



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda

Monday, June 15, 2026, 7:00 P.M.

Wells Town Hall

208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JUNE 1, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 06-01-26 DRAFT.PDF](#)

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. ARUNDEL LANE SUBDIVISION

The Grace Group, LLC, owner; Walsh Engineering, applicant/agent. Final Subdivision Application for 11 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. [Receive Final Subdivision Application, workshop compliance with preliminary conditions of approval and draft final completeness](#)

DOCUMENTS:

[ARUNDEL LANE FINAL SUB MEMO 06-09-26.PDF](#)
[ARUNDEL LANE FINAL COMPLETENESS 06-10-26.PDF](#)
[2026-05-19 ARUNDEL LANE SUBDIVISION FINAL APPLICATION.PDF](#)
[2026-05-19 RESPONSE TO TOWN DRAINAGE COMMENTS.PDF](#)
[2026-05-15 ARUNDEL LANE SUBDIVISION - UTILITY PLAN - WSDCOMMENTS.PDF](#)
[WSD - CAPACITY LETTER - ARUNDELLANE - 526 POST RD - 5-28-26.PDF](#)
[2026-05-15 ARUNDEL LANE 526 POST RD. STORMWATER REPORT_REV2.PDF](#)
[2026-05-15 ARUNDEL LANE SUBDIVISION - SEWER PP - WSDCOMMENTS.PDF](#)

II. 526 POST ROAD SITE PLAN

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. [Review update from applicant](#)

DOCUMENTS:

[526 POST ROAD MEMO 05-28-26.PDF](#)
[2026-05-18 - 526 POST ROAD SITE PLAN REV6.PDF](#)
[2026-05-19 526 POST ROAD REVISED SITE PLAN APPLICATION.PDF](#)

III. FAIRWAY VIEW VILLAGE SUBDIVISION AMENDMENT

York Building & Design Center, Inc. owner/ applicant; Attar Engineering, agent. Final Subdivision Amendment application seeking approval to revise deadlines for finish pavement and reclaiming storage area; eliminate residential parking striping; depict as built conditions; revise guardrails; revise stormwater; and revise the number of occupancy permits to be allowed prior to MDEP resolution. The subdivision consists of 46 dwelling units as a grandfathered Multifamily Development located within the Rural District. The property is located off of North Berwick Road off Fieldside Lane and is identified as Tax Map 32, Lot 13. [Workshop compliance and draft Findings of Fact & Decisions for possible approval](#)

DOCUMENTS:

[PB MEMO RE FAIRWAY VIEW VILLAGE 06-11-26.PDF](#)

IV. COMPASS POINTE SUBDIVISION AND SITE PLAN AMENDMENT

Compass Pointe Condominium Association, owner; Richard B. Dupuis Revocable Living Trust, owner of unit S-2; Attar Engineering, Inc, agent/ engineer. Site and Subdivision Amendment Application seeking to expand the building envelope for unit S-2 (dwelling unit) and depict existing site conditions and parking space changes. The property consists of 6 dwelling units (Multifamily Development) and 22 motel/hotel units (Lodging Facility) on one parcel of land. The property is located at 45 Post Road and is within the General Business, Residential A and 75' Shoreland Overlay District. Tax Map 105, Lot 159. [Workshop deadlines/ guarantee requirements and draft compliance](#)

DOCUMENTS:

[COMPASS POINTE SITE AND SUB AMEND 7 MEMO 06-11-26.PDF](#)
[COMPASS POINTE AMD 7 DRAFT SUBDIVISION COMPLIANCE AND FOF 06-11-26.PDF](#)
[COMPASS POINTE AMD 7 SITE PLAN DRAFT COMPLIANCE FOF 06-11-26.PDF](#)
[CPC AMD 7 PLANS 20260605.PDF](#)
[TOP COAT SK.PDF](#)
[260205_COMPASS POINTE PAVING PROPOSAL - 6-5-26.PDF](#)
[25120_COST 2.PDF](#)

V. SEA VU WEST CAMPGROUND

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. [Workshop completeness and determine a public hearing, if appropriate](#)

DOCUMENTS:

SEA VU WEST AMEND APP MEMO 06-12-26.PDF
SEA VU WEST AMD ART V (145-30) RURAL DIST 06-11-26.PDF
SEA VU WEST ART VI (145-35 TO 145-47) TOWN REGS 06-11-26.PDF
SEA VU WEST ART VII (145-50) TENT REC VEHICLE PARK 06-11-26.PDF
SEA VU WEST DRAFT COMPLETENESS 06-11-26.PDF
052826 SEA VU PLANNING BOARD UPDATE.PDF
COVERAGE ANALYSIS.PDF
PB SUPPLEMENT 61526 MTG.PDF
SEAVUE_WEST_REVB.060926.PDF

VI. MIA LANE SUBDIVISION (FKA 88 BURNT MILL ROAD)

Gilcrest Development, Inc./ Kevin Hill, owner/applicant; Attar Engineering, Inc. engineer. Final Subdivision Application for 6 single family dwelling units proposed on 3.51 acres of land (Multifamily Development). The property is located off 88 Burnt Mill Road and is within the Residential A and General Business Districts. Tax Map 139, Lot 6. **Workshop and determine water supply and fire protection for the subdivision and workshop draft compliance and/or consider an extension if appropriate**

DOCUMENTS:

MIA LANE SUBDIVISION FINAL APP MEMO 06-12-26.PDF
MIA LANE SUB FINAL COMPLETENESS 06-12-26.PDF
MIA LANE PRELIM FOF DRAFT 01-27-25.PDF
226060274-HILL.PDF
MIALANE.TOWN.REV.060926.PDF

VII. 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 20C. **Consider extension request**

DOCUMENTS:

PB MEMO RE BALD HILL RV PARK 06-09-26.PDF

OTHER BUSINESS

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