



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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Meeting Agenda

Wednesday, February 18, 2026, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

## MINUTES

### **I. JANUARY 6, 2026 DRAFT MEETING MINUTES**

#### **DEVELOPMENT REVIEW & WORKSHOPS**

##### **I. COASTAL COMMONS**

R&L Properties, LLC, owner/ applicant; Attar Engineering Inc, agent. Site Plan Amendment Application seeking to add Medium Intensity Commercial Recreation use to units 2 and 3 (each unit is 1,000 SF in area) for golf simulators. The property is located at 22 Laudholm Farm Road (formerly 2229 Post Road) and is within the General Business District. The property is identified as Tax Map 147, Lot 13. **Receive Site Plan Amendment, Workshop Articles V, VI and draft completeness and compliance**

Documents:

[COASTAL COMMONS SITE PLAN MEMO 02-13-26.PDF](#)  
[COASTAL COMMONS DRAFT COMPLETENESS 02-12-26.PDF](#)  
[COASTAL COMMONS COMPLIANCE FOF FINAL 02-12-26.PDF](#)  
[PARKING RECOMM RE GOLF SIM 120825.PDF](#)  
[LAUDHOLM FARM SITE PLAN AMD GOLF SIM BUSINESS.PDF](#)

##### **II. HARBORSIDE CONDOMINIUM**

Harborside Condominium Association, owner; Marie Keenan, applicant. Site Plan Application seeking approval for adding 10 parking spaces, parking space restriping, adding a dumpster, documenting the expansion of motel unit 21 and addressing the lodging facility office/management requirements. The property is a grandfathered Lodging Facility consisting of 21 hotel/motel units. The property is located at 353 Mile Road and is within the Beach Business and Shoreland Overlay Districts. Tax Map 122, Lot 38. **Workshop compliance/ Findings of Fact & Decisions for possible approval or consider for extension**

Documents:

[HARBORSIDE CONDO MEMO 02-13-26.PDF](#)  
[HARBORSIDE CONDO DRAFT COMPLETENESS 02-13-26.PDF](#)  
[HARBORSIDE 021326.PDF](#)

#### **OTHER BUSINESS**

#### **ADJOURN**