



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, March 14, 2017, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

DUE TO INCLEMENT WEATHER THIS MEETING HAS BEEN POSTPONED

MINUTES

I. DECEMBER 27, 2016 DRAFT MEETING MINUTES

Documents:

[SRC MIN 12-27-16.PDF](#)

II. JANUARY 18, 2017 DRAFT MEETING MINUTES

Documents:

[SRC MIN. 1-18-2017.PDF](#)

III. JANUARY 31, 2017 DRAFT MEETING MINUTES

Documents:

[SRC MIN. 1-31-2017.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. DOLLAR GENERAL

LSM Inc. c/o Harold Boucher, owner; Zarembo Program Development, LLC, applicant; Nobis Engineering, agent. Site Plan Application for a 9,100 Business Retail building and associated parking to be located on a 2.06 acre parcel to be divided off of Map 144, Lot 1. Property is currently identified as being located off of 2060 Post Road and is within the General Business District. Tax Map 144, Lot 1. **Comment on application for Planning Board**

Documents:

[DOLLAR GENERAL SITE PLAN APP MEMO 02-24-17.PDF](#)

[DOLLAR GENERAL ART V \(145-24\) MORATORIUM REVIEW 02-23-17.PDF](#)

[DOLLAR GENERAL BUILDING DESIGN MEMO 02-23-17.PDF](#)

[DRAINAGE MEMO 2-23-17.PDF](#)
[DOLLAR GENERAL CAPACITY WSD.PDF](#)
[WATER AVAILABILITY_DOLLAR_GENERAL.PDF](#)
[06_2017-02-03 WELLS DG SITE PLAN SUBMITTAL SET.PDF](#)

II. GARTHWAITE ENERGY

G&C Realty Trust, owner; Garthwaite Energy, Inc. applicant; Post Road Surveying Inc, surveyor/ Attar Engineering, Inc, engineer. Site Plan Application for a 2,520 SF Business Contractor/Business Service/ Business Office use with a 517 SF propane filling area, 1,600 enclosed outdoor storage area, and associated parking. Parcel is located off of North Berwick Road within the Light Industrial District. Tax Map 40, Lot 3.1. **Receive Site Plan Application, Workshop draft completeness and determine possible public hearing**

Documents:

[GARTHWAITE ENERGY MEMO 03-03-17.PDF](#)
[GARTHWAITE ENERGY DRAFT COMPLETENESS 03-02-17.PDF](#)
[GARTHWAITE ENERGY SITE PLAN SUBMISSION 02-14-17.PDF](#)
[GARTHWAITE ENERGY SHEET 1 DRAFT 02-14-17.PDF](#)
[GARTHWAITE ENERGY SHEET 2 DRAFT 02-14-17.PDF](#)

OTHER BUSINESS

I. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO REPLACE THE TERM “USE PERMIT” WITH “CERTIFICATE OF OCCUPANCY.

Documents:

[USE PERMIT QUESTION 2-28-17.PDF](#)

II. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO ELIMINATE THE ENCLOSED STRUCTURE REQUIREMENT FOR BUSINESSES IN THE RESIDENTIAL COMMERCIAL DISTRICTS WEST OF INTERSTATE I-95.

Documents:

[ORDINANCE RC ZONE ENCLOSED STRUC DRAFT 03-7-17.PDF](#)

III. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO PROHIBIT BOTH RETAIL MARIJUANA ESTABLISHMENTS AND RETAIL MARIJUANA SOCIAL CLUBS WITHIN THE TOWN OF WELLS.

Documents:

[ORDINANCE TO PROHIBIT RETAIL MARIJUANA 3-3-17.PDF](#)

IV. AN ORDINANCE TO AMEND CHAPTER 145 (LAND USE) OF THE CODE OF THE TOWN OF WELLS TO REQUIRE BUILDING DESIGN AND CONSTRUCTION STANDARDS IN A PORTION OF THE ROUTE ONE CORRIDOR NORTH OF THE INTERSECTION OF ROUTE 109

Documents:

[CHAPTER 145 BUILDING DESIGN QUESTION B 3-7-17.PDF](#)

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