



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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## Meeting Agenda

Wednesday, January 17, 2018, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

#### I. NOVEMBER 14, 2017 DRAFT MEETING MINUTES

Documents:

[SRC MIN 11-14-17.PDF](#)

#### II. JANUARY 3, 2018 DRAFT MEETING MINUTES

Documents:

[SRC MIN 01-03-18.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. 2118 POST ROAD RESTAURANT

Lydia Mather, applicant/ agent. Morency Capital Partners, owner. Site Plan Amendment Application to renovate the existing building and construct an addition. The use proposed is for an 80 seat Standard Restaurant. The property is located off of 2118 Post Road and is within the General Business District. Tax Map 147, Lot 2- A. **Workshop Articles V, VI, VII and draft completeness and compliance**

Documents:

[2118 POST ROAD AMEND APP MEMO 01-12-18.PDF](#)  
[2118 POST RD ART V \(145-26\) GEN BUS DIST CHECKLIST 01-12-18.PDF](#)  
[2118 POST ROAD ART VI TOWN REGS 01-12-18.PDF](#)  
[2118 POST ROAD DRAFT COMPLETENESS 01-12-18.PDF](#)  
[18-1-10\\_2118 POST ROAD\\_SITE PLAN.PDF](#)  
[2118 POST ROAD CJS AUTHORIZATION LETTER\\_.PDF](#)  
[KKW CAPACITY TO SERVE LETTER.PDF](#)  
[WSD-CAPACITYLETTER-2118POSTRD-FORMERCAPTHOOKS.PDF](#)  
[MACDOUGAL SURVEY.PDF](#)

## II. SHOPS AT POST AND STEWART

Richard G. Robertson, LLC, owner; Dorotea Marisa Caputo, applicant; Jim Wright, Post Road Surveying, agent. Site Plan Application for Business Retail use with approximately 1,696 SF of sales floor area. 1 dwelling unit is also proposed on the lot. The parcel is located off of 1384 Post Road and is within the General Business District. Tax Map 129, Lot 3. **Workshop Articles V, VI, VII and completeness and compliance**

Documents:

SHOPS AT POST AND STEWART APP MEMO 01-12-18.PDF  
DRAFT 12-14-2017 ROBERTSON SITE PLAN.PDF  
SHOPS AT POST AND STEWART ART V (145-26) GEN BUS DIST CHECKLIST 01-11-18.PDF  
SHOPS AT POST AND STEWART ART VI (145-35 TO 145-47) TOWN REGS 01-11-18.PDF  
SHOPS AT POST AND STEWART DRAFT COMPLETENESS 01-11-18.PDF  
SHOPS AT POST AND STEWART DRAFT FOF 01-11-18.PDF

## III. FOOTBRIDGE NORTH HOTEL

1522 Post Road Associates LLC (Peter Guidi), owner/applicant; Frank Emery, surveyor. Site Plan Amendment Application to relocate a driveway further south, to add a patio near the house and construct a gazebo in the rear of the property. The existing 6 dwelling units and 12 hotel/motel units (Lodging Facility) with pool and pool house remain. The parcel is located off of 1522 Post Road and is within the General Business District. Tax Map 134, Lot 2.

**Workshop Article V, VI, VII and draft completeness and compliance**

Documents:

FOOTBRIDGE NORTH RESORT AMEND APP MEMO 01-11-18.PDF  
FOOTBRIDGENORTHSITEPLANJAN2018 LAYOUT2-LAYOUT1 (1).PDF  
FOOTBRIDGE NORTH ART V (145-26) GEN BUS DIST CHECKLIST 01-11-17.PDF  
FOOTBRIDGE NORTH ART VII (145-48) MULTIFAMILY DEVEL 01-11-18.PDF  
FOOTBRIDGE NORTH ART VI (145-35 TO 145-47) TOWN REGS CHECKLST 01-11-18.PDF  
FOOTBRIDGE NORTH ART VII 145-52 LODGING FACILITIES 01-11-18.PDF  
FOOTBRIDGE NORTH RESORT COMPLETENESS 01-11-18.PDF  
FOOTBRIDGE NORTH AMD DRAFT FOF 01-11-18.PDF

## IV. PUBLIC SAFETY FACILITY

Town of Wells, owner/applicant; Stantec Consulting Services, Inc, agent. Site Plan Amendment Application seeking approval for a new 40,000 SF building and associated parking for a Municipal Facility use for the Wells Police and Fire Departments. The property is located off of 1563 Post Road and is within the General Business District. Tax Map 135, Lots 45-EXE, 46-EXE, 48-EXE, 49-EXE and 50-EXE **Comment on application for the Planning Board**

Documents:

PUBLIC SAFETY MEMO 01-05-18.PDF  
PUBLIC SAFETY DRAFT COMPLETENESS 01-04-18.PDF  
PUBLIC SAFETY ART V (145-26) GEN BUS DIST 01-03-18.PDF  
PUBLIC SAFETY ART VI (145-35 TO 145-47) TOWN REGS 01-04-18.PDF  
50470\_PS\_C\_3\_0\_COLOR\_SITE\_PLAN.PDF  
SUB\_SITE-PLAN-APP\_PUBLIC-SAFETY\_20171222.PDF  
PUBLIC-SAFETY-FACILITY\_COMBINED-PLANSET\_2017.12.22.PDF

OTHER BUSINESS

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