



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, April 3, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 20, 2023 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-20-23 DRAFT.PDF](#)

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE SEAHORSE RESORT PH 03-31-23.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Report Site Walk Results, workshop traffic updates if applicable.**

DOCUMENTS:

[PB MEMO RE ALRIG USA SITE WALK RESULTS 03-29-23.PDF](#)

II. THE BEACHES

Australis, LLC, owner; Alex Fabish, applicant. Site Plan Application for an existing, grandfathered Motel (Lodging Facility) with 17 motel units and 1 dwelling unit seeking after the fact approval for changes that occurred on the property without site plan approval including lot coverage additions, changes to landscaping and buffer/setbacks. The property is located off 773 Post Road. The property is located within the General Business District and is identified as Tax map 117, Lot 53. **Receive Site Plan Application, determined if a site walk is to be scheduled, workshop initial review comments**

DOCUMENTS:

[THE BEACHES SITE PLAN APP MEMO 03-29-23.PDF](#)
[MEMO RE THE BEACHES 03-29-2023.PDF](#)
[THE BEACHES SITE PLAN APP FORM SIGNED 03-19-23.PDF](#)
[DEED.PDF](#)
[BEACHES SITEPLAN LETTER 03-26-23.PDF](#)
[773 POST ROAD DRAFT PLAN.PDF](#)

III. 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. **Workshop public comments and draft compliance review**

DOCUMENTS:

[SEAHORSE RESORT SITE PLAN APP MEMO 03-30-23.PDF](#)
[SEAHORSE RESORT ART V \(145-26\) GEN BUS DIST 03-30-23.PDF](#)
[SEAHORSE RESORT ART VII \(145-52\) NEW 2013 LODGING FACILITIES 03-30-23.PDF](#)
[SEAHORSE DRAFT COMPLETNEESS 03-30-23.PDF](#)
[SEAHORSE MGL DRAINAGE MEMO 03-29-23.PDF](#)
[SEAHORSE MGL UTILITIES MEMO 03-29-23.PDF](#)
[21087 - SEA HORSE RESORT - WELLS ME_230321_SEALED.PDF](#)
[230321-PB SUBMISSION PLANSET.PDF](#)
[MOTEL 1 2022.PDF](#)
[CABIN A 2022.PDF](#)
[CABIN B 2022.PDF](#)
[BUNKHOUSE 2022.PDF](#)
[RESTAURANT 2022.PDF](#)
[OFFICE 2022.PDF](#)

IV. PERKINS PASTURE SUBDIVISION (FORMERLY GOLDMARK)

Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Final Subdivision Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of land. Property is located off Quarry Road and Minuteman Drive within the Rural District. Tax Map 37, Lot 2D. **Workshop compliance with preliminary conditions of approval, workshop draft final completeness and consider if final public hearing to be scheduled**

DOCUMENTS:

PERKINS PASTURE FINAL APP MEMO 03-29-23.PDF
PERKINS PASTURE FINAL COMPLETENESS 03-29-23.PDF
01_LIVINGSTON TRANSMITTAL 03-30-2023.PDF
02_FINAL SUBDIVISION APPLICATION SUPPORTING MATERIAL 03-30-2023.PDF
04_FINAL SUBDIVISION APPLICATION DRAWINGS 03-30-2023.PDF
03_PERKINS PASTURE MAINE DEP STORMWATER APPLICATION 01-06-2023 SUBMISSION REV 3-30-2023.PDF

V. 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. **Workshop Completeness and Determine a possible public hearing**

DOCUMENTS:

BULRUSH RETAIL PLAZA MEMO 03-29-23.PDF
BULRUSH RETAIL PLAZA ART VI (145-35 TO 145-47) TOWN REGS 03-29-23.PDF
BULRUSH RETAIL PLAZA ART VII (145-58.2) REGISTERED MARIJUANA DISPENSARIES 03-29-23.PDF
BULRUSH MGL PREL DRAINAGE MEMO 03-30-23.PDF
BULRUSH RETAIL PLAZA DRAFT COMPLETENESS 03-29-23.PDF
POLICE SEC PLAN APPROVAL.PDF
BULRUSH PLAZA- C100.R3- SITE PLAN.PDF
BULRUSH PLAZA- C101.R2- UTILITY PLAN.PDF
BULRUSH STORMWATER REPORT_BINDER_SIGNED 032723.PDF
BULRUSH_C-1-GRADING.PDF
BULRUSH_C-2-ESC.PDF
BULRUSH PLAZA 1.PDF
BULRUSH PLAZA 2.PDF
BULRUSH PLAZA 3.PDF

VI. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT

York Building & Design, Inc. owner/applicant. Nathan Amsden Surveying, surveyor. Final Subdivision Amendment Application seeking approval to change the building footprints for units 19-22, 25, and 26-31. No change to the number of dwelling units, which remains as 46 dwellings. No changes to the lot lines, open space or roadways proposed. The property is located off Fieldside Land and is within the Rural District. Tax Map 32, Lot 13. **Receive Final Subdivision Amendment Application, determine if a site walk is to be held, workshop draft completeness and determined if a public hearing is to be held.**

DOCUMENTS:

FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 03-31-23.PDF
WELLS SUBDIVISION AMENDMENT APPLICATION.PDF
FIELDSIDE SITE PLAN AMENDMENT 3-17-23.PDF
PB PAGES FROM FAIRWAY VIEW VILLAGE FINAL PLANS 2020-.PDF
WELLS- FIELD 3 FIELDSIDE LN.PDF
WELLS- FIELD 4 FIELDSIDE LN.PDF
WELLS- FIELD 5 FIELDSIDE LN.PDF

VII. MARKS ORGANIX

Strada Postale, LLC, owner. Mark Quinn, applicant. Kenneth Wood, Attar Engineering Inc, agent. Site Plan Amendment Application seeking approval for 1,175 SF Medical Marijuana Dispensary use within the existing 2-story building on the property. Other separate uses on the property to remain as follows: 1,200 SF Business Wholesale use, 12,389 SF Business Retail use, 2,000 SF Business Office use, and 2,498 SF accessory storage for the businesses on the property, excluding the Medical Marijuana Dispensary use proposed. The property is located off 655 Post Road and is within the General Business District. Tax Map 114, Lot 35. **Receive Site Plan Amendment Application, determine if a site walk is to be scheduled, offer initial completeness review comments**

DOCUMENTS:

[MARKS ORGANIX SITE PLAN AMEND APP MEMO 03-31-23.PDF](#)
[MARKS ORGANIX ART V \(145-26\) GEN BUS DIST 03-30-23.PDF](#)
[MARKS ORGANIX ART VII \(145-58.2\) REGISTERED MARIJUANA DISPENSARIES 03-30-23.PDF](#)
[FULL SITE PLAN APPLICATION.PDF](#)
[655 POST ROAD BASE 2023-AMD SITE PLAN.PDF](#)

VIII. WEBBER RIDGE PHASE 2 AMENDMENT

Southcoast Construction, Corp. owner/applicant. Horizon Engineering, agent. Final Subdivision Amendment Application seeking approval to relocate the well and associated well exclusion zone on Lot 8-9. No other changes proposed to the existing 10 lot/dwelling unit Residential Cluster Subdivision. The property is located off Webber Ridge Lane off Green Road. The subdivision is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 16, Lot 8-1 to 8-10. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop draft completeness, determine if a public hearing is to be scheduled**

DOCUMENTS:

[WEBBER RIDGE PHASE 2 FINAL AMEND MEMO 03-31-23.PDF](#)
[WEBBER RIDGE PHASE 2 AMD DRAFT FINAL COMPLETENESS 03-31-23.PDF](#)
[WEBBER RIDGE 2 DRAFT NOTES 03-31-23.PDF](#)
[220021 WEBBER RIDGE LOT 9.PDF](#)
[WEBBER LOT 9 DEED.PDF](#)
[WEBBER RIDGE AMD APP FORM 03-17-23.PDF](#)
[WEBBER RIDGE AMD SEPTIC AND FRICK LETTER 12-19-22.PDF](#)
[WEBBER SEPTIC DESIGN LOT 9.PDF](#)

OTHER BUSINESS

I. CEO & SRC SITE PLAN APPLICATIONS

DOCUMENTS:

[03-28-23 SRC AGENDA.PDF](#)

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