



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, January 12, 2026, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. DECEMBER 15, 2025 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 12-15-25 DRAFT.PDF](#)

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. DEWEY SUBDIVISION

Lynette Dewey and David Hilton, owner; Lynette Dewey, applicant. Subdivision Pre-application for a major subdivision off Bragdon Road on 91.3 acres of land. Application proposes two options: 9 standard lots with open space or 15 residential cluster lots with a private roadway and open space. The property is located within the Rural District and is identified as Tax Map 54, Lot 1. **Receive Subdivision Pre-Application, consider which option is preferable, and determine a Site Walk for April**

DOCUMENTS:

[DEWEY SUBDIVISION PRE-APP MEMO 01-08-26.PDF](#)
[DEWEY PREAPP.PDF](#)
[DEWEY MAPS.PDF](#)
[DEWEY DEEDS.PDF](#)
[DEWEY STANDARD OPTION.PDF](#)
[DEWEY CLUSTER OPTION.PDF](#)
[LETTER TO WELLS PLANNING BOARD REGARDING PROPOSED SUBDIVISION ON BRAGDON RD LOT 54-1.PDF](#)

II. 1863 POST ROAD APPEAL

Edward and Pamela McDonough, appellants. Appeal to the Planning Board filed for the Staff Review Committee site plan approval of 1863 Post Road, Tax Map 139, Lot 24. **Receive Appeal Application, consider appellant standing, review appeal and render determinations**

DOCUMENTS:

[PB MEMO RE 1863 POST ROAD APPEAL WITHDRAWN 01-09-26.PDF](#)
[EMCDONOUGH EMAIL WITHDRAWAL 01-09-26.PDF](#)
[1863 POST RD APPEAL TO PB BY MCDONOUGH.PDF](#)
[EDWARD AND PAMELA MCDONOUGH - PB WITHDRAWAL 01-09-26.PDF](#)
[2026-01-08 1863 POST ROAD APPEAL RESPONSE COMBINED.PDF](#)
[1863 POST RD FOF SIGNED 122325.PDF](#)
[1863 POST RD C2.0 SIGNED 122325.PDF](#)
[ZONING DETERMINATION 12-22-2025.PDF](#)

III. CONGDONS DONUTS

McLamb, LLC, owner/applicant; Main Land Development Consultants, Inc. agent. Site Plan Amendment Application to construct a two-story building and associated driveway and parking. The 1st story to be used as accessory storage for the Restaurant use on the property and the 2nd floor to be used for two-family dwelling unit. The property is located at 1090 Post Road and is within the General Business, Residential A and Rural District. Tax Map 123, Lot 5 **Consider Extension Request**

DOCUMENTS:

[PB MEMO RE CONGDONS 01-09-26.PDF](#)
[PB LETTER 1.8.26.PDF](#)

IV. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT

York Building & Design Center, Inc. owner/ applicant; Attar Engineering, agent. Final Subdivision Amendment application seeking approval for as-built conditions; to eliminate protective bollards for patios adjacent to roadways; revise limits of clearing/disturbance to occurred; revised drainage; remove guardrails in some areas; and change the deadline of finish course of pavement to the 45th occupancy permit. The subdivision consists of 46 dwelling units as a grandfathered Multifamily Development located within the Rural District. The property is located off of North Berwick Road off Fieldside Lane and is identified as Tax Map 32, Lot 13. **Consider applicants' site walk waiver request, consider applicant's information on MDEP/ ACOE violation resolution**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 1-09-26.PDF](#)
[FIELDSDIE - 20251006 WAIVER.PDF](#)
[FIELDSDIE - 20251006 PHOTOS.PDF](#)
[SITE PHOTOS - SITE WALK INFO.PDF](#)
[FAIRWAY ACOE EMAILS 122925.PDF](#)
[AS-BUILT PLANS_REVA_SIGNSTAMP.PDF](#)
[C031-19_WELLS_20260105 REV.PDF](#)
[FVV AS-BUILT PLAN SET REV 05JAN2026.PDF](#)
[FIELDSDIE - 20251006 AMEND PLAN APP.PDF](#)

V. HOLIDAY HOUSE

Holiday House Condominium Association, owner; Dominic Gallucio, Property Manager; Civil Consultants, applicant/engineer. Site Plan Amendment Application seeking after the fact approval for changes made since 1985 which include: land division, conveyance of land, creation of easements, grandfathered housekeeping units enlarged, driveways expanded, lot coverage increased, enlarged pool, resolution of disturbed buffer and depicting on-site Lodging Facility Office. The use of the property consists of 26 grandfathered non-conforming housekeeping cottage units and 21 motel units. The property is located at 76 Post Road and is within the General Business District. Tax Map 105, Lot 4. **Workshop completeness and draft compliance/ Findings of Fact & Decisions for possible approval**

DOCUMENTS:

[HOLIDAY HOUSE EXTENSION 010826.PDF](#)

VI. MAJESTIC REGENCY RESORT

AA Ryan LLC, owner/ applicant; Sebago Technics, agent. Site Plan Amendment Application to depict existing conditions and seek approval for parking space and lot coverage changes. The applicant seeks to designate motel worker housing units. The property is an existing Hotel/Motel Lodging Facility with 1 dwelling unit/ manager's unit. The property is located at 102 Post Road and is within the General Business District. Tax Map 105, Lot 6. **Receive Site Plan Amendment Application, determine if another site walk is necessary, workshop initial review comments**

DOCUMENTS:

[MAJESTIC REGENCY SITE PLAN AMD MEMO 01-09-26.PDF](#)
[MAJESTIC REGENCY DRAFT COMPLETENESS 01-09-26.PDF](#)
[GONETSPEED SITE WALK MEMO 04-07-25.PDF](#)
[MAJESTIC REGENCY PLAN.PDF](#)
[MAJESTIC REGENCY SITE PLAN APP.PDF](#)

OTHER BUSINESS

I. STAFF REVIEW COMMITTEE & CEO/PLANNER SITE PLAN APPROVALS

DOCUMENTS:

[12-23-25 SRC AGENDA.PDF](#)

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