



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 23, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 9, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

PB MIN 03-09-26 DRAFT.PDF

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. NORTEY DENTAL

Marilyn Darling, owner; Nortey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21. [Workshop public hearing comments and draft compliance/ Findings of Fact & Decisions](#)

DOCUMENTS:

00000- SITE PLAN APP BINDER_REDACTED.PDF

II. MAJESTIC REGENCY RESORT

AA Ryan LLC, owner/ applicant; Sebago Technics, agent. Site Plan Amendment Application to depict existing conditions and seek approval for parking space and lot coverage changes. The applicant seeks to designate motel worker housing units. The property is an existing Hotel/Motel Lodging Facility with 1 dwelling unit/ manager's unit. The property is located at 102 Post Road and is within the General Business District. Tax Map 105, Lot 6. [Consider an extension](#)

DOCUMENTS:

2026-03-19_REQUEST FOR EXTENSION (002)_REDACTED.PDF
PB MEMO RE MAJESTIC REGENCY 03-20-26.PDF

III. BURNT MILL ESTATES SUBDIVISION

Burnt Mill Holding Company, LLC, owner; Attar Engineering, Inc, agent, Sebago Technics, surveyor. Preliminary Subdivision Application to redesign the major subdivision. A total of 36 residential cluster lots to remain as approved/developed: Lots 1-22, 55-57, 95-103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court and Faxon Drive, and Lot 32 to remain as approved off Parsonage Way. Lots 23-25 to be enlarged off of James Street. Lot 54 to remain a Multifamily Development but to consist of 10 single family dwelling units, not 20 units. 16 residential cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units are proposed as a Multifamily Development on the south side of Hobbs Farm Road. The development to remain with a total of 174 dwelling units on 374.94 acres of land. The north side of the Hobbs Farm Road/ Storer Lane will become Open Space. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Tax Map 63, Lots 7-62 and 7-95 to 7-103. [Schedule a Site Walk](#)

DOCUMENTS:

PB MEMO RE BURNT MILL SUBDIVISION 03-17-26.PDF
BURNT MILL KWOOD EMAIL 03-17-26_REDACTED.PDF

IV. BROOKSIDE FARM II SUBDIVISION

Home Innovations LLC, owner/applicant; Acorn Engineering, agent. Subdivision Pre-Application for a 19 lot/single family dwelling major residential cluster subdivision, to be considered Phase 2 of the Brookside Farm Subdivision. The development proposes access off Haystack Lane, which is located off Meetinghouse Road. The area of Phase 2 is 51 acres of which 31.7 acres shall be dedicated Open Space. Phase 2 comprises of Map 69, Lot 8 and a portion of Map 76, Lot 35 and will amend portions of Map 69, Lot 7 (Phase 1). The properties are located within the Rural District. [Schedule a Site Walk](#)

DOCUMENTS:

PB MEMO RE BROOKSIDE FARM II SUBDIVISION 03-17-26.PDF
BROOKSIDE II SITE WALK REQ 030326.PDF

V. 526 POST ROAD SITE PLAN

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. [Workshop completeness and determine public hearing](#)

DOCUMENTS:

4.0 PROPOSED UTILITY EASEMENT.PDF
2026-03-10 526 POST ROAD SITE PLAN.PDF
1.0 LETTER SITE PLAN.PDF
4.0 PROPOSED ROW ARUNDEL LANE.PDF

VI. 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. [Workshop completeness and determine public hearing](#)

DOCUMENTS:

2026-03-10 SUPPLEMENTAL SUBMISSION SUBDIVISION.PDF
2026-03-10 ARUNDEL LANE SUBDIVISION TOWN REVISIONS.PDF

OTHER BUSINESS

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