



# 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**





# 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.