



TOWN OF WELLS

Zoning Board of Appeals

207-646-5187

MEETING MINUTES OF October 27, 2025

MEETING 7:00 PM

In Attendance: Chairman Wilber Gosbee, Mary Midura, John Ardini, John McDermott, Thomas Pulsifer, Michael Braniff

Staff Present: Jodine Adams, Code Enforcement Officer and Meeting Recorder, Devon Bettinson

Absent: Larry Duell, Jason Heft

PUBLIC HEARING:

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:

1. [2025-10-27 Application.pdf](#)

The Chairman reviewed 145-67-a6, Zoning Board powers and duties.

Mr. McDermott recused himself from the board for the public hearing.

Mr. Pulsifer volunteered to write the Findings of Facts for the public hearing. A final decision will be made at the following meeting with the completed Findings of Facts & Decision.

Mr. Pulsifer asked Mr. Patel about his knowledge of the timeline of the dirt road. Mr. Braniff asked Mr. Patel about building "B" purposes.

Chairman asked the board if they had any additional questions.

Ms. Adams reviewed the history of the appeal application.

The Chairman asked Mr. Patel about maintenance of the road.

Chairman asked if the public had any questions or comments.

MOTION

Motion to close the public hearing by Mr. Ardini. Seconded by Mr. Pulsifer. **Passed unanimously.**

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.

The applicant showed no willful intention regarding the road.

The Chairman suggests adding a stipulation that it will not be paved or altered in any way.

A straw poll of approval was conducted by the board. The official vote is planned for the next meeting. Board voted 4-yes, 1-abstained, 1-Inconclusive

Mr. Patel asked about the maintenance of the road if it was potentially damaged by weather.

The next meeting is scheduled for November 10th on Monday. The board will review the draft Findings of Facts and make an official decision.

ADJOURN:

MOTION

Motion to adjourn the meeting by Mr. Ardini. Seconded by Mr. Braniff. **Passed Unanimously.**

RESPECTFULLY SUBMITTED:

DATE:


Devon Bettinson, Meeting Recorder

December 8, 2025

ACCEPTED BY:

DATE:


Wilber Gosbee, Chairman

8 Dec 2025