



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, April 3, 2023, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

## 7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

### MINUTES

#### I. MARCH 20, 2023 DRAFT MEETING MINUTES

### PUBLIC HEARING(S)

#### I. SEAHORSE RESORT

Post Road Cottages, LLC, owner/applicant; Henry Hess of Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed for motel guests. The single family dwelling unit to be renovated. The property is located off 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13.

## DEVELOPMENT REVIEW & WORKSHOPS

#### I. ALRIG USA DEVELOPMENT

J&D Dube Properties, LLC, owner; Wells Retail Management, LLC, applicant; Stonefield Engineering & Design, LLC, agent. Site Plan Amendment Application to construct a 5,195 SF building for a 2,335 SF Fast-food Restaurant use with drive-thru and 285 SF patio, a 1,430 SF Business Retail use and a 1,430 SF Fast-food Restaurant use. The property is located off Meadow Mall Road near 900 Post Road. The property is located in the General Business District and identified as Tax Map 120, Lot 2-1. **Report Site Walk Results, workshop traffic updates if applicable.**

#### II. THE BEACHES

Australis, LLC, owner; Alex Fabish, applicant. Site Plan Application for an existing, grandfathered Motel (Lodging Facility) with 17 motel units and 1 dwelling unit seeking after the fact approval for changes that occurred on the property without site plan approval including lot coverage additions, changes to landscaping and buffer/setbacks. The property is located off 773 Post Road. The property is located within the General Business District and is identified as Tax map 117, Lot 53. **Receive Site Plan Application, determined if a site walk is to be scheduled, workshop initial review comments**

**DOCUMENTS:**

THE BEACHES SITE PLAN APP FORM SIGNED 03-19-23.PDF  
DEED.PDF  
BEACHES SITEPLAN LETTER 03-26-23.PDF  
773 POST ROAD DRAFT PLAN.PDF

### III. SEAHORSE RESORT

Post Road Cottages, LLC, owner/applicant; Henry Hess of Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed for motel guests. The single family dwelling unit to be renovated. The property is located off 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13. **Workshop public comments and draft compliance review**

#### DOCUMENTS:

230321-PB SUBMISSION PLANSET.PDF

### IV. PERKINS PASTURE SUBDIVISION (FORMERLY GOLDMARK)

Goldmark LLC, owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Final Subdivision Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of land. Property is located off Quarry Road and Minuteman Drive within the Rural District. Tax Map 37, Lot 2D. **Workshop compliance with preliminary conditions of approval, workshop draft final completeness and consider if final public hearing to be scheduled**

#### DOCUMENTS:

DEED TEMPLATE.PDF  
PAGES FROM PERKINS TOWN PASTURE SUBDIVISION -  
PRELIMINARY PLAN SUBMISSION SUPPORTING MATERIAL 6-13-  
2022.PDF  
04\_CS101 SUBDIVISION PLAN.PDF  
04\_CS101 SUBDIVISION PLAN SIGNED.PDF  
06\_CU101 UTILITY PLAN.PDF  
ROAD NAME REQUEST SIGNED.PDF  
PERKINS PASTURE IMPROVEMENTS.PDF

### V. BULRUSH RETAIL PLAZA

Bulrush, LLC, owner/applicant; Platz Associates, agent. Site Plan Application for a one-story 7,850 SF building and associated parking and infrastructure for Business Retail use, Business Office use, and Registered Marijuana Dispensary use. The property is located off 279 Post Road and is within the General Business District. The property is identified as Tax Map 108, Lot 33-15. **Workshop Completeness and Determine a possible public hearing**

#### DOCUMENTS:

BULRUSH PLAZA- C100.R3- SITE PLAN.PDF  
BULRUSH PLAZA- C101.R2- UTILITY PLAN.PDF  
BULRUSH STORMWATER REPORT\_BINDER\_SIGNED 032723.PDF  
BULRUSH\_C-1-GRADING.PDF  
BULRUSH\_C-2-ESC.PDF  
BULRUSH PLAZA 1.PDF  
BULRUSH PLAZA 2.PDF

**VI. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT**

York Building & Design, Inc. owner/applicant. Nathan Amsden Surveying, surveyor. Final Subdivision Amendment Application seeking approval to change the building footprints for units 19-22, 25, and 26-31. No change to the number of dwelling units, which remains as 46 dwellings. No changes to the lot lines, open space or roadways proposed. The property is located off Fieldside Lane and is within the Rural District. Tax Map 32, Lot 13. **Receive Final Subdivision Amendment Application, determine if a site walk is to be held, workshop draft completeness and determined if a public hearing is to be held.**

**DOCUMENTS:**

[WELLS SUBDIVISION AMENDMENT APPLICATION.PDF](#)  
[FIELDSIDE SITE PLAN AMENDMENT 3-17-23.PDF](#)  
[PB PAGES FROM FAIRWAY VIEW VILLAGE FINAL PLANS 2020-.PDF](#)  
[WELLS- FIELD 3 FIELDSIDE LN.PDF](#)  
[WELLS- FIELD 4 FIELDSIDE LN.PDF](#)  
[WELLS- FIELD 5 FIELDSIDE LN.PDF](#)

**VII. MARKS ORGANIX**

Strada Postale, LLC, owner. Mark Quinn, applicant. Kenneth Wood, Attar Engineering Inc, agent. Site Plan Amendment Application seeking approval for 1,175 SF Medical Marijuana Dispensary use within the existing 2-story building on the property. Other separate uses on the property to remain as follows: 1,200 SF Business Wholesale use, 12,389 SF Business Retail use, 2,000 SF Business Office use, and 2,498 SF accessory storage for the businesses on the property, excluding the Medical Marijuana Dispensary use proposed. The property is located off 655 Post Road and is within the General Business District. Tax Map 114, Lot 35. **Receive Site Plan Amendment Application, determine if a site walk is to be scheduled, offer initial completeness review comments**

**DOCUMENTS:**

[FULL SITE PLAN APPLICATION.PDF](#)  
[655 POST ROAD BASE 2023-AMD SITE PLAN.PDF](#)

**VIII. WEBBER RIDGE PHASE 2 AMENDMENT**

Southcoast Construction, Corp. owner/applicant. Horizon Engineering, agent. Final Subdivision Amendment Application seeking approval to relocate the well and associated well exclusion zone on Lot 8-9. No other changes proposed to the existing 10 lot/dwelling unit Residential Cluster Subdivision. The property is located off Webber Ridge Lane off Green Road. The subdivision is located within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 16, Lot 8-1 to 8-10. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop draft completeness, determine if a public hearing is to be scheduled**

**DOCUMENTS:**

[220021 WEBBER RIDGE LOT 9.PDF](#)

WEBBER LOT 9 DEED.PDF  
WEBBER RIDGE AMD APP FORM 03-17-23.PDF  
WEBBER RIDGE AMD SEPTIC AND FRICK LETTER 12-19-22.PDF  
WEBBER SEPTIC DESIGN LOT 9.PDF

**OTHER BUSINESS**

**ADJOURN**