



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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Meeting Agenda

Tuesday, April 26, 2016, 9:00 AM

## Wells Activity Center

113 Sanford Road, Wells

### MINUTES

#### I. APRIL 12, 2016 DRAFT MEETING MINUTES

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. PINEDEROSA WEST CAMPGROUND

Baston Properties, LLC, owner/applicant. Post Road Surveying Inc, agent. Site Plan Amendment Application seeking after the fact approval to reduce the parcel acreage from 150.9 acres to 26.86 acres; to allow gravel parking for the RV sites instead of grass parking; to allow up to 1,500 SF of structure to be built for a bath house, maintenance shed and/or other minor structure(s); and to add a well pump house. The amendment is to rectify an illegal lot division which created a 19+ acre parcel with no street frontage. The site plan use shall remain a Tent and Recreational Vehicle Park consisting of 84 RV sites. The parcel is served by on-site septic and an on-site drilled well. The parcel is located within the Rural District and is off of Hiltons Lane. Tax Map 11, Lot 25. **Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

Documents: [PINEDEROSA WEST AMEND APP MEMO 04-20-16.PDF](#), [SITE PLAN FOF PINDEROSA WEST 4-20-16.PDF](#)

#### II. ARMSTRONG FENCE

Steve & Lisa Duplisea, owner/applicant; Geoffrey Aleva, Civil Consultants, agent. Site Plan Amendment Application to eliminate the previously approved 40' x 100' 2-story office building and 32' x 38' garage and instead construct a 1,792 SF Business Office use (2-story building) and a 1,536 SF Business Contractor/ Business Wholesale/ Warehousing (1-story building), an accessory outdoor storage area/ display area, and associated parking. The parcel is located within the Light Industrial District and is off of 632 North Berwick Road. Tax Map 40, Lot 3-4. **Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

Documents: [ARMSTRONG AMEND APP MEMO 04-21-16.PDF](#)

#### III. JOSHUA'S RESTAURANT

Joshua Mather, owner/applicant. Harvey Wells, architect. Site Plan Amendment Application to construct a 228 SF building addition and a 48 SF walk-in cooler; construct a 416 SF covered outdoor dining area for 16 additional seats for the Standard Restaurant use (new total of 602

outdoor dining area for 10 additional seats for the Standard Restaurant use (new total of 90 seats), and expand the entry footprint by 120 SF for ADA accessibility. The parcel is located within the General Business District and is off of 1637 Post Road. Tax Map 135, Lot 15.

**Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

Documents: JOSHUAS RESTAURANT AMD MEMO 04-20-16.PDF, JOSHUAS RESTAURANT AMD DRAFT COMPLETENESS 04-20-16.PDF, JOSHUAS RESTAURANT AMD COMPLIANCE AND FOF DRAFT 04-20-16.PDF, JOSHUAS RESTAURANT DRAFT PLAN 04-21-16.PDF

**IV. COAST 2 COAST**

Lyons Enterprises, owner; Daniel Crook, applicant. Site Plan Amendment to install a 10' x 12' walk-in cooler for the existing 1,550 SF Business Contractor Use building; and to obtain after the fact approval for 9 gravel parking spaces and a paved walkway installed without site plan approval. The parcel is located within the Residential Commercial District and is off of 835 Sanford Road. Tax Map 49, Lot 29-1.

**Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

Documents: COAST 2 COAST AMEND APP MEMO 04-20-16.PDF, COAST 2 COAST DRAFT COMPLETENESS 04-20-16.PDF, COAST 2 COAST DRAFT COMPLIANCE AND FOF 04-20-16.PDF, DEED BK 7536 PG 67.PDF, COAST 2 COAST DRAFT PLAN 04-21-16.PDF

**V. SEACOAST MOTEL**

Jmseacoast LLC, owner/applicant. Site Plan Amendment Application to install a fence, eliminate the Hotel/Motel dumpster and install a 10' x 12' shed. No change proposed to the existing Hotel/Motel use which consists of 15 one-bedroom units. The parcel is located within the General Business District and is off of 40 Post Road. Tax map 105, Lot 2.

**Consider Amendment Application for receipt, Workshop completeness and draft compliance and Findings of Fact & Decisions if appropriate**

Documents: SEACOAST MOTEL AMEND MEMO 04-21-16.PDF, CABANA PIC 04-21-16.PDF, SEACOAST PLAN DRAFT 04-21-16.PDF, SEACOAST MOTEL COMPLETENESS 04-21-16.PDF, SEACOAST MOTEL DRAFT COMPLIANCE AND FOF 04-21-16.PDF

**VI. FIRE & BREW/ HIDDEN COVE BREWERY**

Fire & Brew Inc. owner; Richard Varano, applicant. Site Plan Amendment Application to locate a 200 SF Fast-Food Restaurant (Food Truck) on the property; to obtain approval for the Brewery (Business Wholesale/ Business Retail including Manufacturing use) to increase from 540 SF to 4,545 SF; and to reduce the Standard Restaurant seating from 120 seats to 38 seats. The property is located off of 73 Mile Road and is within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 14.

**Receive the Site Plan Amendment Application and workshop completeness**

Documents: FIRE AND BREW AMEND APP MEMO 04-20-16.PDF, FIRE AND BREW DRAFT PLAN 04-21-16.PDF

**OTHER BUSINESS**

**ADJOURN**