



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, April 3, 2023, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Richard DeBold, Brenda Durand, Brian Toomey, Steve Koeninger, Joshua Lagasse, Paul Baratta
Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson

MINUTES

March 20, 2023

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to accept the minutes as written. Passed unanimously.

PUBLIC HEARINGS

- I. **SEAHORSE RESORT** – Post Road Cottages, LLC, owner/applicant; Henry Hess of Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed for motel guests. The single family dwelling unit to be renovated. The property is located off 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13.

Applicants Henry Hess and Art Coleman presented the plan to renovate the lodging facility. The restaurant area will be converted to an office and a new restaurant is proposed. There will be new sewer and water connections and underground power.

There was a question about timing of the project. Construction is due to start this summer.

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to close the public hearing. Passed unanimously.

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2 **DEVELOPMENT REVIEW & WORKSHOPS**
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- 4 **I. ALRIG USA DEVELOPMENT** – J&D Dube Properties, LLC, owner; Wells Retail
5 Management, LLC, applicant; Stonefield Engineering & Design, LLC, agent. Site Plan
6 Amendment Application to construct a 5,195 SF building for a 2,335 SF Fast-food
7 Restaurant use with drive-thru and 285 SF patio, a 1,430 SF Business Retail use and a
8 1,430 SF Fast-food Restaurant use. The property is located off Meadow Mall Road
9 near 900 Post Road. The property is located in the General Business District and
10 identified as Tax Map 120, Lot 2-1. **Report Site Walk Results, workshop traffic**
11 **updates if applicable.**
12

13 Applicant Samantha Burgner was present. Mr. Livingston reported on the April 1 site walk
14 which Mr. Toomey, Mr. DeBold, Ms. Durand, Mr. Lagasse and Mr. Baratta attended. The drive-
15 thru needs a by-pass lane. The entrance was discussed. Turning traffic from Route One, the sight
16 distance to the south, and the traffic volume are problematic. Northbound traffic will have
17 difficulty turning into the current entrance. The applicant is investigating access through abutting
18 property. There is good foot traffic in the area. Mr. Koeninger said the turning radius is too tight
19 a curve. Mr. DeBold said parking will be an issue.

20 **MOTION**

21 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for 60 days.
22 Passed unanimously.
23

- 24 **II. THE BEACHES** – Australis, LLC, owner; Alex Fabish, applicant. Site Plan
25 Application for an existing, grandfathered Motel (Lodging Facility) with 17 motel
26 units and 1 dwelling unit seeking after the fact approval for changes that occurred on
27 the property without site plan approval including lot coverage additions, changes to
28 landscaping and buffer/setbacks. The property is located off 773 Post Road. The
29 property is located within the General Business District and is identified as Tax map
30 117, Lot 53. **Receive Site Plan Application, determined if a site walk is to be**
31 **scheduled, workshop initial review comments**
32

33 **MOTION**

34 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the site plan application. Passed
35 unanimously.
36

37 Applicant Alex Fabish is seeking after the fact approval for changes including lot coverage,
38 parking, landscaping and accessory structures. The property was sold recently and the Code
39 Office noted changes that were never approved. The property never had an approved site plan.
40 Planning Board review and approval is necessary because this is a lodging facility.
41

42 **MOTION**

43 Motion by Mr. Toomey, seconded by Mr. Koeninger, to schedule a site walk for Saturday, April
44 15 at 8 AM. Passed unanimously.
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1 **III. SEAHORSE RESORT** – Post Road Cottages, LLC, owner/applicant; Henry Hess of
2 Sebago Technics, agent. Site Plan Application seeking approval to renovate and
3 upgrade all existing Motel units. The existing Restaurant to be converted to the
4 Lodging Facility Office and Market for motel guests. A new 42 seat Standard
5 Restaurant building to be constructed for motel guests. The single family dwelling
6 unit to be renovated. The property is located off 1677 Post Road and is within the
7 General Business District. Tax Map 135, Lot 13. **Workshop public comments and**
8 **draft compliance review**
9

10 Mr. Livingston said there cab be a pre-construction meeting about 2 weeks after Planning Board
11 approval if requested. Plan note recommendations were reviewed. Clarification is needed on the
12 overhead utilities and poles. Updated architectural plans should be submitted. Landscaping,
13 screening and buffers were discussed.
14

15 **MOTION**

16 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the plan for a landscaped buffer
17 along Route One. Passed unanimously.
18

19 **MOTION**

20 Motion by Mr. Toomey, seconded by Mr. Koeninger to approve the no cut buffer in the existing
21 woodland vegetation that screens the northerly residential abutters. Passed unanimously.
22

23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve a 25 ft. wide new lodging facility
25 buffer along Hardy's Bluff. Evergreen trees will be planted and the dead trees and invasive
26 species will be removed. Passed unanimously.
27

28 **MOTION**

29 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the plan for screening
30 residential lot 13-1. Passed unanimously.
31

32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve a 6 ft. tall vinyl fence screening
34 residential lots 13-2 and 14 and commercial lot 15. Passed unanimously.
35

36 **MOTION**

37 Motion by Mr. Toomey, seconded by Mr. Koeninger, to approve the existing vegetation and
38 fencing for commercial abutters lots 16-A and 23. Passed unanimously.
39

40 **MOTION**

41 Motion by Mr. Toomey, seconded by Mr. DeBold, to allow the parking and walkways to remain
42 within the 40' lodging facility buffer. Passed unanimously.
43

44 The DEP has determined that this is not a redevelopment project. A Tier 1 permit is pending.
45 There will be 1 parking space per unit.
46

47 **MOTION**

48 Motion by Mr. Toomey, seconded by Mr. Koeninger, to continue the workshop for 60 days.
49 Passed unanimously.

1 **IV. PERKINS PASTURE SUBDIVISION (FKA GOLDMARK) –** Goldmark LLC,
2 owner/applicant; Jacques Gagnon of Oak Point Associates, agent. Final Subdivision
3 Application for a 17 lot/dwelling unit residential cluster development on 47.7 acres of
4 land. Property is located off Quarry Road and Minuteman Drive within the Rural
5 District. Tax Map 37, Lot 2D. **Workshop compliance with preliminary conditions**
6 **of approval, workshop draft final completeness and consider if final public**
7 **hearing to be scheduled**

8
9 Jacques Gagnon and Mark O'Brien were present. Mr. Livingston said the preliminary conditions
10 of approval have been satisfied. A separate driveway for Lot 17 off Quarry Road should be
11 considered.

12
13 **MOTION**

14 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application complete. Passed
15 unanimously.

16
17 **MOTION**

18 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that a final public hearing is not
19 required. Passed unanimously.

20
21 **MOTION**

22 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 60 days. Passed
23 unanimously.

24
25 **V. BULRUSH RETAIL PLAZA –** Bulrush, LLC, owner/applicant; Platz Associates,
26 agent. Site Plan Application for a one-story 7,850 SF building and associated parking
27 and infrastructure for Business Retail use, Business Office use, and Registered
28 Marijuana Dispensary use. The property is located off 279 Post Road and is within the
29 General Business District. The property is identified as Tax Map 108, Lot 33-15.
30 **Workshop Completeness and Determine a possible public hearing**

31
32 Travis Nadeau, Tom Platz and another representative of the owner were present. A floor plan
33 and the number of employees have been provided for the Board to determine the parking space
34 requirements. The plan includes 6 employee and 4 customer spaces. There is a crosswalk to the
35 north of the facility. If it could be made safer for pedestrians, the amount of parking could be
36 reduced. Other tenants haven't committed for space in the facility and may be a combination of
37 business retail or business service. Mr. Livingston said the owner could eliminate the business
38 retail use or arrange with an abutter for parking spaces to satisfy the requirement.

39
40 **MOTION**

41 Motion by Mr. Toomey, seconded by Mr. DeBold, to find that 10 parking spaces are sufficient.
42 Passed with Mr. Koeninger opposed.

43
44 The Police Chief has approved the security plan. The decision on the landscaped buffer along
45 Salt Marsh Circle and Route One will be made after the public hearing. The total of 31 parking
46 spaces required can be reduced to the 28 proposed based on a mix of proposed uses. A boundary
47 survey was prepared recently for another project.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. Koeninger, to waive an updated boundary survey.
3 Passed unanimously.
4

5 Mr. Millian asked about the shade trees. There is a gap in landscaping where the property abuts
6 a future residential lot. Evergreens or a fence could be considered. A determination can be made
7 after the public hearing. The Fire Chief asked for more details of the sprinkler system at the
8 Staff Review Committee meeting. Fire Department access to the building is adequate. The
9 Sanitary District letter is pending.

10 **MOTION**

11
12 Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a public hearing for April 17.
13 Passed unanimously.
14

15 **VI. FAIRWAY VIEW VILLAGE** – York Building & Design, Inc. owner/applicant.
16 Nathan Amsden Surveying, surveyor. Final Subdivision Amendment Application
17 seeking approval to change the building footprints for units 19-22, 25, and 26-31. No
18 change to the number of dwelling units, which remains as 46 dwellings. No changes to
19 the lot lines, open space or roadways proposed. The property is located off Fieldside
20 Land and is within the Rural District. Tax Map 32, Lot 13. **Receive Final Subdivision**
21 **Amendment Application, determine if a site walk is to be held, workshop draft**
22 **completeness and determined if a public hearing is to be held.**
23

24 **MOTION**

25 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the final subdivision amendment
26 application. Passed unanimously
27

28 Applicant Walter Woods was present. This amendment seeks to approve a box rather than some
29 of the footprints, to relocate some of the units and the septic system, and to resolve the number of
30 generators allowed. There is a current zoning violation on Phase 1 and the applicant is working
31 with the Selectmen on a consent agreement. If the Selectmen approve the consent agreement, a
32 note will be added to the plan. The Code Office is holding permits pending decisions by the
33 Planning Board and Selectmen.
34

35 **MOTION**

36 Motion by Mr. Toomey, seconded by Mr. DeBold, that a site walk is not necessary. Passed
37 unanimously.
38

39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 30 days. Passed
41 unanimously.
42

43 **VII. MARKS ORGANIX** – Strada Postale, LLC, owner. Mark Quinn, applicant. Kenneth
44 Wood, Attar Engineering Inc, agent. Site Plan Amendment Application seeking
45 approval for 1,175 SF Medical Marijuana Dispensary use within the existing 2-story
46 building on the property. Other separate uses on the property to remain as follows:
47 1,200 SF Business Wholesale use, 12,389 SF Business Retail use, 2,000 SF Business
48 Office use, and 2,498 SF accessory storage for the businesses on the property,
49 excluding the Medical Marijuana Dispensary use proposed. The property is located off

1 655 Post Road and is within the General Business District. Tax Map 114, Lot 35.
2 **Receive Site Plan Amendment Application, determine if a site walk is to be**
3 **scheduled, offer initial completeness review comments**
4

5 **MOTION**

6 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the site plan amendment
7 application. Passed unanimously.
8

9 Mark Quinn, owner, and Wyatt Page of Attar Engineering presented the plan to add a medical
10 marijuana dispensary to an existing building. The former Cannon Towel site will be converted to
11 a 1,175 sq. ft. use with a dispensary/storage area/ check in and retail areas on the first floor. The
12 20 year old site plan will be updated. There is a buffer requirement for the adjacent residential
13 use. This use requires a sprinkler system and the water service may need upgrading. There will
14 be a Town vote in June on a retroactive ordinance change that would limit the number of medical
15 marijuana dispensaries to 3 if it passes. This is the 4th application and the owner is aware of the
16 situation.
17

18 **MOTION**

19 Motion by Mr. Toomey, seconded by Mr. DeBold, to schedule a site walk for April 15 at 8:45
20 AM. Passed unanimously.
21

22 **VIII. WEBBER RIDGE PHASE 2 – Southcoast Construction, Corp. owner/applicant.**
23 **Horizon Engineering, agent. Final Subdivision Amendment Application seeking**
24 **approval to relocate the well and associated well exclusion zone on Lot 8-9. No other**
25 **changes proposed to the existing 10 lot/dwelling unit Residential Cluster Subdivision.**
26 **The property is located off Webber Ridge Lane off Green Road. The subdivision is**
27 **located within the Rural, Resource Protection and 250' Shoreland Overlay Districts.**
28 **Tax Map 16, Lot 8-1 to 8-10. Receive Final Subdivision Amendment Application,**
29 **determine if a site walk is necessary, workshop draft completeness, determine if a**
30 **public hearing is to be scheduled**
31

32 **MOTION**

33 Motion by Mr. Toomey, seconded by Mr. Koeninger, to receive the final subdivision amendment
34 application. Passed unanimously.
35

36 Applicant Eric Christiansen presented the plan to relocate the well and well exclusion zone. Plan
37 markups were reviewed.
38

39 **MOTION**

40 Motion by Mr. Toomey, seconded by Mr. DeBold, that a site walk is not necessary. Passed
41 unanimously.
42

43 **MOTION**

44 Motion by Mr. Toomey, seconded by Mr. DeBold, that a public hearing is not necessary. Passed
45 unanimously.
46

47 **MOTION**

48 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 60 days. Passed
49 unanimously.

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OTHER BUSINESS

~On March 28 the Staff Review Committee reviewed an application from Seaglass Village to relocate a shed.

ADJOURN

MOTION

Motion by Mr. Toomey, seconded by Mr. Koeninger, to adjourn. Passed unanimously.

MINUTES APPROVED April 17, 2023

ACCEPTED BY:

Richard DeBold Cinndi Davidson
Richard DeBold, Secretary Cinndi Davidson, Recorder