



Planning & Development
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Site Plan Application Memo

Date: March 20, 2026

To: Planning Board

From: Planning Office

Re: Nortey Dental – Map 126, Lots 20 and 21 to become Lot 21

Project Description:

Sebago Technics has filed a site plan application on behalf of the applicant Nortey Dental, PLLC for the properties owned by Marilyn Darling. The properties are identified as Tax Map 126, Lots 20 and 21. The application proposed to remove the existing two single family dwelling units and construct a 5,400 SF building for Personal Service Business (dental office) use. Associated parking and infrastructure proposed. The property to be served by public water and public sewer. The properties fall within the General Business District. To be Tax Map 126, Lot 21.

§ 145-74. Review and approval process.

D. Planning Board review process.

- (1) If there are site plan approval applications to review, the Planning Board shall meet at least two times a month and its meeting agenda shall be posted in the Town Hall at least seven days prior to the meeting. Applications and other supporting submittals shall be filed by the applicant in the Office of Planning and Development at least 10 days before the meeting. Additional materials received from an applicant less than 10 days before a meeting will be held by the Office of Planning and Development staff until the meeting and will be distributed when the application is discussed. Such late submittals may only be considered at the discretion of the Planning Board. The Board shall only consider accepting late submittals upon finding that the content is nontechnical, brief and may be easily reviewed in a short time period, and any parties to the proceeding will have adequate time to review and respond to the submittals. **Planning Board received the Site Plan Application on 2/23/26.**
- (2) Applications for site plan approval are to be filed with the Office of Planning and Development. The application shall be accompanied by a site plan and the required fee along with a certification that the applicant has sent or delivered notices to the abutters of the filing of the site plan approval application. If the abutters have been notified by the Code Enforcement Officer of a preapplication for the same project within the last 60 days pursuant to Subsection **A(1)(b)[1]**, the applicant shall be exempted from notifying the abutters of the site plan application filing. Within seven days of receipt of the application by the Office of Planning and Development, the Code Enforcement Officer shall determine if the proposed use meets the

requirements of Articles **V**, **VI** and **VII**. If it does not, the Code Enforcement Officer shall notify the applicant in writing. If it does, the application shall be reviewed for completeness by the Planning Board's agent or placed on a Planning Board agenda for the Planning Board to review for completeness. The applicant may request, in writing, that the Board waive submission of the requirements of § **145-77**. The Board may waive any of the submission requirements listed in § **145-77** if it determines that they would not be applicable or are not necessary to determine that the standards of § **145-75** have been or will be met. **Abutters mailed notice of application on 2/13/26**

- (3) It is the responsibility of the Planning Board, or its agent if so designated, to determine if the application is complete. If it is the responsibility of the Board to determine whether the application is complete it must be done within 21 days of receipt of the application by the Board. If it is the responsibility of the Board's agent to determine whether the application is complete it must be done within 14 days of receipt of the application by the Office of Planning and Development. The time period for determining completeness may be extended by mutual consent of the applicant and the Planning Board or its agent. If the application is complete it shall be placed on an agenda for presentation to the Board at a public hearing. If the application is not complete, the applicant shall be notified, in writing, of the additional information needed to complete the application. If the additional information or a written request for an extension is not submitted within 60 days of the notification, the application shall be considered to be withdrawn. If the Planning Board's agent has determined that the application is not complete and the applicant believes it is complete, the applicant may request in writing for the application to be placed on the agenda for the next Planning Board meeting and have the Planning Board review the application for completeness. **Complete. Public Hearing to be held 3/23/26**
- (4) Upon determining that a complete application has been submitted, the Office of Planning and Development shall notify the Staff Review Committee members of the application and request their comments on the application in writing. **SRC commented on application on 3/17/26**
- (5) Within 35 days of determining that the application is complete the Planning Board shall hold a public hearing on the application. **Complete. Public Hearing to be held 3/23/26**
 - (a) In scheduling public hearings under this section, the Planning Board shall publish notice of the hearing at least 10 days in advance in a newspaper of general circulation in the area. The applicant shall be responsible for paying the cost of such notices.
 - (b) The Planning Board shall notify, by certified mail, the applicant and all abutters of the lot involved, including owners of lots on the opposite side of the street, at least 10 days in advance of the hearing, of the nature of the application and of the time and place of the public hearing.
 - (c) The lot owners shall be considered to be those against whom taxes are assessed. In the case of condominiums, the condominium association, not each unit owner, shall be notified. Failure of any lot owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Planning Board. **Abutters mailed certified notice of public hearing on 3/13/26**
 - (d) At any hearing, a person may be represented by his agent or attorney. Hearings shall not be continued to other times except for good cause.
 - (e) The applicant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions shall be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman.
- (6) Within 35 days of the public hearing or a period of time agreed to by the applicant and the Planning Board, the Planning Board shall reach a decision based on the criteria found in § **145-75** and shall inform the applicant in writing within seven days of its decision stating its reasons. The Board shall prepare detailed, written findings of fact and conclusions, based on the evidence presented at the public hearing and evidence presented by the applicant and evidence presented by Town staff. **Public Hearing to be held on 3/23/26**

Recommendations and conclusions:

1. Planning Board to workshop comments offered for the public hearing.
2. Planning Board to consider the following:

- a. Staff Review Committee commented on the application at the 3/17/26 meeting.
 - i. Lot line adjustment with Lot 22A discussed and input given regarding setbacks and eaves.
 - ii. Route One drainage culvert and drainage easement on Lot 19 discussed.
 - iii. Fuel storage discussed.
 - b. Minor note labels and various plan notes recommended.
 - c. Building on abutting Lot 22A encroaches into Lot 21. A boundary line agreement is being perused with a 5' wide maintenance easement proposed.
 - d. Proposed lot coverage details to be provided.
 - e. Maximum density requirements of the GB zone to be noted within note 12 on the plan. Plan to note that no dwellings to remain or are proposed on the lot.
 - f. A 15 foot wide landscaped buffer is required along Route 1. Sheet L-101 depicts the proposed landscaping. Two birch trees are proposed near the 15' wide landscaped buffer and need to be adjusted to fall within the buffer. Birch trees are required to have a 3" diameter at breast height. Plan updates needed. Buffer determination to be made after the public hearing is considered.
 - g. This property abuts a residential lot to the east. L-101 depicts 5 spruce trees, 4' to 5' in height. Planning Board to consider if this is a suitable visual screen for lot 20B and lot 26.
 - h. Existing tree line is proposed to be maintained along the northeasterly corner abutting Lot 19A to the north. Planning Board to consider if this is a suitable visual screen for lot 19A.
 - i. Parking requirement corrections needed.
 - j. Filter barriers to be extended for erosion control.
 - k. Stormwater management plan provided. See Town Engineer review Memo dated 3/13/26, some minor items to be addressed.
 - l. Applicant and owner information to be corrected and noted on the plan.
 - m. Planning Board signature block needed.
 - n. Proposed drainage easements to be reviewed to address the following:
 - i. Permanent versus temporary easement needed.
 - ii. Maintenance responsibilities to be addressed.
 - iii. See abutter correspondence.
3. Planning Board to continue the workshop for 60 days.