, Lot 4-1 also is a condominium unit of. **Comment on Site Plan Amendment Application for the Planning Board**

Documents:

ANCHOR INN SITE PLAN AMEND APP MEMO 10-13-22.PDF
20220408-1711700S-EX-1D.PDF
20221003-1711700-HOTEL-EXPANSION-SK.PDF
20221005-REVISED-424 POST RD- SITEPLAN APPLICATION.PDF

OTHER BUSINESS

ADJOURN