



# TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, July 6, 2026, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

## 7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

### MINUTES

### PUBLIC HEARINGS

#### I. BROOKSIDE FARM II SUBDIVISION

Home Innovations LLC, owner/applicant; Acorn Engineering, agent. Preliminary Subdivision Amendment Application to eliminate lots 7 and 8 in Phase 1, and create a 19 lot/single family dwelling major residential cluster subdivision, to be considered Phase 2 of the Brookside Farm Subdivision. The development proposes access off Haystack Lane, which is located off Meetinghouse Road. The area of Phase 2 is 51 acres of which 30.88 acres shall be dedicated Open Space. Phase 2 comprises of Map 69, Lot 8 and a portion of Map 76, Lot 35 and will amend portions of Map 69, Lot 7 (Phase 1). The properties are located within the Rural District. Workshop public comments and draft Preliminary Findings of Fact & Decisions if appropriate.

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. BROOKSIDE FARM SUBDIVISION II

Home Innovations LLC, owner/applicant; Acorn Engineering, agent. Preliminary Subdivision Amendment Application to eliminate lots 7 and 8 in Phase 1, and create a 19 lot/single family dwelling major residential cluster subdivision, to be considered Phase 2 of the Brookside Farm Subdivision. The development proposes access off Haystack Lane, which is located off Meetinghouse Road. The area of Phase 2 is 51 acres of which 30.88 acres shall be dedicated Open Space. Phase 2 comprises of Map 69, Lot 8 and a portion of Map 76, Lot 35 and will amend portions of Map 69, Lot 7 (Phase 1). The properties are located within the Rural District.

#### II. TIDEWATER LANDING SUBDIVISION AMENDMENT

Jaclyn D. Brooks Living Trust, owner; Matthew Prokator, applicant; Lower Village Survey Co. surveyor. Minor Subdivision Amendment Application seeking approval to add an Accessory Dwelling Unit to lot 12 within the existing subdivision. The property is located at 85 Tidewater Way and falls within the Residential A District. Tax Map 140, Lot 6-12. Receive Subdivision Amendment Application, determine a site walk waiver, offer initial review comments, determine a public hearing waiver if appropriate

#### III. GOODALE SUBDIVISION (FKA GREEN BROOK)

Peter Goodale, owner; Terradyn Consultants, Surveyor. Final Subdivision Application for a major subdivision consisting of 5 lots/ single family dwellings and private street right-of-way. The property is located on Green Brook Lane off Hiltons Lane and is within the Rural District and 75' Shoreland Overlay District. Tax Map 11, Lot 30. Workshop compliance with preliminary conditions of approval, workshop final completeness and determine final public hearing

#### IV. MAJESTIC REGENCY RESORT

AA Ryan LLC, owner/ applicant; Sebago Technics, agent. Site Plan Amendment Application to depict existing conditions and seek approval for parking space and lot coverage changes. The applicant seeks to designate motel worker housing units. The property is an existing Hotel/Motel Lodging Facility with 1 dwelling unit/ manager's unit. The property is located at 102 Post Road and is within the General Business District. Tax Map 105, Lot 6. Workshop completeness and compliance and draft Findings of Fact & Decisions for possible approval

#### V. 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

#### VI. 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 Findings of Fact & Decisions for possible approval.

#### VII. 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 draft compliance / Final Findings of Fact & Decisions for possible approval

#### VIII. 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. Workshop completeness and determine a possible public hearing

#### IX. DRAKES STATION SUBDIVISION & SITE PLAN APPLICATION

Drakes Station, LLC, owner; Geoffrey Aleva, of Civil Consultants, applicant/agent. Final Subdivision Application & Site Plan Application for 46 dwelling units 9.22 acres of land. The dwellings are proposed as elderly housing as part of a Life Care Facility with associated infrastructure and amenities. Two-family dwelling to remain on 1.39 acres. The property is located at 2030 Post Road and is within the General Business and Residential-Commercial Districts. Tax Map 143, Lot 10 and Map 144, Lot 1 and Lot 1B. Review Entrance Redesign, workshop compliance with Preliminary Conditions of Approval, workshop draft completeness

### OTHER BUSINESS

I. THE PLANNING BOARD TO CONSIDER "AN ORDINANCE TO ESTABLISH A TEMPORARY MORATORIUM ON DATA CENTERS" OR "AN ORDINANCE TO CLARIFY A DATA CENTER USE." REVIEW AND SCHEDULE A PUBLIC HEARING FOR 8/3/26

II. PLANNING BOARD TO CONSIDER DRAFT LETTER TO MDOT.

### ADJOURN