



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, March 9, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 9, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 02-09-26 DRAFT.PDF](#)

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. SEA VU WEST CAMPGROUND

Sea Vu West MHC Holdings, LLC, owner/applicant; Attar Engineering, Inc, engineer/agent. Site plan amendment application to add 9 acres of land to the property to resolve lot coverage issues, add 2.72 acres of lot coverage and restore wetland and buffer areas around the main office. The property is an existing 264 site 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. [Review status update and consider an extension](#)

DOCUMENTS:

[SEA VU WEST EXTENSION 022026.PDF](#)

II. MIA LANE SUBDIVISION (FKA 88 BURNT MILL ROAD)

Gilchrest Development, Inc./ Kevin Hill, owner/applicant; Attar Engineering, Inc, engineer. Final Subdivision Application for 6 single family dwelling units proposed on 3.51 acres of land (Multifamily Development). The property is located off 88 Burnt Mill Road and is within the Residential A and General Business Districts. Tax Map 139, Lot 6. [Review status update and consider an extension](#)

DOCUMENTS:

[MIA LANE SUBDIVISION FINAL APP MEMO 03-05-26.PDF](#)
[MIA LANE CONDO - ATTACHMENTS PKG 04MAR2026.PDF](#)
[MIA LANE CONDO - PLAN SET REV 04MAR2026.PDF](#)

III. 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 draft compliance/ Findings of Fact & Decisions for possible approval](#)

DOCUMENTS:

[HOLIDAY HOUSE SITE PLAN AMEND APP 03-05-26.PDF](#)
[HOLIDAY HOUSE DRAFT COMPLETENESS 03-05-26.PDF](#)
[HOLIDAY HOUSE DRAFT COMPLIANCE FOF 03-05-26.PDF](#)
[2026-03-04-HOLIDAY HOUSE SITE PLANS - REV4.PDF](#)

IV. CONGDON'S DOUGHNUTS

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 [Workshop compliance/ Findings of Fact & Decisions for possible approval](#)

DOCUMENTS:

[CONGDONS DONUTS AMD MEMO 03-04-26.PDF](#)
[CONGDONS DONUTS DRAFT COMPLIANCE FOF 03-04-26.PDF](#)
[2026-02-22 C2.1 SITE PLAN.PDF](#)
[2026-03-04 C3.1 UTILITY GRADING PLAN.PDF](#)

V. RICHARD BOIS SUBDIVISION AMENDMENT

Richard Bois, owner/applicant. Main-Land, surveyor/agent. Subdivision Amendment Application seeking approval to enlarge Lot 2 to 77.49 acres, reduce Lot 3 by 19,330 SF, and create easements on Lot 3 to benefit Lot 2. Lots 20-1, 20-2 and 20-3 are within an existing 3 lot subdivision. No change to the number of dwellings proposed. The subdivision is located near 50 Quarry Road and is within the Rural, Resource Protection and 250' Shoreland Overlay zone. Tax Map 46, Lot 20-1, 20-2 and 20-3. [Workshop completeness](#)

DOCUMENTS:

[RICHARD BOIS AMD MEMO 02-17-26.PDF](#)
[RICHARD BOIS SUB MINOR AMENDMENT COMPLETENESS 02-17-26.PDF](#)

VI. MILLENNIUM GRANITE

Richard Bois, owner/applicant; Main-Land, agent. Site Plan Amendment application to alter the lot line between lot 20-3 and 20-2. No change in use proposed. The use of the property to remain a Mineral Extraction/ Manufacturing use. The property is located within the Rural, 250' Shoreland Overlay, and Resource Protection Districts. The property is located at 50 Quarry Road and is identified as Tax Map 46, Lot 20-3. [Workshop completeness](#)

DOCUMENTS:

MILLENNIUM GRANITE SITE PLAN AMEND MEMO 02-20-26.PDF
MILLENNIUM GRANITE AMD ART VII (145-53) MINERAL EXTRACTION 02-18-26.PDF
MILLENNIUM GRANITE AMD DRAFT COMPLETENESS 02-18-26.PDF
2003 GIS.PDF

VII. BALD HILL RV PARK

Bald Hill LLC, owner; Richard Bois, Jr., applicant; Main-Land Development Consultants, Inc., engineer and surveyor/agent. Site Plan Application for a 64 site Tent and Recreation Vehicle Park with associated office, roadways and utilities. The property is located at 548 Bald Hill Road and is within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 46, Lots 20-2 and 20C. **Workshop completeness.**

DOCUMENTS:

BALD HILL RV MEMO 02-20-26.PDF
BALD HILL RV PARK ART VII (145-50) TENT REC VEHICLE PARK 02-19-26.PDF
BALD HILL RV PARK DRAFT COMPLETENESS 02-19-26.PDF

VIII. 526 POST ROAD SITE PLAN

The Grace Group, LLC, owner/applicant; Walsh Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre property into two lots. The existing School use to remain within the existing building on 1.3 acres of land. Changes to parking, landscaping, stormwater and utilities proposed. The property falls within the General Business District and Rural District. The property is located at 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop completeness and determine public hearing**

DOCUMENTS:

526 POST ROAD MEMO 02-20-26.PDF
2026-02-10 SITE PLAN SW REPORT_FULL.PDF
526 POST ROAD WELLS LOT DIVISION 2-16-26.PDF
2026-02-10 526 POST ROAD SITE PLAN SUBMISSION.PDF

IX. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 12 single family dwelling units on 6.85 acres of land with street right of way proposed and open space as a Multifamily Development. The property is located within the General Business and Rural District. The property is located off 526 Post Road and is identified as Tax Map 27, Lot 10. **Workshop completeness and determine public hearing**

DOCUMENTS:

ARUNDEL LAND SUB PRELIM MEMO 02-20-26.PDF
ARUNDEL LANE SUB PRELIM COMPLETENESS 02-20-26.PDF
2026-02-10 ARUNDEL LANE SUBDIVISION PB SUBMISSION.PDF
2026-02-10 SUBDIVISION SW REPORT_FULL.PDF
2025-08-14 WSD REQUEST FOR ABILITY TO SERVE.PDF

X. NORTEY DENTAL

Marilyn Darling, owner; Nortey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21. **Receive Site Plan Application, Workshop Articles V, VI and draft completeness**

DOCUMENTS:

NORTEY DENTAL SITE PLAN MEMO 02-20-26.PDF
NORTEY DENTAL DRAFT COMPLETENESS 02-20-26.PDF
00000- SITE PLAN APP BINDER_REDACTED.PDF
PAGES FROM 250519 NORTEY DENTAL SHEET SET 2026-02-02.PDF

XI. CHICKS CROSSING SUBDIVISION

SVT Property, Inc. owner/applicant; Sebago Technics, Inc. agent. Final Subdivision Amendment Application seeking plan note revision to allow finish course of pavement to occur prior to 19th occupancy permit instead of the 17th occupancy permit. No change to the approved 20 lots/single family dwelling units or open space. The subdivision is located off Chicks Crossing Road and Lydia's Circle. The subdivision is located within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. Tax Map 83, Lots 8, 8-1 to 820. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions**

DOCUMENTS:

CHICK CROSSING FINAL AMEND APP MEMO 03-06-26.PDF
CHICK CROSSING VILLAGE AMD DRAFT COMPLIANCE FOF 03-05-26.PDF
LETTER TO TOWN OF WELLS FOR SVT.PDF
220839-02 PLAN SET 02-24-26.PDF
220839-02 AMENDMENT APPLICATION 02-24-26_REDACTED.PDF

OTHER BUSINESS

I. PROPOSED ORDINANCE CHANGES

Workshop and schedule for Joint Public Hearing with Select Board for March 23, 2026

- a. Street Standards and Approval requirements.
- b. Flood Ordinance changes
- c. Minor Subdivision updates
- d. Timber Harvest updates
- e. Land Use ballot question format
- f. Residential Parking requirements
- g. Building Design requirements
- h. Boundary Survey requirement

DOCUMENTS:

TIMELINE MEMO 3-5-26.PDF
CHAPTER 201 STREETS ART 02-25-26.PDF
CHAPTER 116 FLOOD ORD BALLOT 2-25-26.PDF
CHAPTER 145-30 MINOR SUBD REV 01-23-26.PDF
CHAPTER 145 TIMBERING 02-25-26.PDF
CHAPTER 145-6 BALLOT FORMAT 02-25-26.PDF
145-39D PARKING BALLOT 02-25-26.PDF
CHAPTER 145 SPECIAL PROVISIONS ARCH REV 01-09-26.PDF
CHAPTER 145 TOWNWIDE GENERAL REGULATIONS BNDY SURVEY 01-09-26.PDF

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