



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

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 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](#)

OTHER BUSINESS

I. CEO & SRC SITE PLAN APPLICATIONS

ADJOURN

