



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Wednesday, May 29, 2019, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

DEVELOPMENT REVIEW & WORKSHOPS

I. COGGESHALLS

Michael Coggeshall, owner/applicant. Site Plan Amendment Application to add Business Retail use to the property. The existing uses on the property currently include Business Personal Service and 1 dwelling unit. The property is located off of 1638 Post Road and is within the General Business District. Tax Map 135, Lot 5. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval**

Documents:

[COGGESHALLS AMEND APP MEMO 05-21-19.PDF](#)
[COGGESHALLS DRAFT COMPLETENESS 05-21-19.PDF](#)
[COGGESHALLS DRAFT COMPLIANCE FOF 05-21-19.PDF](#)
[COGGESHALLS052119.PDF](#)

II. ATLANTIC PINES ORAL SURGERY & ANESTHESIA, LLC

Robert Caron, owner; Jesse Snow, applicant; Alba Architects, agent. Site Plan Amendment Application for a change of use from Business Office to Business Personal Service, to reconfigure parking, add a dumpster and construct an entry vestibule. The property is located off of 1931 Sanford Road and is located within the Residential Commercial District. Tax Map 61, Lot 16. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval**

Documents:

[ATLANTIC PINES ORAL SURGERY AMEND APP MEMO 05-21-19.PDF](#)
[ATLANTIC PINES ORAL SURGERY DRAFT COMPLETENESS 05-10-19.PDF](#)
[ATLANTIC PINES ORAL SURGERY DRAFT COMPLIANCE FOF 05-21-19.PDF](#)
[ATLANTICPINES052119.PDF](#)

III. 175 DEPOT ROAD

Property Evolution Services, LLC, owner/ Applicant. Civil Consultants, agent. Site Plan

Amendment Application to locate two dwellings on the 2nd floor of the existing barn, to demolish the existing single family dwelling, to add parking, to convert the 1st floor of the barn (2,597 SF) into Business Office, Contractor, Service, Personal Service, Wholesale, Retail and Standard Restaurant for up to 35 seats. The existing 462 SF building to remain as Business Retail/ Contractor use. The property is located off of 175 Depot Road and is within the Residential Commercial District. Tax Map 133, Lot 9. **Receive Site Plan Amendment Application and workshop Articles V, VI, VII and draft completeness**

Documents:

175 DEPOT ROAD AMD MEMO 05-24-19.PDF
175 DEPOT ROAD ART V (145-24) RES COMM CHECKLIST 05-23-19.PDF
175 DEPOT ROAD ART VI (145-35 TO 145-47) TOWN REGS 05-23-19.PDF
175 DEPOT ROAD DRAFT COMPLETENESS 05-23-19.PDF
WSD-CAPACITYLETTER-175DEPOTRD 05-15-19.PDF
175 DEPOT RD DRAFT SITEPLAN.PDF

OTHER BUSINESS

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