



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, March 23, 2026, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting at 7:00pm

Members Present: Chuck Millian, Joshua Carruthers, David MacKenzie, Steve Koeninger, Brian Toomey, Paul Baratta, Josh Lagasse.

Staff Present: Town Engineer, Michael G. Livingston, Meeting Recorder Devon Bettinson

Excused:

MINUTES

March 9, 2025

MOTION

Motion to approve the meeting minutes as written by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

PUBLIC HEARINGS

I. 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.

Robert McSorely of Sebago Technics attended the meeting.

Robert reviewed the site plan application for Nortey dental.

The Planning Office received a letter from an abutter of the property with some requests that have been reviewed with the Board.

The Chairman asked if there were questions or comments from the public.

1 One member of the public asked about access from Bay View Terrace
2 The Chairman asked if there were questions or comments from the Board.

3
4 **MOTION**

5 Motion to close the public hearing by Mr. Toomey. Seconded by Mr. Baratta. Passed
6 Unanimously.

7
8 **DEVELOPMENT REVIEW & WORKSHOP**

9
10 **I. NORTEY DENTAL** – Marilyn Darling, owner; Nortey Dental, PLLC, applicant;
11 Sebago Technics, Inc, engineer/ agent. Site Plan Application for a Personal Service
12 Business use for a 5,400 SF Dental Office to be constructed on a 1.44 acre parcel
13 of land with associated parking lot, stormwater and utilities. The property to be
14 located at 1223 Post Road and is within the General Business District. Tax Map
15 126, Lot 20 and 21. **Workshop public hearing comments and draft compliance/
16 Findings of Fact & Decisions**

17
18 Mr. Livingston reviewed the comments from the public.

19
20 **MOTION**

21 Motion to find the two shade trees along Route 1 meets the buffer requirement by Mr.
22 Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

23
24 **MOTION**

25 Motion to find the proposed vegetation suitable by Mr. Toomey. Seconded by Mr. Baratta.
26 Passed Unanimously.

27
28 Mr. Livingston recommends to the Board to hold off on voting on the north side buffer.

29
30 Mr. Livingston recommends to the Board granting a 60-day extension to workshop.

31
32 **MOTION**

33 Motion to grant a 60-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed
34 Unanimously.

35
36 **II. MAJESTIC REGENCY RESORT** – AA Ryan LLC, owner/ applicant; Sebago
37 Technics, agent. Site Plan Amendment Application to depict existing conditions
38 and seek approval for parking space and lot coverage changes. The applicant seeks
39 to designate motel worker housing units. The property is an existing Hotel/Motel
40 Lodging Facility with 1 dwelling unit/ manager’s unit. The property is located at
41 102 Post Road and is within the General Business District. Tax Map 105, Lot 6.
42 **Consider an extension**

43
44 **MOTION**

45 Motion to grant a 90-day extension by Mr. Baratta. Seconded by Mr. Koeninger. Passed
46 Unanimously.

1 **III. BURNT MILL ESTATES SUBDIVISION** - Burnt Mill Holding Company,
2 LLC, owner; Attar Engineering, Inc, agent, Sebago Technics, surveyor.
3 Preliminary Subdivision Application to redesign the major subdivision. A total
4 of 36 residential cluster lots to remain as approved/developed: Lots 1-22, 55-57,
5 95-103 and Lot 62 to remain off Hobbs Farm Road, Little Meadow Court and
6 Faxon Drive; and Lot 32 to remain as approved off Parsonage Way. Lots 23 -25
7 to be enlarged off of James Street. Lot 54 to remain a Multifamily Development
8 but to consist of 10 single family dwelling units, not 20 units. 16 residential
9 cluster lots/dwelling units are proposed off Storer Lane; 5 residential cluster
10 lots/dwelling units are proposed off Hobbs Farm Road; and 104 dwelling units
11 are proposed as a Multifamily Development on the south side of Hobbs Farm
12 Road. The development to remain with a total of 174 dwelling units on 374.94
13 acres of land. The north side of the Hobbs Farm Road/ Storer Lane will become
14 Open Space. The property is within the Rural and 75' Shoreland Overlay
15 Districts. Tax Map 62A, Lots 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and
16 Tax Map 63, Lots 7-62 and 7-95 to 7-103. Schedule a Site Walk

17
18 A representative did not attend the meeting; an email was provided stating that additional
19 time to schedule the site walk is needed.

20
21 No action was necessary or taken.

22
23 **IV. BROOKSIDE FARM II SUBDIVISION** – Home Innovations LLC,
24 owner/applicant; Acorn Engineering, agent. Subdivision Pre-Application for a 19
25 lot/single family dwelling major residential cluster subdivision, to be considered
26 Phase 2 of the Brookside Farm Subdivision. The development proposes access
27 off Haystack Lane, which is located off Meetinghouse Road. The area of Phase 2
28 is 51 acres of which 31.7 acres shall be dedicated Open Space. Phase 2
29 comprises of Map 69, Lot 8 and a portion of Map 76, Lot 35 and will amend
30 portions of Map 69, Lot 7 (Phase 1). The properties are located within the Rural
31 District. Schedule a Site Walk

32
33 Jason Labonte, the developer, and Eleanor Roberts of Acorn Engineering, attended the
34 meeting.

35
36 **MOTION**

37 Motion to schedule a site walk for Saturday April 11th at 8:00am by Mr. Toomey.
38 Seconded by Mr. Baratta. Passed Unanimously.

39
40 **V. 526 POST ROAD** – The Grace Group, LLC, owner/applicant; Walsh
41 Engineering, agent. Site Plan Amendment Application to divide the 8.15 acre
42 property into two lots. The existing School use to remain within the existing
43 building on 1.3 acres of land. Changes to parking, landscaping, stormwater and
44 utilities proposed. The property falls within the General Business District and
45 Rural District. The property is located at 526 Post Road and is identified as Tax
46 Map 27, Lot 10. Workshop completeness and determine public hearing

47
48 Lena Tobey and Werner Gilliam of Walsh Engineering attended the meeting.

1 Mr. Livingston recommended to the Board appointing the Planning Office as the
2 completeness agent and schedule a public hearing once completed.

3
4 **MOTION**

5 Motion to appoint the Planning Office as the completeness agent and schedule a public
6 hearing once completed by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

7
8 **VI. ARUNDEL LANE SUBDIVISION** – The Grace Group, LLC, owner; Walsh
9 Engineering, applicant/agent. Preliminary Subdivision Application for 12 single
10 family dwelling units on 6.85 acres of land with street right of way proposed and
11 open space as a Multifamily Development. The property is located within the
12 General Business and Rural District. The property is located off 526 Post Road
13 and is identified as Tax Map 27, Lot 10. **Workshop completeness and**
14 **determine public hearing**

15
16 Leyna Tobey and Werner Gilliam of Walsh Engineering attended the meeting.

17
18 Mr. Livingston recommended to the Board appointing the Planning Office as the
19 completeness agent and schedule a public hearing once completed.

20
21 **MOTION**

22 Motion to appoint the Planning Office as the completeness agent and schedule a public
23 hearing once completed by Mr. Toomey. Seconded by Mr. Baratta. Passed Unanimously.

24
25 The public hearing will be scheduled on the same night as the 526 Post Road Site Plan
26 public hearing.

27
28 **OTHER BUSINESS**

29
30 There is a joint meeting, and public hearing with the Board of Selectmen for Tuesday
31 March 24th, 2026.

32
33 Mr. Livingston reviewed input from the State Floodplain Management Office about the
34 flood ordinance.

35
36 **ADJOURN**

37
38 **MOTION**

39 Motion to adjourn by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

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41 **MINUTES APPROVED _____, 2026**

42
43 **ACCEPTED BY:**

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45
46 _____
47 Steve Koeninger, Secretary

48 _____
Devon Bettinson, Recorder