



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, October 16, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. SEPTEMBER 25, 2023 DRAFT MEETING MINUTES

II. OCTOBER 2, 2023 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. A JOYFUL NOISE

Jamie Wright/ GBS Realty, owner; Rachel Chaisson, applicant; David Graham, architect. Site Plan Amendment Application to convert 6,800 SF of the existing structure into a Daycare Center use. The existing retail business use to remain. A 5,940 SF outdoor playground area is also proposed and parking lot reconfiguration. The property is located at 2128 Post Road and is within the General Business District. Tax Map 147, Lot 2.

DEVELOPMENT REVIEW & WORKSHOPS

I. A JOYFUL NOISE

Jamie Wright/ GBS Realty, owner; Rachel Chaisson, applicant; David Graham, architect. Site Plan Amendment Application to convert 6,800 SF of the existing structure into a Daycare Center use. The existing retail business use to remain. A 5,940 SF outdoor playground area is also proposed and parking lot reconfiguration. The property is located at 2128 Post Road and is within the General Business District. Tax Map 147, Lot 2. **Workshop comments from public hearing and compliance/ draft Findings of Fact review for possible approval.**

DOCUMENTS:

[JOYFUL NOISE_SKA1 ELEVATION 100323.PDF](#)
[JOYFUL NOISE_PROPOSED SITE PLAN 092023REV3.PDF](#)

II. 35 LITTLEFIELD ROAD RESTAURANT

35 Littlefield Road, LLC, owner/applicant; Walsh Engineering Associates, Inc. agent. Site Plan Application for a 3,168 SF Standard Restaurant use for 84 seats and associated parking. The Restaurant is proposed on a portion of the 1.90 acre parcel of land located at 35 Littlefield Road. The property is located within the General Business District and is identified as Tax Map 117, Lot 31. **Receive Site Plan Application**

and schedule a site walk

DOCUMENTS:

[2023-10-03 SITE PLAN APP SUBMITTED REV 1 \(1\).PDF](#)

III. 35 LITTLEFIELD ROAD SUBDIVISION

35 Littlefield Road, LLC, owner/applicant; Walsh Engineering Associates, Inc. agent. Minor Subdivision Application for 4 single-family dwelling units on 1.90 acre parcel of land (Multifamily Development). The property is located at 35 Littlefield Road. The property is located within the General Business District and is identified as Tax Map 117, Lot 31. **Receive Minor Subdivision Application and schedule a site walk**

DOCUMENTS:

[2023-10-02 MINOR SUBDIV APP SUBMITTED SIGNED.PDF](#)

IV. DANIS - 1922 POST ROAD SUBDIVISION

Thomas Danis, owner; Green & Company Real Estate, applicant; Greenman-Pedersen, Inc. agent. Subdivision Pre-Application for a 20 dwelling unit major subdivision on 9.01 acres of land (Multifamily Development). The subdivision is located within the Residential Commercial and 75' Shoreland Overlay District. The property is located off 1922 Post Road and is identified as Tax Map 143, Lot 4. **Receive Subdivision Pre-Application and schedule a site walk**

DOCUMENTS:

[SUBDIVISION PREAPPLICATION FORM \(ALL PAGES\).PDF](#)
[GREEN AND CO REAL ESTATE CONCEPT PLAN SET DATED 9-11-23.PDF](#)

V. BRAGDON MEADOWS SUBDIVISION

Home Innovations, Inc. owner; Big Ledge, LLC applicant. Final Subdivision Application for an 11 lot/dwelling unit Residential Cluster Development on 24.97 acres with Open Space. Subdivision is located off Bragdon Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 30, Lot 16. **Receive Final Subdivision Application and Workshop Preliminary approval conditions and Final completeness.**

DOCUMENTS:

[BRAGDON MEADOWS FINAL APP BINDER 2023-10-03.PDF](#)
[BRAGDOME MEADOWS SW REPORT 2023-10-03.PDF](#)
[BRAGDON MEADOWS FINAL SUBDIVISION PLAN SET.PDF](#)

OTHER BUSINESS

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