



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, March 17, 2026, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. FEBRUARY 18, 2026 DRAFT MEETING MINUTES

DEVELOPMENT REVIEW & WORKSHOPS

I. RICHARD BOIS SUBDIVISION AMENDMENT

Richard Bois, owner/applicant. Main-Land, surveyor/agent. Subdivision Amendment Application seeking approval to enlarge Lot 2 to 77.49 acres, reduce Lot 3 by 19,330 SF, and create easements on Lot 3 to benefit Lot 2. Lots 20-1, 20-2 and 20-3 are within an existing 3 lot subdivision. No change to the number of dwellings proposed. The subdivision is located near 50 Quarry Road and is within the Rural, Resource Protection and 250' Shoreland Overlay zone. Tax Map 46, Lot 20-1, 20-2 and 20-3. **Comment on Application for the Planning Board**

Documents:

[RICHARD BOIS AMD MEMO 02-17-26.PDF](#)
[2026-01-26 S2.1 AMENDED SUBDIVISION.PDF](#)

II. MILLENNIUM GRANITE

Richard Bois, owner/applicant; Main-Land, agent. Site Plan Amendment application to alter the lot line between lot 20-3 and 20-2. No change in use proposed. The use of the property to remain a Mineral Extraction/ Manufacturing use. The property is located within the Rural, 250' Shoreland Overlay, and Resource Protection Districts. The property is located at 50 Quarry Road and is identified as Tax Map 46, Lot 20-3. **Comment on Application for the Planning Board**

Documents:

[MILLENNIUM GRANITE SITE PLAN AMEND MEMO 02-20-26.PDF](#)
[01 - 2025-12-30 S2.1 AMENDED SITE PLAN.PDF](#)

III. 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. **Comment on Application for the Planning Board**

Documents:

[BALD HILL RV MEMO 02-20-26.PDF](#)
[02 - 2026-01-26 C2.0 OVERALL SITE PLAN.PDF](#)
[03 - 2026-01-26 C2.1 SITE PLAN.PDF](#)
[04 - 2026-01-26 C3.1 GRADING PLAN.PDF](#)
[05 - 2026-01-26 C3.2 GRADING PLAN.PDF](#)

IV. 526 POST ROAD SITE PLAN

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. **Comment on Application for the Planning Board**

Documents:

[1.0 - LETTER -SITE PLAN.PDF](#)
[2026-03-10 526 POST ROAD SITE PLAN.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. **Comment on Application for the Planning Board**

Documents:

[2026-03-10 SUPPLEMENTAL SUBMISSION SUBDIVISION.PDF](#)
[2026-03-10 ARUNDEL LANE SUBDIVISION TOWN REVISIONS.PDF](#)

VI. NORTEY DENTAL

Marilyn Darling, owner; Northey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21. **Comment on Application for the Planning Board**

Documents:

[NORTEY DENTAL SITE PLAN MEMO 02-20-26.PDF](#)
[00000- SITE PLAN APP BINDER_REDACTED.PDF](#)
[PAGES FROM 250519 NORTEY DENTAL SHEET SET 2026-02-02.PDF](#)

OTHER BUSINESS

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