



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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## Meeting Agenda

Wednesday, January 23, 2019, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

#### **I. DECEMBER 11, 2018 DRAFT MEETING MINUTES**

Documents:

[SRC MIN. 12-11-2018.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### **I. FIRE DEPARTMENT SUBSTATION**

Town of Wells, owner/applicant. Site Plan Amendment Application to construct a 4,950 SF Fire Substation (Municipal Facility use) with association parking and utilities adjacent to the existing Public Works Garage. The property is located off of 585 North Berwick Road and is within the Rural and 250' Shoreland Overlay Districts. Tax Map 40, Lot 9-EXE **Comment on Application for the Planning Board**

#### **II. FOUR SEASONS FARM (FKA BRANCH FARM ROAD) SUBDIVISION**

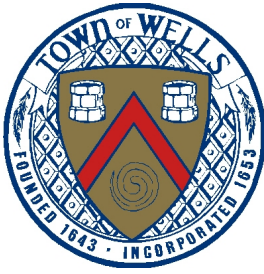
Seal Harbor, LLC, owner/applicant; Attar Engineering Inc. agent. Final Subdivision Application to amend the 1988 Taylor Property Development Subdivision plan by dividing lot 17-3 into two parcels: one 2.3 acres parcel for the existing farm house and one 9.21 acre parcel to construct 4 single family dwellings as a Multifamily Development. A 50' wide private right-of-way to be constructed off of Branch Road. Parcel is located off of 1285 Branch Road and is within the Rural District. Tax Map 77, Lot 17-3 **Comment on Application for the Planning Board**

#### **III. WESLEY BY THE SEA PHASE 3**

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harriseckett Road. The property is approximately 25 acres in size and is located with the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3. **Comment on Application for the Planning Board**

### OTHER BUSINESS

ADJOURN



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes  
Tuesday, December 11, 2018 9:00 A.M.  
Wells Town Hall  
208 Sanford Road, Wells

The meeting was called to order by Assistant Planner Shannon Belanger. Members present: Fire Chief Wayne Vetre, Public Works Department Representative Paula Green, Fire Dept. Cpt. Jeff Cullen, Police Chief Jo-Ann Putnam, Code Enforcement Officer Jodine Adams, Meeting Recorder Cinndi Davidson.

## **MINUTES**

November 14, 2018

### **MOTION**

Motion by Chief Vetre, seconded by Ms. Green, to approve the minutes as written. **PASSED** unanimously.

November 27, 2018

### **MOTION**

Motion by Ms. Adams, seconded by Ms. Green, to approve the minutes as written. **PASSED** unanimously.

## **DEVELOPMENT REVIEW & WORKSHOP**

- I. **MAINE PET SUPPLY** – Roger and Gloria Conley, owners; Maine Pet Supply, applicant; Ken Wood, agent. Site Plan Amendment Application for a change of use to a 2,350 SF Business Retail use and associated parking on a 12,360 SF parcel of land located off of 179 Sanford Road. The parcel is located within the Residential Commercial District. Tax Map 134, Lot 27-A. **Workshop**  
**Completeness and Compliance for possible approval**

Roger Conley, owner, Ken Wood of Attar Engineering, Suzanna McKechnie, real estate broker, and Don Campbell, abutter, were present. The updated plan includes all the recommended revisions.

### **MOTION**

Motion by Ms. Adams, seconded by Chief Putnam, to find that the property contours do not have to be shown on the plan. **PASSED** unanimously.

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**MOTION**

Motion by Ms. Adams, seconded by Ms. Green, to find that the proposed landscaped buffer along Route 109 and relocated planter are acceptable. **PASSED** unanimously.

**MOTION**

Motion by Ms. Adams, seconded by Ms. Green, to find that the screening along the Campbells' property line is acceptable. **PASSED** unanimously.

Chief Vetre asked about paving for the west side of the property. 15' of asphalt was removed for lot coverage to comply with prior approvals. It impacts Fire Department access and a way for the public to exit. A sidewalk was proposed instead of vegetation on that side. Snow removal will have to provide access on all sides. Note 18 was added restricting delivery times to coordinate with the school buses.

**MOTION**

Motion by Chief Putnam, seconded by Ms. Green, to find the application complete. **PASSED** unanimously.

**MOTION**

Motion by Chief Putnam, seconded by Ms. Green, to find the application compliant. **PASSED** unanimously.

**MOTION**

Motion by Chief Putnam, seconded by Ms. Adams, to find that all the criteria in the Findings of Fact have been met. **PASSED** unanimously.

**MOTION**

Motion by Ms. Adams, seconded by Ms. Green, to approve the plans and Findings and sign them after the meeting. **PASSED** unanimously.

**ADJOURN**

**MOTION**

Motion by Ms. Green, seconded by Chief Putnam, to adjourn. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

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Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

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Michael G. Livingston, PE, Town Engineer/Planner