



TOWN OF WELLS

APPROVED

Zoning Board of Appeals

207-646-5187

MEETING MINUTES OF MARCH 10, 2025

MEETING 7:00 PM

Present: Wilber Gosbee, Thomas Pulsifer, Mary Midura, Larry Duell, Michael Braniff

Absent: Jason Heft, John Ardini, John McDermott

Staff: Code Enforcement Officer Jodine Adams, Meeting Recorder Cinni Davidson

Welcome to Michael Braniff.

DELIBERATIONS/FINDINGS OF FACTS:

I. MISLOCATED BUILDING APPEAL – POINT EAST II CONDOMINIUM

Point East II Condominium Association of 1801 Post Road, further identified as Assessor's Map 139 Lot 033-B, is requesting a Mislocated Building Appeal pursuant to Article IX Section §145-67. A. (5). The property includes 3 dwelling units and 102 motels units. The mislocated building appeal is for the lodging office, three-unit dwelling structure and "motel building 1", which were built within the required setbacks. Representation by Attorney, Ryan D. Lizanecz, with Jensen Baird, Attorney at Law.

Ms. Midura read the draft Findings.

Page 1 Line 26 The property manager is Jarret Weigel.

Page 1 Line 34 The date of the meeting was November 18, 2024.

Page 2 Line 7 Setbacks are 15 ft. from any lot line.

Page 2 Line 20 The ZBA has jurisdiction under Chapter 145-67. A. (5).

Page 3 Line 26 The buildings would become legally non-conforming.

DECISION AND VOTE

Mr. Braniff watched the video of the February 3 meeting and reviewed all the documents.

Page 4 Line 9 Decided by a vote to grant the mislocated building appeal for the motel lodging office.

MOTION

Motion by Mr. Pulsifer, seconded by Ms. Midura, to grant the appeal. **Passed 5-0.**

Page 4 Line 15 To grant the appeal for the 3-unit dwelling building. **Motion** by Mr. Pulsifer, seconded by Ms. Midura, to grant the appeal. **Passed 5-0.**

Page 4 Line 20 To grant the appeal for the building described as Motel Building 1. **Motion** by Mr. Pulsifer, seconded by Ms. Midura, to grant the appeal. **Passed** 5-0.
Page 4 Line 27 The vote was 5 to 0 to grant the appeal.

OTHER BUSINESS

The next appeal will be heard on April 9.

ADJOURN

MOTION

Motion by Mr. Pulsifer, seconded by Ms. Midura, to adjourn. **Passed** unanimously.

RESPECTFULLY SUBMITTED:

DATE:

Cinndi Davidson
Cinndi Davidson, Meeting Recorder

5/13/2025

ACCEPTED BY:

DATE:

Wilber Gosbee
Wilber Gosbee, Chairman

5/13/2025