



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

DOCUMENTS:

[PB MIN 04-03-23 DRAFT.PDF](#)

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

DOCUMENTS:

[THE WOODS SUBDIVISION PRE-APP MEMO 04-10-23.PDF](#)
[THE WOODS COVER LTR 032423.PDF](#)
[THE WOODS PREAPP FORM 032423.PDF](#)
[THE WOODS SKETCH PLAN 032423.PDF](#)

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**

DOCUMENTS:

[LITTLEFIELD LANDING SUBDIVISION PRE-APP MEMO 04-10-23.PDF](#)
[LITTLEFIELD LANDING COVER LTR 032423.PDF](#)
[LITTLEFIELD LANDING PREAPP FORM 032423.PDF](#)
[LITTLEFIELD LANDING PREAPP SKETCH 032423.PDF](#)
[LITTLEFIELD LANDING DEED.PDF](#)

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**

DOCUMENTS:

[BULRUSH RETAIL PLAZA MEMO 04-14-23.PDF](#)
[BULRUSH RETAIL PLAZA ART VII \(145-58.2\) REGISTERED MARIJUANA DISPENSARIES 04-13-23.PDF](#)
[BULRUSH RETAIL PLAZA DRAFT COMPLETENESS 04-13-23.PDF](#)
[BULRUSH RETAIL PLAZA DRAFT FOF 04-13-23.PDF](#)
[BULRUSH MGL DRAINAGE MEMO 04-13-23.PDF](#)
[BULRUSH C-1 4-12-23.PDF](#)
[POST HYDROCAD REPORT 041323.PDF](#)
[BULRUSH PLAZA-C100.R5-SITE PLAN.PDF](#)
[BULRUSH_GRADING PLAN-C-1 041323.PDF](#)

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
MARKS ORGANIX SITE PLAN AMEND APP MEMO 04-11-23.PDF
MARKS ORGANIX ART VII (145-58.2) REGISTERED MARIJUANA DISPENSARIES 04-11-23.PDF
MARKS ORGANIX ART VI (145-35 TO 145-47) TOWN REGS 04-11-23.PDF
MARKS ORGANIX DRAFT COMPLETENESS 04-11-23.PDF
23027_COVER_REVIEW_RESPONSE.PDF
655 POST ROAD 20230414.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

DOCUMENTS:

WEBBER RIDGE PHASE 2 FINAL AMEND MEMO 04-13-23.PDF
WEBBER RIDGE PHASE 2 AMD DRAFT FINAL COMPLETENESS 04-13-23.PDF
WEBBER RIDGE PHASE 2 DRAFT FOF 03-31-23.PDF
220020 WEBBER RIDGE SUBDIVISION II AMENDMENT 04-13-23.PDF
WEBBER AUTHORIZATION LETTER 041423.PDF
19213_855 DEED LOT 9.PDF

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

DOCUMENTS:

FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 04-14-23.PDF
FAIRWAY VILLAGE AMD ART VII (145-48) MULTIFAMILY DEVEL 04-14-23.PDF
FAIRWAY VIEW VILLAGE AMD FINAL COMPLETENESS DRAFT 04-14-23.PDF
FAIRWAY VIEW VILLAGE DRAFT NOTES 04-14-23.PDF
SITE PLAN AMENDMENT 4-13-23.PDF

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**

DOCUMENTS:

[BURNT MILL ESTATES AMEND MEMO 04-13-23.PDF](#)
[20019 TRANSMITTAL LETTER 2023-04-04.PDF](#)
[BURNT MILL SUBDIVISION PLANS NO GOLF 04-04-2023.PDF](#)
[20019 COMMENT RESPONSE 04-04-2023.PDF](#)
[20019 REVISED CIVIL PLANS 04-04-2023.PDF](#)

OTHER BUSINESS

I. CEO & SRC SITE PLAN APPLICATIONS

ADJOURN