



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, April 17, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. APRIL 3, 2023 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. 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.

DOCUMENTS:

[PB MEMO RE BULRUSH PH 04-10-23.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. THE WOODS

Walter Wormwood, owner; Home Innovations, LLC, applicant; Dana Libby, agent. Subdivision Pre-Application for two lots/ single family dwellings. The property is located off Bragdon Road within the Rural District. Tax Map 30, Lot 17-2 and 17-5.

Receive Subdivision Pre-Application and schedule a site walk

II. LITTLEFIELD LANDING

Robert Kammerer, Rose Anna Racanielle, and Robert Duffy, owners; Big Ledge, LLC, applicant; Dana Libby, agent. Subdivision Pre-Application for a 5 lot/ single family dwelling major subdivision with private right-of-way on 5.24 acres of land. The property is located in the Residential A District and is off 941 Littlefield Road. Tax Map 25, Lot 31-A.

Receive Subdivision Pre-Application and schedule a site walk

III. 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 public comments and draft compliance/ Findings of Fact & Decisions for possible approval**

IV. 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. **Report results of Site Walk and Article V, VI, VII/completeness review comments**

DOCUMENTS:

[PB MEMO RE THE BEACHES SITE WALK RESULTS 04-10-23.PDF](#)

V. 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. **Report results of Site Walk, workshop completeness and determine a public hearing**

DOCUMENTS:

[PB MEMO RE MARKS ORGANIX SITE WALK RESULTS 04-10-23.PDF](#)

VI. 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. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

VII. 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 Land and is within the Rural District. Tax Map 32, Lot 13. **Workshop compliance/ violation resolution, notes, and**

conditions

VIII. BURNT MILL ESTATES SUBDIVISION (ELIMINATE GOLF COURSE)

Burnt Mill Holding Company, LLC, owner; Sebago Technics, Inc., applicant/engineer. Final Subdivision Amendment Application to eliminate the 18-hole Golf Course and driving range (Low-Intensity Commercial Recreation use) and associated Clubhouse with 74 seat Restaurant, Event Barn, Kid Club, Fitness/Pool Center, restrooms, storm shelters, sheds and Maintenance buildings (Club use). No change proposed to the 174 dwelling units on 362 acres of land. The property is located off Hobbs Farm Road, Storer Lane, James Street and Parsonage Way. The property is within the Rural and 75' Shoreland Overlay Districts. Tax Map 62A, Lot 1. **Workshop final completeness and compliance review comments**

OTHER BUSINESS

I. CEO & SRC SITE PLAN APPLICATIONS

ADJOURN



TOWN OF WELLS, MAINE PLANNING BOARD

To: Town of Wells Planning Board
From: Planning Office
Date: April 10, 2023
Re: Bulrush Retail Plaza –Public Hearing– Tax Map 108, Lot 33-15

The Planning Board shall conduct a public hearing for the proposed Bulrush Retail Plaza on 4/17.

The Planning Office has not received written comments regarding the proposal. If comments are provided, they will be attached to this memo or handed out at the 4/17 Planning Board meeting.

Thank you.



TOWN OF WELLS, MAINE PLANNING BOARD

To: Town of Wells Planning Board
From: Planning Office
Date: April 10, 2023
Re: The Beaches –Site Walk Results– Tax Map 117, Lot 53

The Planning Board will report the 4/15/23 site walk results at the 4/17 meeting. A site walk results memo will be prepared on Monday and distributed at the Planning Board meeting.

No new information has been provided by the applicant for the proposed development at this time.

The Planning Board should consider continuing the workshop 60 days to allow time for additional information to be submitted.

Thank you.



TOWN OF WELLS, MAINE PLANNING BOARD

To: Town of Wells Planning Board
From: Planning Office
Date: April 10, 2023
Re: Marks Organix –Site Walk Results– Tax Map 114, Lot 35

The Planning Board will report the 4/15/23 site walk results at the 4/17 meeting. A site walk results memo will be prepared on Monday and distributed at the Planning Board meeting.

Thank you.