

TOWN OF WELLS, MAINE

ZONING BOARD OF APPEALS

LEGAL NOTICE

MEETING AGENDA

MONDAY, OCTOBER 27, 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. SETBACKS WITHIN RESOURCE PROTECTION & SHORELAND OVERLAY DISTRICTS

Nayan Patel, owner of 203 Post Rd (Map 108, Lot 038) residing in the General Business & Residential A Districts, is requesting approval for a dirt driveway extension added to the property in or around 2007. This driveway extension is behind Building "B" and within the 75' Shoreland Overlay District.

Documents:

[2025-10-27 APPLICATION.PDF](#)

DELIBERATIONS

I. SETBACKS WITHIN RESOURCE PROTECTION & SHORELAND OVERLAY DISTRICTS

Nayan Patel, owner of 203 Post Rd (Map 108, Lot 038) residing in the General Business & Residential A Districts, is requesting approval for a dirt driveway extension added to the property in or around 2007. This driveway extension is behind Building "B" and within the 75' Shoreland Overlay District.

ADJOURN



TOWN OF WELLS ZONING BOARD

Setbacks Within Resource Protection & Shoreland Overlay Districts

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

NAME OF APPELLANT: WO Resort LLC PHONE: 781-254-5159

EMAIL ADDRESS: woresortllc@gmail.com

MAILING ADDRESS: 203 Post Road Wells ME 04090
CITY/TOWN STATE ZIP CODE

LOCATION OF PROPERTY: 203 Post Road, Wells, ME 04090

TAX MAP # 0108 LOT# 038 ZONE GB YEAR PURCHASED 2023

NAME OF OWNER Nayan Patel PHONE: 781-254-5159
(IF DIFFERENT THEN APPELLANT)

EMAIL ADDRESS: nayanspatel@gmail.com

MAILING ADDRESS: 5 Meeting House Circle Bedford MA 01730
CITY/TOWN STATE ZIP CODE



TOWN OF WELLS APPLICATION PROCESS FOR THE ZONING BOARD OF APPEALS

Twelve (12) separate packets of the following must be submitted to hold a place on the agenda:

- a. Copy of Appeal application.
- b. Cover letter addressed to the Zoning Board of Appeals stating what you want to do.
- c. Plot plan showing the site and location of all structures, existing and proposed, in relation to the lot lines and, if applicable. Indicate parking. Lot size and setback dimensions must be shown.
- d. Floor plan, if applicable, showing dimensions of existing and proposed rooms and /or structures.
- e. Copy of the tax map (obtained in the Assessor's Office) with the property highlighted.
- f. Photos of property.
- g. Deed, sales agreement, lease or intent to lease.
- h. Owner, lessee, prospective purchase or legal representation must sign the application.
- i. A letter from the property owner giving permission to the application to represent the property if applicable.
- j. A list of all direct abutters located within 100 feet of the property, along with their mailing addresses.
- k. All plans must also be folded neatly with each packet and banded.

If additional information is needed to complete the packet for the Zoning Board of Appeals, you will be notified. Please make sure you include a contact phone number and email address on your cover letter. If we cannot contact you, the item may be tabled until the next regular meeting.

The application fee is \$200.00 with an Escrow of \$500 to appear before the Zoning Board of Appeals. Please note that the Escrow Deposits required throughout the application process is for direct reimbursable expenses such as postage costs, public notice advertising costs and copying.

You may apply for an appeal/permit at the Town Hall, Code Enforcement Office, Monday through Friday between 8:00 a.m. and 3:00 p.m. **If you choose to file on the deadline date, please note that applications are accepted only until noon on that day.**

You will be sent a email confirming the time and date of the scheduled meeting along with an Agenda.



WO Resort LLC
203 Post Road
Wells, Maine 04090
woresortllc@gmail.com

09/15/2025

To Whom It May Concern:

During 2024 Lodging License renewal, Logging License Committee recommended that we submit existing conditions site plan application for the property since the town didn't have any site plan on file. We purchased the property in December 2021 and have not made any changes since the purchase. We're not planning to make any changes in near future either.

During site plan application review, it was noticed that portion of the dirt road was built (behind building B) after 2007 without Zoning Board approval. The photos of the dirt road are included with the application.

The site plan application was approved by the Planning Board on 09/08/25 and it was recommended that we file an appeal application with Zoning Board of Appeals to get approval for the dirt road behind the building B. During Staff Review Meeting on 04/01/25, Fire Chief Mark Dupuis was in support of maintaining the dirt road as is for easy fire access around/behind building B.


We're submitting appeals application to get approval for existing dirt road behind/around building B.

Please let us know if any additional information or documentation is needed.

Sincerely,

Nayan Patel
Owner, WO Resort LLC

21360747 2



After recording return to:


Space Above This Line For Recording Data _____

QUITCLAIM DEED
(With Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that **WELLS-OGUNQUIT RESORT, LLC**, a Maine limited liability company duly organized and existing under the laws of the State of Maine, with a mailing address of 203 Post Road, Wells, ME 04090, FOR CONSIDERATION PAID, hereby grants to **WO RESORT LLC**, a Maine limited liability company with a mailing address of 5 Meetinghouse Circle, Bedford, MA 01730 with **QUITCLAIM COVENANTS**, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, located at 203 Post Road in the Town of Wells, York County, Maine, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Wells-Ogunquit Resort, LLC has caused this instrument to be executed by Peter Proach, its Manager, thereunto duly authorized as of this 23rd day of December, 2021.


WITNESS *Peter Proach* M.A.


Wells-Ogunquit Resort, LLC

Peter Proach, its Manager
thereunto duly authorized

STATE OF MAINE
COUNTY OF YORK

December 23, 2021

Personally appeared the above-named Peter Proach, Manager of Wells-Ogunquit Resort, LLC and acknowledged the foregoing instrument to be his free act and deed duly authorized in said capacity and the free act and deed of said Wells-Ogunquit Resort, LLC.


William S. Kany
Attorney at Law

LISTING OF ABUTTERS TO A PROPOSED SITE PLAN APPLICATION OR AMENDMENT

Project Name: Wells-Ogunquit Resort Motel & Cottages

Street Address of Project: 203 Post Road, Wells, ME 04090

Map/ Lot# of Project: 0108-038

This form is used to list the names, addresses, and tax map/lot numbers of all properties which abut a property on which a new site plan or a site plan amendment is proposed. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement for all site plan preapplications and site plan amendments; re-notification also may be required for site plan applications if sufficient time has lapsed between the preapplication abutter notification and the time that a site plan application is submitted. Abutter information shall be obtained from the Town Tax Assessor's records. If an abutter is an Association notice is only required to be made to the president or management company of the Association.

New Site Plan Application Notice to abutters is to be mailed by the Applicant. (However, Planning Office recommends applicants permit the Planning Office to notify abutters on applicants behalf). If you permit the Planning Office to notify abutters on your behalf initial here.

NP

Site Plan Amendment Application Notice to abutters is required to be mailed by the Planning Office.

Please list all abutters below or attach additional sheets if necessary.

Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project

Name	Address	Tax Map	Lot
Jeffery Leblanc	223 Post Road, Wells, ME 04090	0108	037
Lina Farese	300 WAVERLY AVE. Newton, MA 01528	0105	017
Lina Farese	300 WAVERLY AVE. Newton, MA 01528	0105	018
PRW LLC	26 SCHOOL ST, Kennebunk, ME 04045	0108	041
Marc Brown	PO Box 378, Moody, ME 04054	0108	040
Robert Brown	112 CANDLEWOOD LN, Wells, ME 04090	0105	160

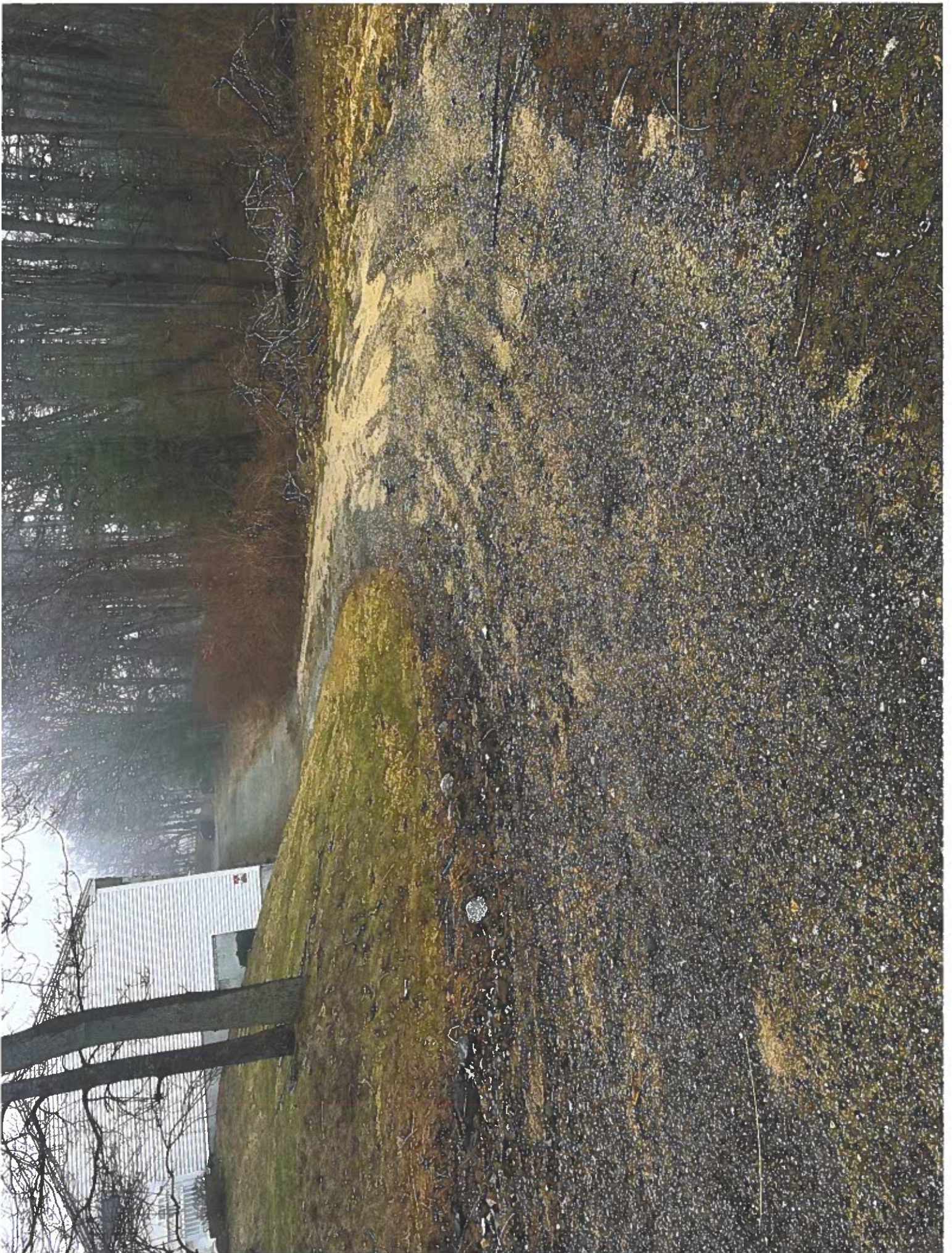
I hereby certify that the abutter information provided with this pre-application or application is complete and accurate as of this date, and represents all abutters to the subject property as defined by the Town of Wells.



 Signature of Applicant

 10/11/24

 Date











PLANNING BOARD NOTES:

- 1. THE PURPOSE OF THE SITE PLAN IS TO SUBMIT AFTER THE FACT APPROVAL FOR CHANGES THAT HAVE OCCURRED ON THE PROPERTY WITHOUT THE NEED FOR A REVISION TO THE ORIGINAL PLAN. CHANGES TO ACCESS DRIVES AND PARKING, AND RELOCATION OF PLAYGROUND AND BASKETBALL COURT ARE NOT SUBJECT TO A PRIOR APPROVED SITE PLAN.
2. THE EXISTING LOT AREA IS 10.11 ACRES. THE PROPOSED LOT AREA IS 10.11 ACRES.
3. THE EXISTING LOT AREA IS 10.11 ACRES. THE PROPOSED LOT AREA IS 10.11 ACRES.
4. LOT SIZE: 3.29 ACRES OR 143,410 SF. NET AREA IS 3.26 ACRES OR 142,085 SF.
5. ZONING DIMENSIONAL REQUIREMENTS:
a. MINIMUM LOT SIZE: 20,000 SF NET AREA PER DWELLING (SERVED BY PUBLIC SEWER).
b. MINIMUM DENSITY: 20.00 DWELLING UNITS PER ACRE OF NET AREA (SERVED BY PUBLIC SEWER).
c. MINIMUM STREET WIDTH: 20.00 FEET.
d. MINIMUM LOT COVERAGE: 60% (MINIMUM OF 20% IN THE SHORELAND OVERLAY ZONE).
e. MINIMUM BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES.
f. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
g. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
h. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
i. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
j. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
k. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
l. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
m. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
n. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
o. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
p. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
q. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
r. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
s. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
t. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
u. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
v. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
w. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
x. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
y. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.
z. MINIMUM BUILDING HEIGHT: 30 FEET, NOT TO EXCEED 3 STORIES.

GENERAL NOTES:

- 1. EXISTING CONDITIONS AND TOPOGRAPHY FROM CAD FILE PROVIDED BY SEC ENGINEERING, LLC OF WESTBROOK, MAINE ON FEBRUARY 22, 2018.
2. THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SEC ENGINEERING, LLC PURSUANT TO A CONTRACT BETWEEN SEC ENGINEERING, LLC AND WO RESORT, LLC DATED AUGUST 24, 2017, AND UPDATED IN AUGUST, 2018.
3. THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SEC ENGINEERING, LLC PURSUANT TO A CONTRACT BETWEEN SEC ENGINEERING, LLC AND WO RESORT, LLC DATED DECEMBER 21, 2017 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 1802 PAGE 166.
4. THE LOCUS PARCELS IS DEPICTED AS LOT 38 ON TOWN OF WELLS ASSESSORS MAP 18B.
5. US ROUTE ONE, AKA POST ROAD, IS FOUR ROADS (66,071 VIDE RE PLAYOUT DATED OCTOBER 13, 1882 AND RECORDED AT THE YORK COUNTY COMMISSIONERS OFFICE IN VOLUME 14 PAGE 97.
6. NO SURFACE INVESTIGATION HAS BEEN PERFORMED BY SEC ENGINEERING, LLC. GIC SAFE SHOULD BE CONTACTED PRIOR TO CONDUCTING ANY EXCAVATION (888 344-7233).
7. EXISTING PROPERTY OWNER INFORMATION REPRESENTED HEREON IS TAKEN FROM TOWN OF WELLS ASSESSORS DATA AS OF THE DATE OF THIS SURVEY.
8. THE TOTAL LOT AREA = 3.29 ACRES OR 143,410 SQUARE FEET. THE TOTAL AREA OF IMPERVIOUS SURFACE = 31,025 SQ. FT. OR 43%. NET AREA = 2.96 ACRES, 128,385 SQ. FT.
9. PER DEED: 228 PAGE 307, DAVID AND MYRTLE MOULTON CONVEYED TO WELLS SANITARY DISTRICT A 30' WIDE PERMANENT EASEMENT FOR THE PURPOSE OF CONVEYING TO WELLS SANITARY DISTRICT THE RIGHT TO USE AND OCCUPY THE EASEMENT FOR THE PURPOSE OF THE CONVEYANCE OF THE EASEMENT. THE LOCATION SHOWN HEREON IS BASED ON MAP REFERENCE 7 AND IS APPROXIMATE. FURTHER RESEARCH AT THE WELLS SANITARY DISTRICT MAY BE NECESSARY.
10. PER DEED BOOK 346 PAGE 18, JUDITH G. & KEVIN H. ROUGH CONVEYED TO W. GARBER WALKER, ERIC D. BRAZIER AND KATHLEEN L. BRAZIER AN EASEMENT FOR THE PURPOSE OF LAYING, MAINTAINING AND REPAIRING A SEWER PIPE. THIS EASEMENT IS INTENDED TO ENCOMPASS THE SEWER MAIN PIPE LOCATED WITHIN THE SURVEYED PREMISES. THIS SEWER MAIN PIPE WAS NOT LOCATED DURING THIS SURVEY. THE LOCATION SHOWN HEREON IS BASED ON INFORMATION SHOWN ON MAP REFERENCE 7 AND IS APPROXIMATE. FURTHER RESEARCH AT THE WELLS SANITARY DISTRICT MAY BE NECESSARY.
11. ELEVATION DATA SHOWN HEREON IS REFERENCED TO NAVD 83 AND IS BASED ON THE SURVEY CONTROL STATION 43A, LOCATED ON THE NORTH END OF THE WEST VARIO WALL OF THE ROUTE ONE BRIDGE OVER CROSBY RIVER.
12. SURVEY UPDATE WAS PERFORMED IN FEBRUARY OF 2015 WITH THE MAJORITY OF THE PROJECT SITE OBTAINED BY SNOW COVER.
13. EXISTING PROPERTY LINE SHOWN ALONG APPROXIMATE CENTERLINE OF THE UNIMPAVED BROOK IS BASED ON PHYSICAL EVIDENCE, DEED CALLS AND PLANS OF RECORD AT TIME OF SURVEY. THIS PROPERTY LINE LOCATION MAY OR MAY NOT BE AFFECTED IN THE PAST, PRESENT, OR FUTURE DUE TO INUNDATION, ACCRETION, ADDITION, ABRASION, OR REDUCTION.
14. IT WAS NOTED TO THIS SURVEY THAT THERE MAY BE A POSSIBLE SINGULAR CEMETERY PLOT IN THIS LOCATION. OUR FIELD CREWS WERE NOT ABLE TO LOCATE DUE TO DISTURBED SNOW COVERED GROUND. SHOULD THIS BE DETERMINED, A 25 FOOT BUFFER WILL BE REQUIRED AROUND SAID PLOT PER STATE OF MAINE STATUTE §1174A.

MAP REFERENCES:

- 1. A PLAN ENTITLED "LAND OF MARSHALL L. CHAMBERLAIN IN WELLS, MAINE MOODY AREA DATED OCTOBER 1968, PREPARED BY G. HANNAH THOMPSON AND RECORDED AT YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 51 PAGE 17.
2. A PLAN ENTITLED "TRAIL OF EASEMENTS ACQUIRED BY WELLS SANITARY DISTRICT TOWN OF WELLS COUNTY OF YORK STATE OF MAINE" DATED APRIL 1976, PREPARED BY NATHAN, HARDING & BUCHANAN, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 64 PAGE 35.
3. A PLAN ENTITLED "TOPOGRAPHIC PLAN LAND OF GARBER WALKER ROUTE 1 WELLS, MAINE" DATED FEBRUARY 22, 1985, PREPARED BY CIVIL CONSULTANTS AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 137 PAGE 24.

ROOM DIMENSIONS:

Table with columns: Building, Lodging Unit Number, Net Area (SQ FT), Net Area (SQ FT), # Sleeping Rooms. Rows A through Q.

NOTES:

- 1. ALL EXISTING HOTEL BUILDING ALONG SOUTHERLY LOT LINE IS GRADIENTED AS NON CONFORMING AS IT IS LOCATED WITHIN THE SHORELAND OVERLAY ZONE. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
2. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
3. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
4. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
5. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
6. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
7. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
8. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
9. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.
10. THE EXISTING HOTEL BUILDING AND ACCESS DRIVE BEHIND THE HOTEL BUILDING, LOCATED JUST SOUTH OF THE BROOK, IS GRADIENTED AS IT IS LOCATED WITHIN THE 75' SHORELAND OVERLAY ZONE SETBACK OF THE BROOK WITHIN THE 25' LODGING FACILITY BUFFER.

APPROVED BY THE WELLS PLANNING BOARD

DATE: 9-8-2015

DESIGN BY: WML

DRAWN BY: BMB

DATE: 8/20/15

CHECKED BY: DFD

DATE: 8/20/15

DATE: 8/20/15

DATE: 8/20/15

DATE: 8/20/15

DATE: 8/20/15

DATE: 8/20/15