



# TOWN OF WELLS

Zoning Board of Appeals

207-646-5187

## MEETING MINUTES OF September 10<sup>th</sup>, 2025

### MEETING: CALL TO ORDER AT 7:00 P.M.

**In Attendance:** *Chairman*, Wilber Gosbee, Michael Braniff, Thomas Pulsifer, John McDermott

**Staff Present:** Stacey LePage, *Assistant Code Enforcement Officer*, Joel Paris, *Assistant Code Enforcement Officer*

**Absent:** John Ardini, Mary Midura, Larry Duell, Jason Heft

### PUBLIC HEARING:

#### I. ADMINISTRATIVE APPEAL

Robert A. Jutras, Esq., appellant of 525 Ocean Ave., is appealing to the Code Enforcement Officers' decision, per Sec. 145-61 C, regarding Building Permit #25-00027 for a bathroom remodel at 525 Ocean Ave. and further identified as Tax Assessor's Map 112, Lot 158.

#### Discussion and action on Applicant's August 6, 2025 formal written request (with the consent of the Code Enforcement Office) to withdraw the appeal.

Mr. Gosbee read the letter submitted to the appeals board requesting the withdrawal of the appeal.

#### MOTION

Motion to approve the request to withdraw the appeal by Mr. McDermott. Seconded by Mr. Pulsifer. **Passed Unanimously.**

#### MOTION

Motion to take no further action on the appeal by Mr. Pulsifer Mr. McDermott. Seconded by Mr. Braniff. **Passed Unanimously.**

**MINUTES:** Approval of Meeting Minutes of 7/28/2025 & 8/11/2025.

Mr. Gosbee had a correction on line 12 and 21 of the minutes for 7/28/25. Instead of "11.3 feet" it should be "11 feet and 3 inches".

The minutes for 7.28.25 were **approved as amended**.

Mr. Gosbee had a correction of the minutes for 8/11/25. Instead of "11.3 feet" it should be "11 feet and 3 inches".

The minutes for 8.11.25 were **approved as amended**.

**ADJOURN:**

**MOTION**

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

RESPECTFULLY SUBMITTED:

DATE:

  
Devon Bettinson, Meeting Recorder

12/8/25

ACCEPTED BY:

DATE:

  
Wilber Gosbee, Chairman

8 Dec 2025