



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. 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

II. 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

III. 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

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 9, 2026, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting at 7:00pm

Members Present: Chuck Millian, Joshua Carruthers, David MacKenzie, Steve Koeninger, Brian Toomey, Paul Baratta, Josh Lagasse.

Staff Present: Assistant Planner Shannon L.M. Belanger, Meeting Recorder Devon Bettinson

Excused:

MINUTES

February 9, 2025

MOTION

Motion to accept the meeting minutes as written by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

PUBLIC HEARINGS

NONE

DEVELOPMENT REVIEW & WORKSHOP

- I. **SEA VU WEST CAMPGROUND** – Sea Vu West MHC Holdings, LLC, owner/applicant; Attar Engineering, Inc, engineer/agent. Site plan amendment application to add 9 acres of land to the property to resolve lot coverage issues, add 2.72 acres of lot coverage and restore wetland and buffer areas around the main office. The property is an existing 264 site Tent and Recreational Vehicle Park use. The property is located off 23 College Drive and is within the Rural District. Tax Map 43, Lot 6. **Review status update and consider an extension**

MOTION

Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

1
2 **II. MIA LANE SUBDIVISION (FKA 88 BURNT MILL ROAD) - -** Gilchrest
3 Development, Inc./ Kevin Hill, owner/applicant; Attar Engineering, Inc. engineer.
4 Final Subdivision Application for 6 single family dwelling units proposed on 3.51
5 acres of land (Multifamily Development). The property is located off 88 Burnt
6 Mill Road and is within the Residential A and General Business Districts. Tax
7 Map 139, Lot 6. **Review status update and consider an extension**

8
9 **MOTION**

10 Motion to grant a 60-day extension by Mr. Toomey. Seconded by Mr. Koeninger.
11 Passed Unanimously.

12
13 **III. HOLIDAY HOUSE –** Holiday House Condominium Association, owner;
14 Dominic Gallucio, Property Manager; Civil Consultants, applicant/engineer.
15 Site Plan Amendment Application seeking after the fact approval for changes
16 made since 1985 which include: land division, conveyance of land, creation of
17 easements, grandfathered housekeeping units enlarged, driveways expanded, lot
18 coverage increased, enlarged pool, resolution of disturbed buffer and depicting
19 on-site Lodging Facility Office. The use of the property consists of 26
20 grandfathered non-conforming housekeeping cottage units and 21 motel units.
21 The property is located at 76 Post Road and is within the General Business
22 District. Tax Map 105, Lot 4. **Workshop draft compliance/ Findings of Fact**
23 **& Decisions for possible approval**

24
25 Goeff Aleva attended the meeting.

26
27 **MOTION**

28 Motion to approve the 25' wide lodging facility buffer and residential abutter screening
29 required adjacent to all the lot lines as acceptable based on existing conditions by Mr.
30 Toomey. Seconded by Mr. Baratta. Passed Unanimously.

31
32 **MOTION**

33 Motion to find the 15' and 40' wide Route One and Old Country Road landscaped
34 buffer/setbacks as acceptable based on existing conditions by Mr. Toomey. Seconded
35 by Mr. Koeninger. Passed Unanimously.

36
37 **MOTION**

38 Motion to not require WSD and KKWWD capacity letters as no change to use is
39 proposed by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

40
41 **MOTION**

42 Motion to find the application as complete by Mr. Toomey. Seconded by Mr.
43 Koeninger. Passed Unanimously.

44
45 **MOTION**

46 Motion to find the application as compliant by Mr. Toomey. Seconded by Mr. Baratta.
47 Passed Unanimously.

48
49 **MOTION**

1 Motion to approve and sign the site plan, and Findings of Fact & Decisions by Mr.
2 Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

3
4 **IV. CONGDONS DONUTS - McLamb, LLC, owner/applicant; Main-Land**
5 **Development Consultants, Inc. agent. Site Plan Amendment Application to**
6 **construct a two-story building and associated driveway and parking. The 1st**
7 **story to be used as accessory storage for the Restaurant use on the property and**
8 **the 2nd floor to be used for two-family dwelling unit. The property is located at**
9 **1090 Post Road and is within the General Business, Residential A and Rural**
10 **District. Tax Map 123, Lot 5 Workshop compliance/ Findings of Fact &**
11 **Decisions for possible approval**

12
13 Mr. Koeninger has recused himself from the Board

14
15 Chris and Jill Shomphe attended the meeting

16
17 **MOTION**

18 Motion to find the application as compliant by Mr. Toomey. Seconded by Mr. Baratta.
19 Passed Unanimously.

20
21 **MOTION**

22 Motion to approve and sign the site plan, and Findings of Fact & Decisions by Mr.
23 Toomey. Seconded by Mr. Baratta. Passed Unanimously.

24
25 Mr. Koeninger returned to the Board.

26
27 **V. RICHARD BOIS SUBDIVISION AMENDMENT – Richard Bois,**
28 **owner/applicant. Main-Land, surveyor/agent. Subdivision Amendment**
29 **Application seeking approval to enlarge Lot 2 to 77.49 acres, reduce Lot 3 by**
30 **19,330 SF, and create easements on Lot 3 to benefit Lot 2. Lots 20-1, 20-2 and**
31 **20-3 are within an existing 3 lot subdivision. No change to the number of**
32 **dwellings proposed. The subdivision is located near 50 Quarry Road and is**
33 **within the Rural, Resource Protection and 250' Shoreland Overlay zone. Tax**
34 **Map 46, Lot 20-1, 20-2 and 20-3. Workshop completeness**

35
36 Jamie Garland attended the meeting.

37
38 **MOTION**

39 Motion to approve the waiver to allow the signature block to remain in the lower middle
40 of the plan by Mr. Toomey. Seconded by Mr. Koeninger. Passed unanimously.

41
42 **MOTION**

43 Motion to make the Planning Office completeness agent by Mr. Toomey. Seconded by
44 Mr. Baratta. Passed unanimously.

45
46 A public hearing will be scheduled to coincide with the Millenium Granite and Blad Hill
47 RV Park public hearings.

48
49 **VI. MILLENNIUM GRANITE – Richard Bois, owner/applicant; Main-Land,**
50 **agent. Site Plan Amendment application to alter the lot line between lot 20-3**

1 and 20-2. No change in use proposed. The use of the property to remain a
2 Mineral Extraction/ Manufacturing use. The property is located within the
3 Rural, 250' Shoreland Overlay, and Resource Protection Districts. The property
4 is located at 50 Quarry Road and is identified as Tax Map 46, Lot 20-3.

5 **Workshop completeness**

6
7 Jamie Garland attended the meeting.

8
9 The Planning Board and Jamie Garland discussed plan scale.

10
11 **MOTION**

12 Motion to not waive the depiction of contours by Mr. Toomey. Seconded by Mr.
13 Baratta. Passed unanimously.

14
15 **MOTION**

16 Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Koeninger.
17 Passed Unanimously.

18
19 **VII. BALD HILL RV PARK** – Bald Hill LLC, owner; Richard Bois, Jr., applicant;
20 Main-Land Development Consultants, Inc., engineer and surveyor/agent. Site
21 Plan Application for a 64 site Tent and Recreation Vehicle Park with associated
22 office, roadways and utilities. The property is located at 548 Bald Hill Road and
23 is within the Rural, Resource Protection and 250' Shoreland Overlay Districts.
24 Tax Map 46, Lots 20-2 and 20C. **Workshop completeness**

25
26 Mr. MacKenzie asked Mr. Garland about the dimensions of the plan for turning large
27 vehicles.

28
29 The Board discussed traffic data.

30
31 **MOTION**

32 Motion to grant a 90-day extension by Mr. Toomey. Seconded by Mr. Baratta.
33 Passed Unanimously.

34
35 **VIII. 526 POST ROAD** – The Grace Group, LLC, owner/applicant; Walsh
36 Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre
37 property into two lots. The existing School use to remain within the existing
38 building on 1.3 acres of land. Changes to parking, landscaping, stormwater and
39 utilities proposed. The property falls within the General Business District and
40 Rural District. The property is located at 526 Post Road and is identified as Tax
41 Map 27, Lot 10. **Workshop completeness and determine public hearing**

42
43 Leyna Tobey & Werner Gilliam attended the meeting.

44
45 **MOTION**

46 Motion to not require a capacity letter from the sewer and water district for the school. By
47 Mr. Baratta and Seconded by Mr. Koeninger. Passed Unanimously.

48
49 **MOTION**

1 Motion to make the Planning Office the completeness agent by Mr. Koeninger.
2 Seconded by Mr. Baratta. Passed unanimously.

3
4 The Board and Mr. Gillian discussed concerns over traffic generation along the road.

5
6 **MOTION**

7 Motion to grant a 30-day extension by Mr. Toomey. Seconded by Mr. Koeninger.
8 Passed Unanimously.

9
10 **IX. ARUNDEL LANE SUBDIVISION** – The Grace Group, LLC, owner; Walsh
11 Engineering, applicant/agent. Preliminary Subdivision Application for 12 single
12 family dwelling units on 6.85 acres of land with street right of way proposed and
13 open space as a Multifamily Development. The property is located within the
14 General Business and Rural District. The property is located off 526 Post Road
15 and is identified as Tax Map 27, Lot 10. **Workshop completeness and**
16 **determine public hearing**

17
18 Leyna Tobey & Werner Gillian attended the meeting.

19
20 **MOTION**

21 Motion to grant waiver request to identify trees greater than 24-inch diameter at breast
22 height by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

23
24 **MOTION**

25 Motion to grant a 30-day extension by Mr. Toomey. Seconded by Mr. Koeninger.
26 Passed Unanimously.

27
28 **X. NORTEY DENTAL** – Marilyn Darling, owner; Nortey Dental, PLLC,
29 applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a
30 Personal Service Business use for a 5,400 SF Dental Office to be constructed on
31 a 1.44 acre parcel of land with associated parking lot, stormwater and utilities.
32 The property to be located at 1223 Post Road and is within the General Business
33 District. Tax Map 126, Lot 20 and 21. **Receive Site Plan Application,**
34 **Workshop Articles V, VI and draft completeness**

35
36 Rob McSorely and Ali Hewbert from Sebago Technics attended the meeting.

37
38 **MOTION**

39 Motion to receive the site plan application by Mr. Toomey. Seconded by Mr. Baratta.
40 Passed Unanimously.

41
42 **MOTION**

43 Motion to assign the Planning Office as the completeness agent by Mr. Toomey.
44 Seconded by Mr. Koeninger. Passed unanimously.

45
46 **XI. CHICK CROSSING SUBDIVISION** – SVT Property, Inc. owner/applicant;
47 Sebago Technics, Inc. agent. Final Subdivision Amendment Application seeking
48 plan note revision to allow finish course of pavement to occur prior to 19th
49 occupancy permit instead of the 17th occupancy permit. No change to the
50 approved 20 lots/single family dwelling units or open space. The subdivision is

1 located off Chicks Crossing Road and Lydia’s Circle. The subdivision is located
2 within the Rural, Aquifer Protection and 250’ Shoreland Overlay Districts. Tax
3 Map 83, Lots 8, 8-1 to 8-20. **Receive Final Subdivision Amendment**
4 **Application, determine if a site walk is necessary, workshop completeness,**
5 **determine if a public hearing is necessary, workshop compliance/ Findings**
6 **of Fact & Decisions**
7

8 **MOTION**

9 Motion to receive the Final subdivision amendment application by Mr. Toomey.
10 Seconded by Mr. Baratta. Passed Unanimously.

11
12 The Board discussed the paving deadline and final occupancy permits.

13
14 **MOTION**

15 Motion to waive the requirement of a site walk by Mr. Toomey. Seconded by Mr.
16 Koeninger. Passed Unanimously.

17
18 **MOTION**

19 Motion to waive the requirement of a public hearing by Mr. Toomey. Seconded by Mr.
20 Koeninger. Passed Unanimously.

21
22 **MOTION**

23 Motion to consider the subdivision plan amendment complete by Mr. Toomey.
24 Seconded by Mr. Baratta. Passed Unanimously.

25
26 **MOTION**

27 Motion to consider the subdivision plan amendment compliant by Mr. Toomey.
28 Seconded by Mr. Baratta. Passed Unanimously.

29
30 **MOTION**

31 Motion to sign the Findings of Fact & Decisions and plan by Mr. Toomey. Seconded by
32 Mr. Koeninger. Passed Unanimously.

33
34
35 **XII. PROPOSED ORDINANCE CHANGES – Workshop and schedule for Joint**
36 **Public Hearing with Select Board for March 24, 2026**

- 37 a. Street Standards and Approval requirements.
- 38 b. Flood Ordinance changes
- 39 c. Minor Subdivision updates
- 40 d. Timber Harvest updates
- 41 e. Land Use ballot question format
- 42 f. Residential Parking requirements
- 43 g. Building Design requirements
- 44 h. Boundary Survey requirement

45
46 **MOTION**

47 Motion to schedule a joint public hearing with the Select Board for March 24, 2026 by
48 Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

49
50 **OTHER BUSINESS**

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Mr. MacKenzie discussed the letter submitted.

ADJOURN

MOTION

Motion to adjourn and sign Finding of Facts & Decisions, and plans by Mr. Toomey.
Seconded by Mr. Koeninger. Passed Unanimously.

MINUTES APPROVED _____, 2026

ACCEPTED BY:

Steve Koeninger, Secretary

Devon Bettinson, Recorder



March 19, 2026

Shannon L. Belanger, Assistant Planner
Town of Wells
208 Sanford Road
Wells, ME 04090

Site Plan Application
The Majestic Regency Resort
102 Post Road, Map 105 Lot 6

Hello Shannon and planning board,

On behalf of the Majestic Regency Resort, we are pleased to submit this request for the extension of the Site Plan Review for an existing motel located at 102 Post Road. Seven (7) two-story motel buildings, five (5) single-story outbuildings, one (1) two-story outbuilding, a garage, and an office occupy the site. The property is located in the General Business District (GB) on Tax Map 105, as Lot 6.

The applicants and their team have been diligently working towards the comments provided by the planning staff. As part of the response to comments, we are required to pick up additional information in the survey to complete the comment response. Due to the inclement weather, we have been unable to survey the property until after the submission dates for the recent meetings. We anticipate having the required materials submitted to the staff shortly after the March 23rd meeting.

We respectfully request that the site plan review be extended so we may provide a complete response to the comments for the staff and planning board review. The Majestic Regency is looking forward to working with the Town staff and the Planning Board to review this project. In the meantime, if you or your staff have any comments on this application or require additional information, please do not hesitate to contact me. Email: [REDACTED], Ph: 207-200-2086. Thank you for your time and consideration.

Sincerely,
SEBAGO TECHNICS

A handwritten signature in black ink that reads "Henry Hess".

Henry Hess, RLA
Project Manager
Maine Licensed Landscape Architect



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board
From: Planning Office
Date: March 20, 2026
Re: Majestic Regency Resort – Tax Map 105, Lot 6

The applicant has requested an extension, see attached letter. It is recommended a 30 or 60 day extension be considered by the Planning Board.

Thank you.



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board

From: Planning Office

Date: March 17, 2026

Re: Burnt Mill Subdivision Amendment – 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

The applicant has requested that the Planning Board postpone scheduling the site walk for Burnt Mill Subdivision. See attached email.

Thank you.

Shannon Belanger

From: Ken Wood [REDACTED] >
Sent: Tuesday, March 17, 2026 11:45 AM
To: Shannon Belanger; Ben Omensky; Chris Wilber; Admin
Cc: Mike Livingston; Sarah Wood
Subject: RE: Wells PB Agenda 3/23/26 - Burnt Mill Subdivision Amendment
Attachments: 03-23-26 PB Agenda.docx

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**** CAUTION EXTERNAL EMAIL ****

Good Morning Shannon – Thank you for the discussion on Burnt Mill, I (as always) appreciate your assistance and guidance. I briefly summarized that the development team will be proposing a change for the multi-family development in the southern portion of the development that we had previously submitted to the Board and is the subject of Agenda Item 3 for this Monday’s Planning Board meeting.

We are designing a residential cluster development in place of the multi-family development – we will be maintaining the current approved density with the design, I believe. Prior to presenting to the board, we will schedule a staff review with Mike Livingston and you. I don’t believe it would be useful for the Board to schedule a site walk until we submit the amendment – accordingly, I’d respectfully request that this item be tabled for the time being. Best & thanks, Shannon.

Ken

Kenneth A. Wood, P.E.

President

ATTAR
ENGINEERING, INC.

CIVIL ♦ STRUCTURAL ♦ MARINE

1284 State Road
Eliot, ME 03903
Phone: (207) 439-6023
Fax: (207) 439-2128

www.attarengineering.com

From: Shannon Belanger <Sbelanger@wellstown.org>
Sent: Monday, March 16, 2026 10:36 AM
To: Ben Omensky [REDACTED]; Chris Wilber [REDACTED]; Ken Wood [REDACTED]; Admin [REDACTED]
Cc: Mike Livingston <mlivingston@wellstown.org>
Subject: Wells PB Agenda 3/23/26 - Burnt Mill Subdivision Amendment



TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board

From: Planning Office

Date: March 17, 2026

Re: Brookside Farm II Subdivision – Tax Map 69, Lot 8 and portion of Map 76, Lot 35 and
Map 69, Lot 7

The applicant has requested that the Planning Board schedule a site walk of the property.

Thank you.

Shannon Belanger

From: Craig Burgess <[REDACTED]>
Sent: Tuesday, March 3, 2026 2:38 PM
To: Mike Livingston; Shannon Belanger
Cc: Eleanor Roberts; Dana A Libby; Jason Labonte
Subject: RE: Brookside II - review

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**** CAUTION EXTERNAL EMAIL ****

Hi Mike and Shannon,

With April 1st approaching, Planning Board site walks will soon be underway. I realize there is still a significant amount of snow on the ground. Should we plan to discuss Brookside II at the April 6th meeting, and if so, will a formal request be required?

Thank you,

Craig Burgess, PE

Senior Project Manager, Licensed in Maine

Acorn Engineering, Inc.

PO Box 3372

Portland, Maine 04104

[Instagram](#) | [Acorn's LinkedIn](#) | [Craig's LinkedIn](#) | [Email](#) | [Website](#)

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From: Mike Livingston <mlivingston@wellstown.org>

Sent: Wednesday, December 3, 2025 5:44 PM

To: Craig Burgess <[REDACTED]>, Jason Labonte <[REDACTED]>; Shannon Belanger <Sbelanger@wellstown.org>

Cc: Eleanor Roberts <[REDACTED]>; Dana A Libby <[REDACTED]>

Subject: RE: Brookside II - review

Hi Craig:

Those are the significant changes for this amendment. Other buffer and Open Space requirements changed but may not impact Phase II due to not being on a Town street.