



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, February 9, 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. 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 02-02-26.PDF](#)  
[FAIRWAY VIEW VILLAGE AMEND FINAL FOF DRAFT 02-02-26.PDF](#)  
[MONUMENTS LETTER 011626.PDF](#)  
[FVV SDV AMEND 4 PLAN SET SHEETS PUB 26JAN2026.PDF](#)

#### III. 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](#)

#### IV. 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](#)  
[STORMWATER PERMIT 526 POST RD SUBDIVISION.PDF](#)  
[526 POST RD SUB COMNT SUMMERHILL 012026.PDF](#)  
[2026-01-13 ARUNDEL LANE SUBDIVISION PRELIMINARY APPLICATION\\_REDUCED\\_REDACTED.PDF](#)

#### V. COMPASS POINTE SUBDIVISION & SITE PLAN AMENDMENT

Compass Pointe Condominium Association, owner; Richard B. Dupuis Revocable Living Trust, owner of unit S-2; Attar Engineering, Inc. agent/ engineer. Site and Subdivision Amendment Application seeking to expand the building envelope for unit S-2 (dwelling unit) and depict existing site conditions and parking space changes. The property consists of 6 dwelling units (Multifamily Development ) and 22 motel/hotel units (Lodging Facility) on one parcel of land. The property is located at 45 Post Road and is within the General Business, Residential A and 75' Shoreland Overlay District. Tax Map 105, Lot 159. **Workshop, deadlines/ guarantee requirements and draft compliance**

##### DOCUMENTS:

[COMPASS POINTE SITE AND SUB AMEND 7 MEMO 02-02-26.PDF](#)  
[SITE PLAN REV.PDF](#)  
[SHEET 1.1 01-09-26.PDF](#)  
[25120\\_COST.PDF](#)

**VI. HOLIDAY HOUSE**

Holiday House Condominium Association, owner; Dominic Gallucio, Property Manager; Civil Consultants, applicant/engineer. Site Plan Amendment Application seeking after the fact approval for changes made since 1985 which include: land division, conveyance of land, creation of easements, grandfathered housekeeping units enlarged, driveways expanded, lot coverage increased, enlarged pool, resolution of disturbed buffer and depicting on-site Lodging Facility Office. The use of the property consists of 26 grandfathered non-conforming housekeeping cottage units and 21 motel units. The property is located at 76 Post Road and is within the General Business District. Tax Map 105, Lot 4. [Workshop compliance and Findings of Fact & Decisions for possible approval](#)

**DOCUMENTS:**

HOLIDAY HOUSE SITE PLAN AMEND APP 02-05-26.PDF  
20260204-HOLIDAY HOUSE - DRAFT SHEET L2.REV2.PDF  
20251201-2420200-HOLIDAY HOUSE PROGRESS SITE PLANS (002).PDF

**OTHER BUSINESS**

**I. ORDINANCE CHANGES**

- a. Street Standards and Approval requirements.
- b. Flood Ordinance changes
- c. Minor Subdivision updates
- d. Timber Harvest updates
- e. Land Use ballot question format
- f. Residential Parking requirements
- g. Building Design requirements
- h. Boundary Survey requirement
- i. Short Term Rental Ordinance

**DOCUMENTS:**

ORDINANCE CHANGES 012326.PDF

**ADJOURN**