



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, April 6, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. MARCH 23, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 03-23-26 DRAFT.PDF](#)

PUBLIC HEARINGS

I. 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.

DOCUMENTS:

[PB MEMO RE 526 POST ROAD SITE PLAN PH 04-03-26.PDF](#)

II. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 11 single family dwelling units on 6.85 acres of land with private 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.

DOCUMENTS:

[PB MEMO RE ARUNDEL LANE PRELIM PH 04-03-26.PDF](#)
[526 POST RD SUB COMNT SUMMERHILL 012026.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. COMPASS POINTE SUBDIVISION AND SITE PLAN AMENDMENT

Compass Pointe Condominium Association, owner; Richard B. Dupuis Revocable Living Trust, owner of unit S-2; Attar Engineering, Inc, agent/ engineer. Site and Subdivision Amendment Application seeking to expand the building envelope for unit S-2 (dwelling unit) and depict existing site conditions and parking space changes. The property consists of 6 dwelling units (Multifamily Development) and 22 motel/hotel units (Lodging Facility) on one parcel of land. The property is located at 45 Post Road and is within the General Business, Residential A and 75' Shoreland Overlay District. Tax Map 105, Lot 159. **Review update and consider an extension.**

DOCUMENTS:

[PB MEMO RE COMPASS POINTE 03-30-26.PDF](#)
[CP IMAGE OF PAVEMENT AND BOULDER 03-11-26.PDF](#)

II. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT

York Building & Design Center, Inc. owner/ applicant; Attar Engineering, agent. Final Subdivision Amendment application seeking approval to revise deadlines for finish pavement and reclaiming storage area; eliminate residential parking striping; depict as-built conditions; revise guardrails; revise stormwater; and revise the number of occupancy permits to be allowed prior to MDEP resolution. 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. **Receive Subdivision Amendment and schedule a site walk.**

DOCUMENTS:

[FAIRWAY VIEW VILLAGE FINAL AMEND APP MEMO 04-01-26.PDF](#)
[FVV - SDV AMEND 5 ATTACHMENTS PKG 19MAR2026.PDF](#)
[FVV - SDV AMEND 5 ATTACHMENTS PKG 31MAR2026.PDF](#)
[FVV AMEND 5 - APPLICATION FORM 27MAR2026_REDACTED.PDF](#)
[FVV - SDV AMEND 5 PLAN SET 18MAR2026.PDF](#)

III. LAFAYETTE WELLS INC. (FORBES RESTAURANT)

Lafayette Wells, Inc. owner/ applicant. Site Plan Amendment Application seeking approval to expand the Standard Restaurant use into the 2nd floor of the existing building (3,361 SF) to create a bar and additional seating. The application also seeks approval of changes made since 1985 site plan approval to parking, structure changes and roof/awning over outdoor patio. The property is located at 427 Mile Road and is within the Beach Business and 250' Shoreland Overlay District. Tax Map 122, Lot 143. **Receive Site Plan Amendment, determine if a site walk is necessary, workshop initial completeness review and if appropriate consider if a public hearing is to be scheduled.**

DOCUMENTS:

[FORBES SITE PLAN AMEN APP 031626_REDACTED.PDF](#)
[FORBES RESTAURANT DRAFT COMPLETENESS 03-31-26.PDF](#)
[FORBES SITE PLAN DRAFT NOTES 03-31-26.PDF](#)
[FORBES WSD 031026.PDF](#)
[FORBES KKWVD 031626.PDF](#)
[FORBES SITE PLAN AMEND APP 04-03-26.PDF](#)
[FORBES DRAFT PLAN 022626.PDF](#)

IV. 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 public hearing comments and draft Preliminary Findings of Fact & Decisions**

DOCUMENTS:

ARUNDEL LAND SUB PRELIM MEMO 04-02-26.PDF
MGL DRAINAGE MEMO 4-1-26.PDF
ARUNDEL LANE SUB PRELIM COMPLETENESS 04-02-26.PDF
2026-03-10 ARUNDEL LANE SUBDIVISION TOWN REVISIONS.PDF

V. 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 public hearing comments and draft Findings of Fact & Decisions, continue site plan review to coincide with Final Subdivision Application review**

DOCUMENTS:

526 POST ROAD MEMO 04-01-26.PDF
526 POST RD MGL DRAINAGE MEMO 04-01-26.PDF
526 POST RD DRAFT COMPLETENESS 04-01-26.PDF
1005 - SITE PLAN SET - COPY.PDF

OTHER BUSINESS

I. CHAPTER 145 - BOUNDARY SURVEY REQUIREMENT ORDINANCE CHANGE

DOCUMENTS:

CHAPTER 145 TOWNWIDE GENERAL REGULATIONS BNDY SURVEY 04-01-26.PDF

ADJOURN