



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Wednesday, November 14, 2018, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. JUNE 26, 2018 DRAFT MEETING MINUTES

Documents:

[SRC MIN 06-26-18.PDF](#)

II. JULY 10, 2018

Documents:

[SRC MIN 07-10-18.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. MAINE PET SUPPLY

Roger and Gloria Conley, owners; Maine Pet Supply, applicant; Ken Wood, agent. Site Plan Amendment Application for a change of use to a 2,350 SF Business Retail use and associated parking on a 12,360 SF parcel of land located off of 179 Sanford Road. The parcel is located within the Residential Commercial District. Tax Map 134, Lot 27-A. **Receive Site Plan Amendment Application, Workshop Completeness and Compliance**

II. HIDDEN TREASURES SUBDIVISION

Scott McLeod, owner/applicant. Corner Post Land Surveying, surveyor. Final Subdivision Application for a major subdivision consisting of 6 lots/dwelling units, open space and a private right-of-way on 184,309 SF of land area off of Riding Road. The subdivision is located within the Residential A and 250' Shoreland Overlay District. Tax Map 118, Lots 2 and 3. **Comment on Final Subdivision Application for the Planning Board**

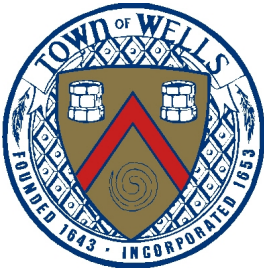
III. WEBBER RIDGE SUBDIVISION

Teresita Webber, owner; Great Lots of Maine, LLC, applicant; Corner Post Land Surveying, Inc. agent. Minor Subdivision Application for a 4 lot/dwelling unit development with Open Space off of Green Road. No roadway is proposed. The subdivision is located within the Rural, 250' Shoreland Overlay and Resource Protection Districts. Tax Map 16, Lot 8. **Comment on Minor**

Subdivision Application for the Planning Board

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, June 26, 2018 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Public Works Department Representative Paula Green, Police Chief Jo-Ann Putnam, Fire Chief Wayne Vetre, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

MINUTES

May 15, 2018

MOTION

Motion by Ms. Green, seconded by Chief Vetre, to accept the minutes as written. **PASSED** unanimously.

May 30, 2018

MOTION

Motion by Chief Putnam, seconded by Ms. Adams, to accept the minutes as written. **PASSED** unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

- I. POLISHED CONCRETE OF NEW ENGLAND** – G&C Realty Trust; Dexcon LLC, owner; Polished Concrete, applicant; Civil Consultants, agent. Site Plan Application to construct a 6,848 SF building for Business Contractor and Warehousing use. The property is located off of North Berwick Road and is within the Light Industrial District. Tax Map 40, Lot 3-3. **Comment on Site Plan Application for the Planning Board**

Geoff Aleva of Civil Consultants presented the plan for a Business Contractor building to include office space, storage and a display area for the contractors. The company is outgrowing its current space near the Sanford airport and moving the entire operation to Wells. The building will be steel frame, pre-fab, 2 stories. There will be access on 3 sides of the building. Sight distances in both directions on Route 9 are good. The driveway will be widened and shared with the adjacent property. The cross easements will have to include a maintenance agreement and snow plowing/storage. There will be parking for 6 employees. Truck traffic will be 2 tractor trailers per week and UPS deliveries. Drainage will be toward the back of the property. Another pole for CMP may be necessary.

Comments from the round table:

There will be no outdoor storage. The building will have an alarm and Knox Box. No chemicals will be stored on site. The septic system will have a pump to the leach field near the driveway. The dumpster will be fenced.

II. CLUFF BILLS LANE PIT – Wilbur C. Cluff, Jr. owner/applicant. Tom Harmon, PE of Civil Consultants, agent. Site Plan Application for a 17.85 acre Mineral Extraction (Gravel Pit) operation on a 31.75 acre parcel of land. The parcel is located off of Bills Lane and is within the Rural District. Tax Map 47, Lot 39. **Comment on Site Plan Application for the Planning Board**

Geoff Aleva of Civil Consultants presented the plan for a gravel pit operation. The Planning Board is holding a public hearing on July 2 and the plan revisions are being made. The excavated area is being enlarged. The DEP allows 10 acres to be worked at a time and the reclamation can be done in phases. There are notes on the hours of operation. The new driveway will be paved. There is a requirement to clean up Bills Lane when the trucks spill material. There will be screening and buffering for the residential abutters. There are monitoring wells to watch the water table. The property should be posted to keep out 4-wheelers. Some trimming is needed to improve the sight distances. The entrance will be across from Trailblazers, so headlights will not be a concern. There will be a gate at the entrance with a Knox Box. If there is any crushing it will be on the CMP side of the property. A note will be added to notify abutters 2 weeks prior to crushing.

ADJOURN

MOTION

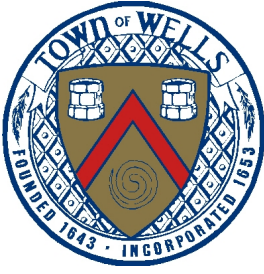
Motion by Ms. Green, seconded by Ms. Adams, to adjourn. PASSED unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, July 10, 2018 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Public Works Department Representative Paula Green, Police Sgt. Allen Wilson, Fire Cpt. Jeff Nawfel, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

MINUTES

June 26, 2018

The minutes were tabled since there was not a quorum of the members present at that meeting.

DEVELOPMENT REVIEW & WORKSHOP

- I. FEILE RESTAURANT & PUB** – Dromhill, LLC c/o Joe Ryan, owner; David Graham, applicant/agent. Site Plan Amendment Application seeking approval of existing site conditions (changes made since prior site plan approvals); relocate a dumpster and construct a 650 SF deck for the existing 111 seat Standard Restaurant use to utilize seasonal outdoor seating. The property is located off of 1619 Post Road and is within the General Business District. Tax Map 135, Lot 16. **Workshop completeness and draft compliance for possible approval**

Applicant Joe Ryan and architect David Graham described the plan to construct an outdoor deck and update the existing site conditions.

The as-built survey was provided. Proposed lot coverage is 90%. The property is grandfathered at 91%.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to approve the existing landscaped buffer along Route One. **PASSED** unanimously.

Parking changes and note and plan labeling changes have been addressed. Capacity letters have been received from KKWWD and WSD.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to find the application compliant. **PASSED** unanimously.

The striping and pavement work will be tied to the other work. Music on the deck will probably be during the afternoons or 6-9 PM, 10 at the latest.

MOTION

Motion by Mr. Genereux, seconded by Ms. Green, to approve and sign the Findings of Fact & Decisions. **PASSED** unanimously.

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to approve and sign the amended site plan. **PASSED** unanimously.

MOTION

Motion by Mr. Genereux, seconded by Ms. Green, to adjourn and sign plans and Findings. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner