



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, April 13, 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/TZYLDE2QQD4JGT0EWRI3LETHSBGTQTXATJMU](https://us02web.zoom.us/meeting/register/tzylde2qqd4jgt0ewri3lethsbgtqtxatjmu)

MINUTES

I. MARCH 9, 2021 DRAFT MEETING MINUTES

Documents:

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

II. MARCH 23, 2021 DRAFT MEETING MINUTES

Documents:

[SRC MIN 03-23-21 DRAFT.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. 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. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval**

II. BREAD AND ROSES BAKERY

ADDMEB, LLC, owner/applicant. Site Plan Amendment Application seeking approval to add another curb cut onto Route One, reconfigure on-site drainage, vegetation, and parking. No change in use proposed. The property is located off of 616 Post Road and is within the General Business District. Tax Map 114, Lot 7. **Receive Site Plan Amendment Application and workshop**

completeness

III. TC REALTY LLC

TC Realty, LLC owner/ applicant. Walt Pelkey of BH2M, agent. Site Plan Pre-Application seeking approval for a 4,800 SF Business Contractor use building. Access to the site is proposed across Map 49, Lot 29-2. The property is within the Residential Commercial District. Tax Map 49, Lot 28 and 29-2. **Receive Site Plan Pre-Application and offer initial review comments**

Documents:

[TC REALTY SITE PLAN PRE-APP SUBMISSION 03-16-21.PDF](#)
[TC REALTY DRAFT PLAN 03-16-21.PDF](#)

IV. WELLS FARMERS MARKET AT WELLS PUBLIC LIBRARY

Town of Wells, owner. Cassandra Perrault, applicant. Site Plan Amendment Application seeking approval for a 3,700 SF area within the Library's rear parking area to be Business Retail Use for the Farmers Market. The property is located off of 1434 Post Road and is within the General Business District. Tax Map 51, Lot 3-B-EXE. **Receive Site Plan Amendment Application and workshop completeness**

Documents:

[F MARKET SKETCH.PDF](#)

OTHER BUSINESS

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