



# 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 1<sup>st</sup> story to be used as accessory storage for the Restaurant use on the property and the 2<sup>nd</sup> 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](#)

#### III. FAIRWAY VIEW VILLAGE SUBDIVISION

York Building & Design Center, Inc. owner/ applicant; Attar Engineering, agent. Final Subdivision Amendment application seeking approval for as-built conditions; to eliminate protective bollards for patios adjacent to roadways; revise limits of clearing/disturbance to occurred; revised drainage; remove guardrails in some areas; and change the deadline of finish course of pavement to the 45<sup>th</sup> occupancy permit. The subdivision consists of 46 dwelling units as a grandfathered Multifamily Development located within the Rural District. The property is located off of North Berwick Road off Fieldside Lane and is identified as Tax Map 32, Lot 13. **Review completeness, consider waiving a public hearing, determine compliance and review Findings of Fact & Decisions for possible approval**

##### DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 1-23-26.PDF](#)  
[FAIRWAY VIEW VILLAGE AMEND FINAL FOF DRAFT 01-22-25.PDF](#)  
[FVV AMD4 PLAN SET SHEETS PUB 23JAN2026.PDF](#)  
[LTR TO TOWN OF WELLS RE 1.26 MEETING\\_REDACTED.PDF](#)  
[FAIRWAY VIEW VILLAGE COST EST MGL MEMO 01-23-26.PDF](#)  
[YBDC LETTER TO TOWN OF WELLS WITH QUOTES FVV- COST TO COMPLETE\\_REDACTED.PDF](#)

#### IV. 526 POST ROAD

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. **Receive Site Plan Amendment Application, workshop Article V, VI and draft completeness review comments**

##### DOCUMENTS:

[526 POST ROAD MEMO 01-23-26.PDF](#)  
[526 POST RD ART V \(145-26\) GEN BUS DIST 01-21-26.PDF](#)  
[526 POST RD ART VI \(145-35 TO 145-47\) TOWN REGS 01-21-26.PDF](#)  
[526 POST RD DRAFT COMPLETENESS 01-21-26.PDF](#)  
[2026-01-15 526 POST ROAD SITE PLAN APPLICATION\\_REDUCED\\_REDACTED.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. **Receive Preliminary Subdivision Application, workshop Article V, VII and draft completeness**

##### DOCUMENTS:

[ARUNDEL LAND SUB PRELIM MEMO 01-23-26.PDF](#)  
[ARUNDEL LANE ART V \(145-26\) GEN BUS DIST 01-22-26.PDF](#)  
[ARUNDEL LANE ART VII \(145-48\) MULTIFAMILY DEVEL 01-22-26.PDF](#)

**OTHER BUSINESS**

**I. ORDINANCE CHANGES**

**DOCUMENTS:**

ORDINANCE CHANGES 012326.PDF

**ADJOURN**