



TOWN OF WELLS, MAINE ZONING BOARD OF APPEALS

MEETING MINUTES OF MAY 12, 2025

MEETING 7:00 P.M.

Present: John McDermott, John Ardini, Bill Gosbee, Thomas Pulsifer, Jason Heft, Mary Midura and Michael Braniff.

Absent: Larry Duell

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

PUBLIC HEARING:

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.

Mr. Gosbee read the jurisdiction ordinance. There were no conflicts of interest on the board.

Aaron Patel attended the meeting with Sam Patel. The owners of the property were unaware of the setbacks when purchasing the property in 2020. The building was built in 1997.

Mr. Pulsifer asked if there was a propane tank on the corner of the property. Mr. Patel responded that the propane tank listed on the plans is no longer on the property.

A representative of an abutting property commented that they have no objections to the appeal.

Mr. Pulsifer asked the Code Officer how far back the jurisdiction of the ordinance is. Ms. Adams responded that the jurisdiction is indefinite.

MOTION

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

DELIBERATIONS:

I. MISLOCATED BUILDING APPEAL – MAJESTIC REGENCY RESORT

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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.

Mr. Gosbee read the Finding of Facts for the Mislocated Building Appeal. One amendment to correct the dates from "June" to "May". One amendment to correct the address on the second page to "102 Post Road".

MOTION

Motion by Mr. Ardini to accept the Finding of Facts as amended. Seconded by Mr. McDermont. **Passed unanimously**

MOTION

Motion by Mr. Gosbee to grant the appeal. **Passed unanimously**

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

February 3rd, 2025

The minutes were approved.

March 10th, 2025

Change "Excused" to "Absent"

The minutes were approved as amended

April 9th, 2025

Change "Excused" to "Absent"

The minutes were approved as amended

ADJOURN:

MOTION

Motion by Mr. Ardini to adjourn, Seconded by Mr. Heft. **Passed unanimously**

RESPECTFULLY SUBMITTED:

DATE:


Devon Bettinson, Meeting Recorder

10/27/2025

ACCEPTED BY:

DATE:


Wilber Gosbee, Chairman

10 Sept 2025