



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 26, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 12, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-12-26 DRAFT.PDF](#)

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Consider extension request**

DOCUMENTS:

[BALD HILL EXTENSION REQ 012126.PDF](#)

II. CONGDON'S DONUTS

McLamb, LLC, owner/applicant; Main-Land Development Consultants, Inc. agent. Site Plan Amendment Application to construct a two-story building and associated driveway and parking. The 1st story to be used as accessory storage for the Restaurant use on the property and the 2nd floor to be used for two-family dwelling unit. The property is located at 1090 Post Road and is within the General Business, Residential A and Rural District. Tax Map 123, Lot 5 **Workshop completeness and determine a public hearing**

DOCUMENTS:

[CONGDONS DONUTS AMD MEMO 01-20-26.PDF](#)
[CONGDONS ART V \(145-26\) GEN BUS DIST 01-20-26.PDF](#)
[CONGDONS ART VI \(145-35 TO 145-47\) TOWN REGS 01-20-26.PDF](#)
[CONGDONS DONUTS DRAFT COMPLETENESS 01-20-26.PDF](#)
[CONGDONS DRAFT NOTES 01-20-26.PDF](#)
[2026-01-06 C2.1 SITE PLAN.PDF](#)

OTHER BUSINESS

ADJOURN