



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, May 1, 2023, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

## **7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

### **MINUTES**

#### **I. APRIL 17, 2023 DRAFT MEETING MINUTES**

##### **DOCUMENTS:**

[PB MIN 04-17-23 DRAFT.PDF](#)

### **PUBLIC HEARING(S)**

#### **I. 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.

##### **DOCUMENTS:**

[PB MEMO RE MARKS ORGANIX PH 04-27-23.PDF](#)

### **DEVELOPMENT REVIEW & WORKSHOPS**

#### **I. THE WOODS**

Walter Wormwood, owner; Home Innovations, LLC, applicant; Dana Libby, agent. Subdivision Pre-Application for two lots/ single family dwellings. The property is located off Bragdon Road within the Rural District. Tax Map 30, Lot 17-2 and 17-5.  
**Report site walk results**

##### **DOCUMENTS:**

[THE WOODS SITE WALK MEMO 04-24-23.PDF](#)

#### **II. LITTLEFIELD LANDING**

Robert Kammerer, Rose Anna Racanielle, and Robert Duffy, owners; Big Ledge, LLC, applicant; Dana Libby, agent. Subdivision Pre-Application for a 5 lot/ single family dwelling major subdivision with private right-of-way on 5.24 acres of land. The property is located in the Residential A District and is off 941 Littlefield Road. Tax Map 25, Lot 31-A. **Report site walk results**

**DOCUMENTS:**

[LITTLEFIELD LANDING SITE WALK MEMO 04-24-23.PDF](#)

**III. 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. **Workshop compliance/ draft Findings of Fact & Decisions**

**DOCUMENTS:**

[MARKS ORGANIX SITE PLAN AMEND APP MEMO 04-27-23.PDF](#)  
[MARKS ORGANIX ART VII \(145-58.2\) REGISTERED MARIJUANA DISPENSARIES 04-26-23.PDF](#)  
[MARKS ORGANIX DRAFT COMPLETENESS 04-26-23.PDF](#)  
[MARKS ORGANIX DRAFT COMPLIANCE FOF 04-27-23.PDF](#)  
[655 POST ROAD BASE 4-27-2023.PDF](#)  
[04-20-2023 COVER LETTER\\_ COMMENT REVIEW RESPONSE.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 final completeness and draft compliance/ Final Findings of Fact & Decisions**

**DOCUMENTS:**

[PERKINS PASTURE FINAL APP MEMO 04-28-23.PDF](#)  
[PERKINS PASTURE FINAL FOF DRAFT 04-26-23.PDF](#)  
[PERKINS PASTURE NOTES 04-28-23.PDF](#)  
[PERKINS PATURE COST REVIEW MGL MEMO 04-27-23.PDF](#)  
[PERKINS PASTURE IMPROVEMENTS COST ESTIMATE 4-24-2023.PDF](#)  
[PERKINS PASTURE DRAINAGE MEMO 4-28-23.PDF](#)  
[PERKINS PASTURE DOC REVIEW MGL 4-27-23.PDF](#)  
[HYDROGEO REVIEW MGL MEMO 04-27-23.PDF](#)  
[LIVINGSTON TRANSMITTAL 04-27-2023.PDF](#)  
[FINAL SUBDIVISION APPLICATION DRAWINGS 04-27-2023.PDF](#)  
[GOLDMARK\\_LLC\\_L30191AN.PDF](#)

**V. 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. **Workshop compliance/ violation resolution, notes, and conditions for possible approval**

**DOCUMENTS:**

[FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 04-27-23.PDF](#)  
[FAIRWAY VIEW VILLAGE SUB AMENDMENT 4-27-23.PDF](#)  
[FAIRWAY VIEW VILLAGE AMEND FINAL FOF DRAFT 04-27-23.PDF](#)

**VI. SEA VU WEST CAMPGROUND**

LGC SVW, LLC, owner/applicant. Attar Engineering, Inc, engineer. Site Plan Amendment Application to convert 7 safari sites to RV Park Model sites, resolve lot coverage issues, and restore wetland and buffer areas around the main office. The property is an existing Tent and Recreational Vehicle Park use. The property is located off 23 College Drive and is within the Rural District. Tax Map 43, Lot 6. **Workshop draft completeness and consider a possible public hearing**

**DOCUMENTS:**

[SEA VU WEST EXTENSION EMAIL 04-27-23.PDF](#)  
[C292 COVER LETTER 4-18-23.PDF](#)  
[C292 PLAN SET.PDF](#)

**OTHER BUSINESS**

**ADJOURN**