



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, February 23, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. FEBRUARY 9, 2026 DRAFT MEETING MINUTES

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. SEA VU WEST

Sea Vu West MHC Holdings, LLC, owner/applicant; Attar Engineering, Inc, engineer/agent. Site plan amendment application to add 9 acres of land to the property to resolve lot coverage issues, add 2.72 acres of lot coverage and restore wetland and buffer areas around the main office. The property is an existing 264 site Tent and Recreational Vehicle Park use. The property is located off 23 College Drive and is within the Rural District. Tax Map 43, Lot 6. Review status update and consider an extension.

II. HOLIDAY HOUSE

Holiday House Condominium Association, owner; Dominic Gallucio, Property Manager; Civil Consultants, applicant/engineer. Site Plan Amendment Application seeking after the fact approval for changes made since 1985 which include: land division, conveyance of land, creation of easements, grandfathered housekeeping units enlarged, driveways expanded, lot coverage increased, enlarged pool, resolution of disturbed buffer and depicting on-site Lodging Facility Office. The use of the property consists of 26 grandfathered non-conforming housekeeping cottage units and 21 motel units. The property is located at 76 Post Road and is within the General Business District. Tax Map 105, Lot 4. Workshop draft compliance/ Findings of Fact & Decisions for possible approval

III. RICHARD BOIS SUBDIVISION AMENDMENT

Richard Bois, owner/applicant. Main Land, surveyor/agent. Subdivision Amendment Application seeking approval to enlarge Lot 2 to 77.49 acres, reduce Lot 3 by 19,330 SF, and create easements on Lot 3 to benefit Lot 2. Lots 20-1, 20-2 and 20-3 are within an existing 3 lot subdivision. No change to the number of dwellings proposed. The subdivision is located near 50 Quarry Road and is within the Rural, Resource Protection and 250' Shoreland Overlay zone. Tax Map 46, Lot 20-1, 20-2 and 20-3. Workshop completeness.

IV. MILLENNIUM GRANITE

Richard Bois, owner/applicant; Main-Land, agent. Site Plan Amendment application to alter the lot line between lot 20-3 and 20-2. No change in use proposed. The use of the property to remain a Mineral Extraction/ Manufacturing use. The property is located within the Rural, 250' Shoreland Overlay, and Resource Protection Districts. The property is located at 50 Quarry Road and is identified as Tax Map 46, Lot 20-3. Workshop completeness.

V. BALD HILL RV PARK

Bald Hill LLC, owner; Richard Bois, Jr., applicant; Main-Land Development Consultants, Inc., engineer and surveyor/agent. Site Plan Application for a 64 site Tent and Recreation Vehicle Park with associated office, roadways and utilities. The property is located at 548 Bald Hill Road and is within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 46, Lots 20-2 and 20-3. Workshop completeness.

VI. 526 POST ROAD

The Grace Group, LLC, owner/applicant; Walsh Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre property into two lots. The existing School use to remain within the existing building on 1.3 acres of land. Changes to parking, landscaping, stormwater and utilities proposed. The property falls within the General Business District and Rural District. The property is located at 526 Post Road and is identified as Tax Map 27, Lot 10. Workshop completeness and determine public hearing

VII. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Preliminary Subdivision Application for 12 single family dwelling units on 6.85 acres of land with street right of way proposed and open space as a Multifamily Development. The property is located within the General Business and Rural District. The property is located off 526 Post Road and is identified as Tax Map 27, Lot 10. Workshop completeness and determine public hearing.

VIII. NORTEY DENTAL

Marilyn Darling, owner; Nortey Dental, PLLC, applicant; Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel of land with associated parking lot, stormwater and utilities. The property to be located at 1223 Post Road and is within the General Business District. Tax Map 126, Lot 20 and 21. Receive Site Plan Application, Workshop Articles V, VI and draft completeness

IX. CONGDONS DOUGHNUTS

McLamb, LLC, owner/applicant; Main-Land Development Consultants, Inc. agent. Site Plan Amendment Application to construct a two-story building and associated driveway and parking. The 1st story to be used as accessory storage for the Restaurant use on the property and the 2nd floor to be used for two-family dwelling unit. The property is located at 1090 Post Road and is within the General Business, Residential A and Rural District. Tax Map 123, Lot 5 Workshop compliance/ Findings of Fact & Decisions for possible approval

X. PROPOSED ORDINANCE CHANGES

Workshop and schedule for Joint Public Hearing with Select Board for March 23, 2026

- a. Street Standards and Approval requirements.
- b. Flood Ordinance changes
- c. Minor Subdivision updates
- d. Timber Harvest updates
- e. Land Use ballot question format
- f. Residential Parking requirements
- g. Building Design requirements
- h. Boundary Survey requirement

OTHER BUSINESS

ADJOURN

