



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, March 23, 2021, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

JOIN VIRTUALLY ON ZOOM

Register in advance for this meeting:

<HTTPS://US02WEB.ZOOM.US/MEETING/REGISTER/TZCUCOUTRTIVGNA0Z207HSPRLR18BJVJN12SH>

MINUTES

I. MARCH 9, 2021 DRAFT MEETING MINUTES

Documents:

[SRC MIN 03-09-21 DRAFT.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. JOSHUA'S RESTAURANT

Joshua Mather, owner/applicant. Site Plan Amendment application to add a 30' x 45' outdoor patio area with pathway to parking lot; increase Restaurant seating to 122 seats; and add two parking spaces. The property is located off of 1637 Post Road and is within the General Business District. Tax Map 135, Lot 15. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval**

Documents:

[JOSHUAS RESTAURANT AMD MEMO 03-17-21.PDF](#)

[JOSHUAS 031921.PDF](#)

[JOSHUAS RESTAURANT AMD DRAFT COMPLETENESS 03-17-21.PDF](#)

[JOSHUAS RESTAURANT AMD COMPLIANCE AND FOF DRAFT 03-17-21.PDF](#)

II. HAMPTON INN

Wells Hotel, LLC, owner/applicant. Jim Padgett, agent; Steve Doe, architect. Site Plan

Amendment Application seeking approval to add a 21' x 23' building addition off the back of the existing Lodging Facility. No change in use, number of lodging units, or parking proposed. The property is located off of 900 Post Road and is within the General Business, Residential A and 75' Shoreland Overlay District. Tax Map 120, Lot 2. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval.**

Documents:

[HAMPTON INN AMD MEMO 03-19-21.PDF](#)

III. VARANO'S RESTAURANT

VV, LLC, owner; Richard Varano, Applicant. Site Plan Amendment Application to construct a 1,200 SF patio with tent or rooved pavilion to accommodate outdoor dining for the existing 120 seat Standard Restaurant use. No change to the existing 70 unit Hotel/Motel use (Lodging Facility). The property is located off of 60 Mile Road and is within the General Business and 250' Shoreland Overlay District. Tax Map 123, Lot 87. **Receive Site Plan Amendment Application and workshop completeness**

Documents:

[VARANOS RESTAURANT AMD MEMO 03-19-21.PDF](#)
[VARANOS RESTAURANT AMD DRAFT COMPLETENESS 03-19-21.PDF](#)
[VARANOS RESTAURANT SITE PLAN AMEND APP 03-08-21.PDF](#)
[UNIT 71 DEED HIGHLIGHTED.PDF](#)
[DECLARATION PORTIONS UNIT 71.PDF](#)
[M123 L87 MISTY HARBOR SITE PLAN SIGNED 3-12-86.PDF](#)
[VARANOS AMD DRAFT PLAN 3-19-21.PDF](#)

IV. SOUTHERN MAINE EXTREME

Kevin Barnard, owner; Hana Austin, applicant. Site Plan Amendment Application seeking approval of a 2,500 SF Medium Intensity Commercial Recreation use within the existing 5,000 SF building. 2,500 SF Manufacturing use to remain. The property is located off of 12 Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 2. **Receive Site Plan Amendment Application and workshop completeness and compliance**

Documents:

[SOUTHERN MAINE EXTREME AMD MEMO 03-17-21.PDF](#)
[SOUTHERN MAINE EXTREME DRAFT COMPLETENESS 03-16-21.PDF](#)
[SOUTHERN MAINE EXTREME DRAFT COMPLIANCE FOF 03-16-21.PDF](#)
[SITE PLAN AMENDMENT APPLICATION 03-05-21.PDF](#)
[SOUTHERN MAINE EXTREME PLAN 03-17-21.PDF](#)

V. DELLS DOWNEAST SUBDIVISION

Paul M. Bisceglia, owner; Patrick W. Johnson, Agent; JPS Surveying and Engineering, Engineer. Preliminary Subdivision Application for a 13 lot/ dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural District. Tax Map 17, Lot 16. **Comment on the Preliminary Subdivision Application for the Planning Board**

Documents:

[DELLS DOWNEAST PRELIM MAJOR APP MEMO 03-21-21.PDF](#)
[DELLS DOWNEAST MDIFW SUBMITTAL 031221.PDF](#)

OTHER BUSINESS

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