



TOWN OF WELLS, MAINE ZONING BOARD OF APPEALS LEGAL NOTICE

MEETING AGENDA

MONDAY, MAY 12, 2025, 7:00 PM

LITTLEFIELD MEETING ROOM, WELLS TOWN HALL

208 SANFORD ROAD

7:00 P.M. **CALL TO ORDER & QUORUM DETERMINATION**

PUBLIC HEARING(S)

I. MISLOCATED BUILDING APPEAL – MAJESTIC REGENCY RESORT

Sam Patel, owner of Majestic Regency Resort located at 102 Post Road, further identified as Assessor's Tax Map 105 Lot 006, is requesting a Mislocated Building Appeal pursuant to Article IX Section §145- 67. A. (5). The mislocated building appeal is for a 1,232sf structure held as a Community Hall for the Lodging Facility, which had been built within the required setbacks.

Documents:

[ZBA2025-05-12 PACKET.PDF](#)

DELIBERATIONS

I. MISLOCATED BUILDING APPEAL – MAJESTIC REGENCY RESORT

Sam Patel, owner of Majestic Regency Resort located at 102 Post Road, further identified as Assessor's Tax Map 105 Lot 006, is requesting a Mislocated Building Appeal pursuant to Article IX Section §145- 67. A. (5). The mislocated building appeal is for a 1,232sf structure held as a Community Hall for the Lodging Facility, which had been built within the required setbacks.

MINUTES:

Approval of Meeting Minutes of February 3rd, 2025, March 10th, 2025 & April 9th, 2025.

ADJOURN

To Whom It May Concern,

Following our conversation during my visit to the Code Enforcement office, I have enclosed 12 separate packets containing letters A, B, C, E, G, and K as per your instructions. Additionally, a check for \$700 is included within the orange envelope.

Thank you for your attention to this matter.

Best,
Sam Patel
Ph. 512-952-2606

MAP # 105
LOT # 006





WELLS ZONING BOARD

MISLOCATED BUILDING APPEAL PETITION

****ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED****

NAME OF APPELLANT: AA RYAN LLC PHONE: 512-952-2606

EMAIL ADDRESS: Regalinn99@gmail.com

MAILING ADDRESS: 102 Post Rd Wells ME 04090

CITY/TOWN STATE ZIP CODE

LOCATION OF PROPERTY: SAME AS ABOVE

TAX MAP # _____ LOT# _____ ZONE _____ YEAR PURCHASED 2020

NAME OF OWNER Sam Patel PHONE: 512-952-2606
(IF DIFFERENT THEN APPELLANT)

EMAIL ADDRESS: Regalinn99@gmail.com

MAILING ADDRESS: Same as Above

CITY/TOWN STATE ZIP CODE

MISLOCATED BUILDING APPEAL: To hear and decide upon appeal in specific cases where existing buildings are found to be in violation of the setback requirements and where such location of buildings will not be contrary to the public interest where an appeal should be granted. In order to grant a mislocated building appeal the Board must find that there was no willful or premeditated action (or gross negligence) to build within the setback.

RECEIVED
APR 16 2025
BY: _____

AA RYAN LLC (Sam Patel)

102 Post Rd Wells ME 04090

regalinn99@gmail.com

Ph. 512 952 2606

04/09/2025

Subject: Mislocated Building Appeal – [Property Address or Parcel ID]

To Whom It May Concern,

I am writing to formally appeal the determination regarding a mislocated building on our property located at 102 Post Rd Wells ME 04090.

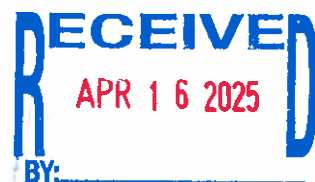
We purchased this property in 2020, and since that time, we have not made any alterations, additions, or changes to this existing structures on the land. The building in question has remained exactly as it was when we acquired the property. We respectfully request that this information be taken into consideration during the appeal process, as we were not responsible for the placement or construction of the building in its current location.

Please let us know if any additional documentation or information is needed to assist with this appeal. We appreciate your time and attention to this matter and look forward to a fair resolution.

Sincerely,

AA RYAN LLC

Sam Patel



DESIGNED	JMC
DRAWN	JMC
CHECKED	BRB
DATE	02/07/2025
SCALE	1" = 30'
PROJECT	240856

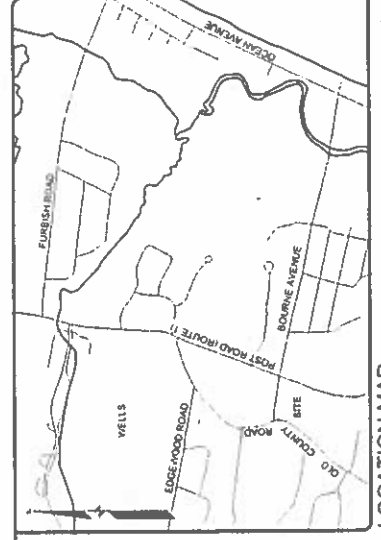
EXISTING CONDITIONS SURVEY
 102 POST ROAD
 WELLS, ME
 FOR GONTSPEED
 66 CAMPUS DRIVE
 NEW GLOUCESTER, ME 04262

RECEIVED
 APR 16 2025

SEBAGO
 TECHNICALS
 15 John Roberts Rd. Suite 4A
 South Portland, ME 04288
 207-207-2100
 SEBAGOTECHNICALS.COM

REV	BY	DATE	STATUS

THIS SPACE INTENTIONALLY LEFT BLANK



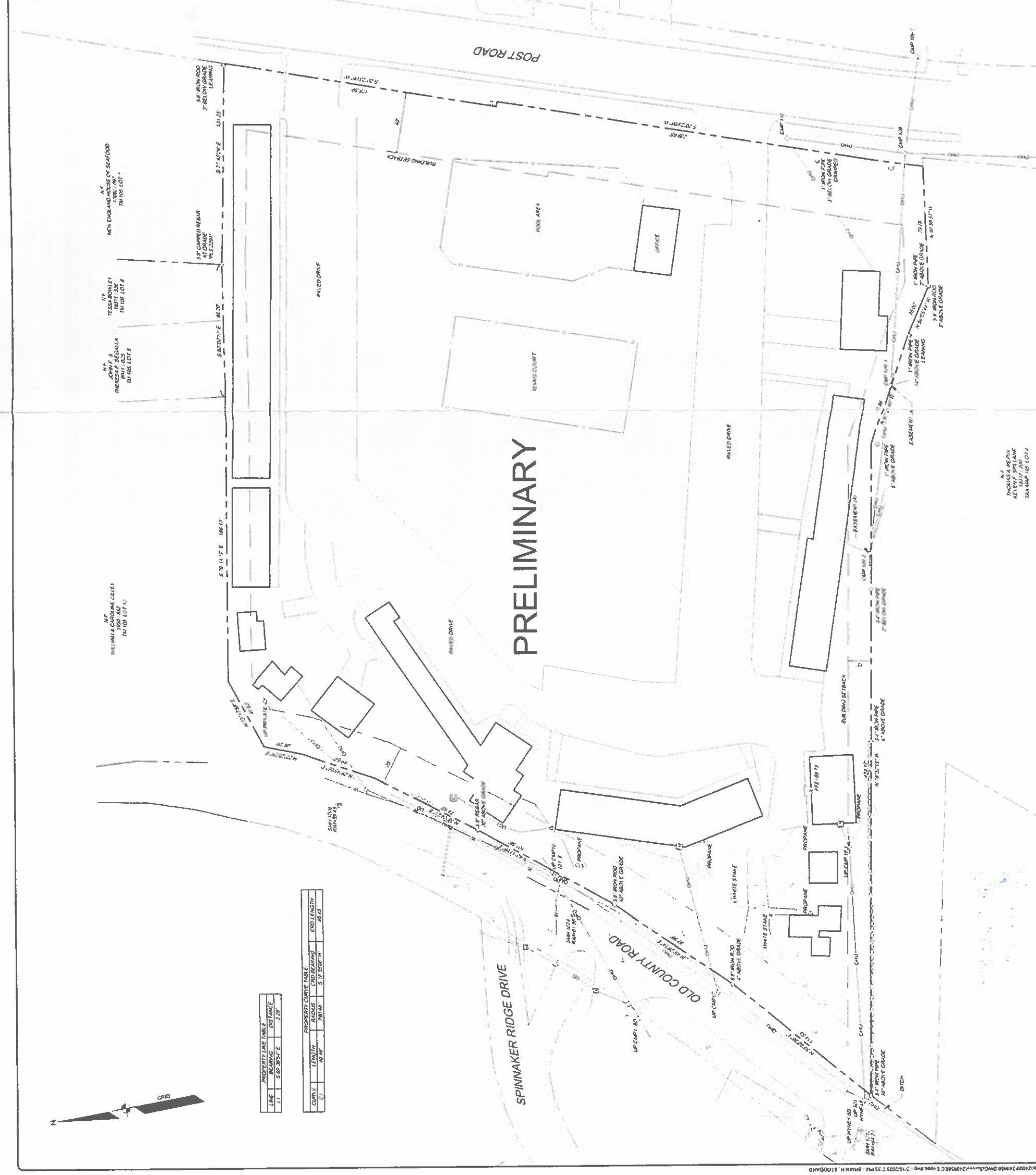
GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL IS AM RYAN, LLC BY DEED DATED FEBRUARY 28, 2020 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 18183 PAGE 185
2. THE PROPERTY IS SHOWN AS LOT 8 ON THE TOWN OF WELLS TAX MAP 100 AND IS LOCATED IN THE GENERAL BUSINESS DISTRICT
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICALS, INC. IN OCTOBER OF 2024 AND FEBRUARY OF 2025.
4. PLAN REFERENCES
5. PLANNING REFERENCE
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10. PLANNING REFERENCE
11. PLANNING REFERENCE
12. PLANNING REFERENCE
13. PLANNING REFERENCE
14. PLANNING REFERENCE

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE TO W/ BUTTER LINE TO D W
---	IRON PIPE ROAD
N/F	NOV OR FORMERLY
---	BUILDING
---	DECK/STEPS
---	OVERHANGS
---	PAVEMENT PAINT
---	EDGE GRAVEL
---	CURBLINE
---	CONTOURS
---	STAKE WALL
---	SOON
G	GAS
H	HYDRANT
W	WATER
SM	SANITARY MANHOLE
SD	STORM DRAIN
CV	VALVE
UD	UNDER DRAIN
CB	CATCH BASIN
CU	OVERHEAD UTILITY
UG	UNDERGROUND COMMUNICATIONS
EM	ELECTRIC METER
CM	COMMUNICATIONS BOX
UP	UTILITY POLE
GW	GUT WIRE

GRAPHIC SCALE
 1" = 30'
 (8'-FEET)



PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	40.40'	780.46'	S 11° 52' 30" W	40.45'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
E1	S 89° 30' 30" E	3.35'

N.F. THOMAS & CAROLINE COLLETT
 1990 S.W. 7
 THESSALIA, SC 29585
 10/105 LOT 8

N.F. TESSA BOHLEY
 10/105 LOT 8

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 9

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 10

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 11

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 12

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 13

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 14

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 15

N.F. JOHN F. S. THOMAS & CAROLINE COLLETT
 10/105 LOT 16

1997
Approved Plans

Drop Line

EXIST 2-UNIT COTTAGE TO BE REMOVED



EXIST PARKING SPACES

EXIST SEWER/WATER LINES TO BE ABANDONED



DUMPSTER

PROPOSED
28x44
STORAGE
BUILDING



? EXISTING PARKING SPACES RELOCATED

EXISTING 1-UNIT COTTAGE TO BE REMOVED

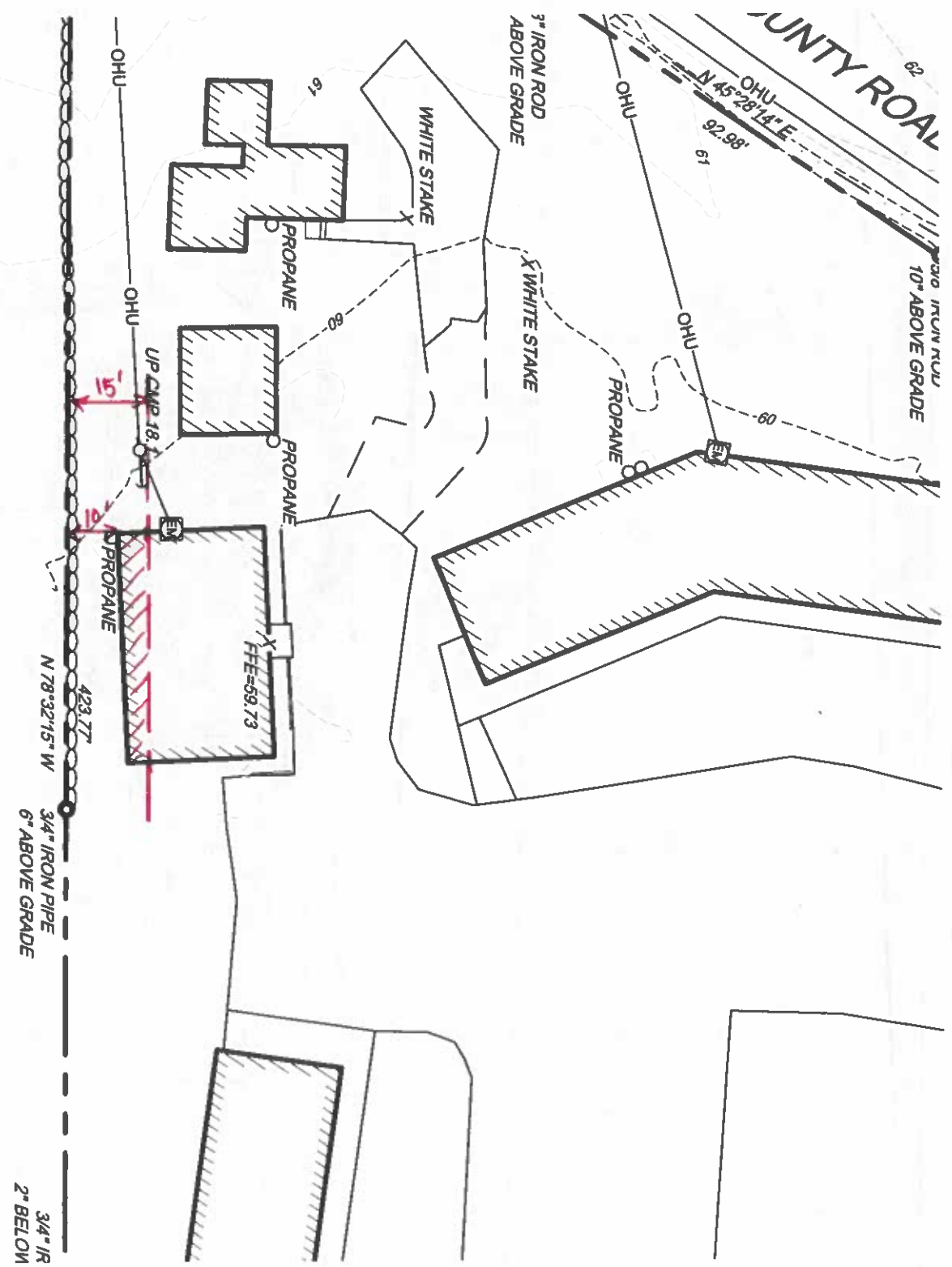
EXISTING PARKING SPACES, RELOCATED

EXIST WASTEWATER LINE TO BE ABANDONED

PETER & FAMILY L
BLANCHARD 1001/4

RECEIVED
APR 16 2025
BY:

FOR SERVICE
LINE



RECEIVED
 2005 JUN 15

3pg →
E

After recording return to:
Jensen Baird Gardner & Henry
11 Main Street, Suite 4
Kennebunk, ME 04043

NANCY E HAMMOND, REGISTER OF DEEDS



Bk 18183 PG 165
Instr # 2020009751
02/28/2020 02:12:56 PM
Pages 3 YORK CO

DLN: 1002040088461

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT **Majestic Regency Motel, LLC**, a Maine limited liability company with a place of business in Wells, in the County of York and State of Maine, for consideration paid, grants to **AA RYAN LLC**, a Maine limited liability company, whose mailing address is 102 Post Road, Wells, ME 04090, with **warranty covenants**, the property in Wells, County of York, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on U.S. Route 1, so-called, in Moody, Town of Wells, County of York, State of Maine, bounded and described as follows:

BEGINNING on the northerly side of U.S. Route 1 at a drill hole set in a granite post at the corner of land now or formerly of Peter Blanchard and Sally L. Blanchard;

THENCE running North 64° 10' 55" West a distance of Eighty-Five and Forty-Two Hundredths (85.42) feet to an iron pin;

THENCE running North 39° 16' 42" West a distance of Thirty-Five (35) feet to an iron pin;

THENCE running North 43° 32' 38" West a distance of Seventy-Five and Eighty-eight Hundredths (75.88) feet to an iron pin;

THENCE running North 61° 43' 13" West a distance of Ninety-Four and Eleven Hundredths (94.11) feet to an iron pin;

THENCE running North 61° 43' 13" West a distance of Three Hundred Twenty-Nine and Sixty-Six Hundredths (329.66) feet to an iron pipe in the Old County Road, so-called;

THENCE running North 66° 51' 38" East a distance of One Hundred Fourteen and Fifty-Three Hundredths (114.53) feet to an iron pin;

THENCE running North 62° 17' 16" East along said Old County Road a distance of Ninety-Two and Ninety-Eight Hundredths (92.98) feet to an iron pin;

THENCE running North 57° 00' 08" East along said Old County Road a distance of One Hundred One and Fifty-Eight Hundredths (101.58) feet to an iron pin;

THENCE running North 54° 53' 23" East along said Old County Road a distance of Seventy-Four and Ninety-Three Hundredths (74.93) feet to an iron pin;

Maine R.E. Transfer Tax Paid



THENCE running North 46° 34' 07" East along said Old County Road a distance of Forty-Nine and Sixty-Nine Hundredths (49.69) feet to an iron pin;

THENCE running North 39° 14' 31" East along said Old County Road a distance of Twenty-Six and Twenty-Nine Hundredths (26.29) feet to an iron pin;

THENCE running South 89° 53' 00" East a distance of Forty-Six and Sixty-Three Hundredths (46.63) feet to an iron pin;

THENCE running South 62° 25' 17" East a distance of One Hundred Eighty-Six and Thirteen Hundredths (186.13) feet to an iron pipe;

THENCE running South 63° 11' 08" East a distance of Eighty-Eight and Twenty Hundredths (88.20) feet to an iron pipe;

THENCE running South 60° 56' 27" East a distance of One Hundred Thirty-One and Twenty-Four Hundredths (131.24) feet to the northerly side of U. S. Route 1 and a drill hole set in a granite post;

THENCE running South 35° 51' 23" West along said U. S. Route 1 a distance of Four Hundred Eighteen and Six Hundredths (418.06) feet;

THENCE running on a curve to the left with a radius of Eight Hundred Seventy-Five (875) feet for a distance of Thirty-Nine and Sixty-Two Hundredths (39.62) feet to the point of beginning.

Subject, however, to the following:

1. Rights and easements granted by Majestic Associates to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated December 17, 1963 and recorded in Book 3216, Page 318 including the fourteen-foot (14) building restriction contained therein.
2. Covenants and building restrictions set forth indeed to Peter Blanchard, et al. to Majestic Motel Associates dated May 17, 19 86 and recorded in Book 3957, Page 300.
3. Matters shown on the plan entitled "Boundary Plan of Land Majestic Motel Associates Wells, Maine" dated June 28, 1984 and recorded in Plan Book 131, Page 33 at the York County Registry of Deeds.

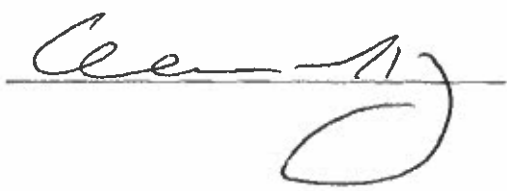
Meaning and intending to describe the same premises described in a deed to Majestic Regency Motel, LLC from Majestic Regency, LLC dated June 25, 2013 and recorded in the York County Registry of Deeds in Book 16631, Page 969, the foregoing being a perimeter description prepared by Thomas F. Morin, Inc., pursuant to a plan dated June 28, 1984 and recorded in the York County Registry of Deeds at Plan Book 131, Page 33.

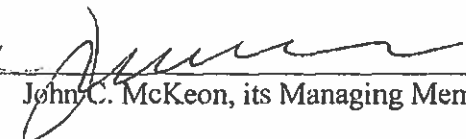


IN WITNESS WHEREOF, the said **Majestic Regency Motel, LLC**, has caused this instrument to be signed by John C. McKeon, its Managing Member, duly authorized, this 28 day of February 2020.

Signed, sealed, and delivered
in presence of

Majestic Regency Motel, LLC

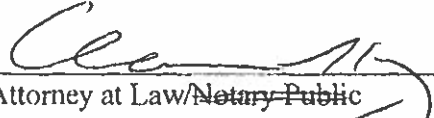


by: 
John C. McKeon, its Managing Member

STATE OF MAINE
County of York, ss.

February 28, 2020

Personally appeared John C. McKeon in his capacity as the Managing Member of Majestic Regency Motel, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Majestic Regency Motel, LLC.

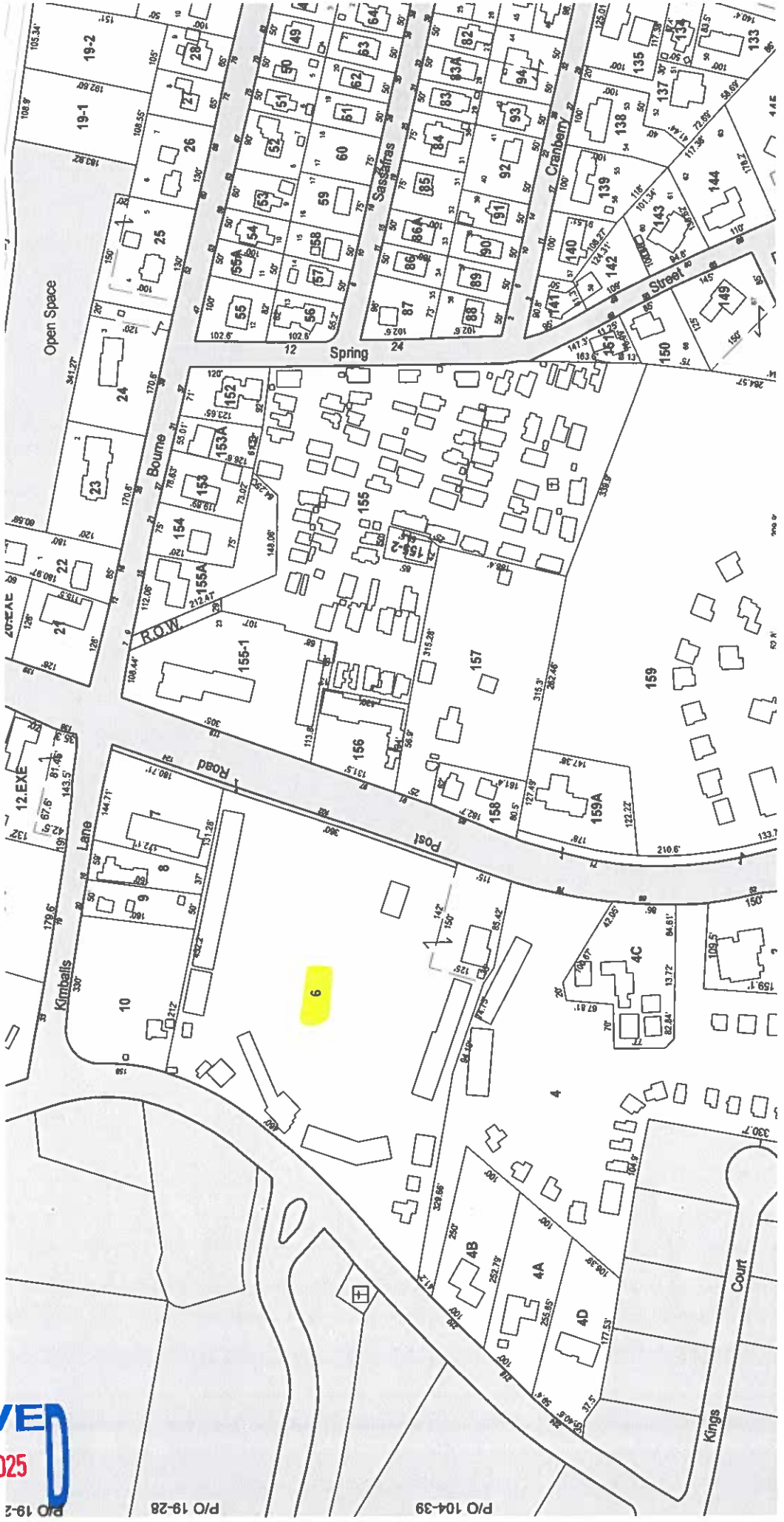

Attorney at Law/~~Notary Public~~

Print Name: William S. Kony

My commission expires _____

Return to:





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APR 16 2025
PD 19-2

P/O 19-28

P/O 104-39