



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, May 1, 2023, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. APRIL 17, 2023 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. 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.

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.

Report site walk results

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. **Report site walk results**

III. 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. **Workshop compliance/ draft Findings of Fact & Decisions**

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 final completeness and draft compliance/ Final Findings of Fact & Decisions**

V. 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 for possible approval**

VI. SEA VU WEST CAMPGROUND

LGC SVW, LLC, owner/applicant. Attar Engineering, Inc, engineer. Site Plan Amendment Application to convert 7 safari sites to RV Park Model sites, resolve lot coverage issues, and restore wetland and buffer areas around the main office. The property is an existing Tent and Recreational Vehicle Park use. The property is located off 23 College Drive and is within the Rural District. Tax Map 43, Lot 6. **Workshop draft completeness and consider a possible public hearing**

OTHER BUSINESS

ADJOURN