



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 6, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 27, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-27-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

DEVELOPMENT REVIEW & WORKSHOPS

I. THE TIMBERS SUBDIVISION (FKA RT PROPERTY HOLDINGS)

RT Property Holdings, LLC, owner; Patrick Johnson, applicant/ agent. Final Subdivision Application for a 2 lot/ 10 dwelling unit subdivision on 10.6 acres of land. Lot 1 to consist of one single family dwelling. Lot 2 to consist of four duplex (two-family dwellings) and one single family dwelling, open space and private roadway (Multifamily Development). The property is located within the Residential A District and is located off Sanford Road near the Bragdon Road intersection. Tax Map 55, portion of Lot 13-EXE and Lot 14-EXE. **Workshop Final Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[THE TIMBERS FINAL APP MEMO 03-02-23.PDF](#)
[THE TIMBERS DEED DOCUMENT REVIEW MEMO 02-27-23.PDF](#)
[THE TIMBERS DRAFT COMPLIANCE FINAL FOF 02-27-23.PDF](#)
[2022-004 THE TIMBERS FINAL PLAN SET D 030223 \(1\).PDF](#)

II. ALRIG USA DEVELOPMENT

J&D Dube Properties, LLC, owner; Wells Retail Management, LLC, applicant; Stonefield Engineering & Design, LLC, agent. Site Plan Amendment Application to construct a 5,195 SF building for a 2,335 SF Fast-food Restaurant use with drive-thru and 285 SF patio, a 1,430 SF Business Retail use and a 1,430 SF Fast-food Restaurant use. The property is located off Meadow Mall Road near 900 Post Road. The property is located in the General Business District and identified as Tax Map

120, Lot 2-1. **Receive Site Plan Amendment Application, determine if a site walk is to be scheduled, and workshop draft completeness**

DOCUMENTS:

01 - SITE PLAN APPLICATION.PDF
02 - SITE PLAN SET.PDF
03 - STORMWATER REPORT.PDF
04 - PROPERTY DEED.PDF
05 - CHECKS.PDF
ERIC CZERWINSKI 910 POST ROAD WELLS MAP 120 LOT 2-1.PDF

OTHER BUSINESS

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