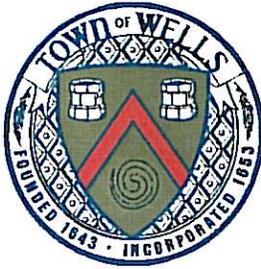


APPROVED



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, May 10, 2016, 9:00 AM
Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Engineer/Planner Mike Livingston. Members present: Highway Department Commissioner Terry Oliver, Police Chief Jo-Ann Putnam, Fire Chief Dan Moore, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

April 26, 2016

MOTION

Motion by Chief Putnam, seconded by Mr. Genereux, to accept the minutes as submitted.
PASSED unanimously.

DEVELOPMENT REVIEW AND WORKSHOPS

- I. **KKW WATER DISTRICT UTILITY FACILITY AMENDMENT** – Edgar Moore, owner; KKWWD, applicant. Site Plan Amendment to erect a 30’ tall pole immediately adjacent to the existing Treatment Facility building. The pole will be used to mount a data collector to collect and transmit water meter reading data. No other changes are proposed. The property is located off of 95 Bypass Road and is within the Rural District. Tax Map 150, Lot 13. **Workshop completeness and draft compliance**

Rob Weymouth, Facilities Manager for the District, was present. The purpose of this amendment is to install a 30’ pole next to the pumping and treatment facility to collect water meter reading data. The existing building meets the required setbacks. The letter from CMP is still pending and the Findings can have a special condition of approval, that the letter is required before the building permit for the pole is issued. The tower will be located in a CMP easement corridor.

MOTION

Motion by Chief Moore, seconded by Chief Putnam, to find the application complete except for the CMP letter. **PASSED** unanimously.

MOTION

1 Motion by Chief Moore, seconded by Mr. Genereux, to find the application compliant.
2 **PASSED** unanimously.

3
4 **MOTION**

5 Motion by Chief Moore, seconded by Mr. Genereux, to approve the Findings of Facts &
6 Decisions, to approve the application and sign the plans and Findings at the end of the meeting.
7 **PASSED** unanimously.

8
9 **II. ARMSTRONG FENCE** – Steve & Lisa Duplisea, owner/applicant; Geoffrey Aleva,
10 Civil Consultants, agent. Site Plan Amendment Application to eliminate the previously
11 approved 40' x 100' 2-story office building and 32' x 38' garage and instead construct a
12 1,792 SF Business Office use (2-story building) and a 1,536 SF Business Contractor/
13 Business Wholesale/ Warehousing (1-story building), an accessory outdoor storage area/
14 display area, and associated parking. The parcel is located within the Light Industrial
15 District and is off of 632 North Berwick Road. Tax Map 40, Lot 3-4. **Workshop**
16 **completeness, compliance and draft Findings of Fact & Decisions for possible**
17 **approval**

18
19 Steve Duplisea, applicant, and Neil Rapoza of Civil Consultants were present. Mr. Rapoza
20 reviewed his April 27 letter with the responses to items previously requested by the Committee.
21 Tree locations along Route 9 have been revised to avoid the existing septic system.

22
23 **MOTION**

24 Motion by Chief Moore, seconded by Mr. Genereux, to find the application complete. **PASSED**
25 unanimously.

26
27 **MOTION**

28 Motion by Chief Moore, seconded by Mr. Genereux, to find the application compliant. **PASSED**
29 unanimously.

30
31 A member of the public was present. The concerns about snow storage not blocking the outlet
32 pipe have been addressed.

33
34 **MOTION**

35 Motion by Chief Moore, seconded by Mr. Genereux, to approve the Findings of Facts &
36 Decisions §145-75 A-N with the 16 standard conditions of approval, to approve the application
37 and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

38
39 **III. FIRE & BREW/HIDDEN COVE BREWERY** – Fire & Brew Inc. owner; Richard
40 Varano, applicant. Site Plan Amendment Application to locate a 200 SF Fast-Food
41 Restaurant (Food Truck) on the property; to obtain approval for the Brewery (Business
42 Wholesale/ Business Retail including Manufacturing use) to increase from 540 SF to
43 4,545 SF; and to reduce the Standard Restaurant seating from 120 seats to 38 seats. The
44 property is locate off of 73 Mile Road and is within the General Business and 250'
45 Shoreland Overlay District. Tax Map 121, Lot 14. **Workshop completeness, compliance**
46 **and draft Findings of Fact & Decisions for possible approval**

47
48 Applicant Dick Varano was present.

1 **MOTION**

2 Motion by Chief Moore, seconded by Mr. Genereux, to waive the requirement for a perimeter
3 survey. **PASSED** unanimously.

4
5 **MOTION**

6 Motion by Chief Moore, seconded by Mr. Genereux, to waive the parcel contours. **PASSED**
7 unanimously.

8
9 Note 9 was reviewed. Two compressors at the rear have been removed and only one remains.
10 Mr. Livingston discussed a condition on the plan for fencing and shrubbery to address the noise
11 complaints of the residential abutters. If there are additional noise complaints, the Code Office
12 and/or Police Department will investigate and require the shrubs and possibly fencing.

13
14 **MOTION**

15 Motion by Chief Moore, seconded by Mr. Genereux, to find that the proposed and existing
16 fencing and vegetation are adequate to screen the abutters. **PASSED** unanimously.

17
18 **MOTION**

19 Motion by Chief Moore, seconded by Mr. Genereux, to find that the proposed 1 new tree and
20 existing vegetation along Mile Road provide an adequate buffer. **PASSED** unanimously.

21
22 **MOTION**

23 Motion by Chief Moore, seconded by Mr. Genereux, to accept the timeline for plantings,
24 reseeding and removal of the wood bin and debris, with a completion date of 10/1/2016.
25 **PASSED** unanimously.

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27 **MOTION**

28 Motion by Chief Moore, seconded by Mr. Genereux, to waive the requirement for a stormwater
29 management plan. **PASSED** unanimously.

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31 **MOTION**

32 Motion by Chief Moore, seconded by Mr. Genereux, to find the application complete. **PASSED**
33 unanimously.

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35 **MOTION**

36 Motion by Chief Moore, seconded by Mr. Genereux, to find the application compliant. **PASSED**
37 unanimously.

38
39 **MOTION**

40 Motion by Chief Moore, seconded by Mr. Genereux, to approve the Findings of Facts &
41 Decisions, to approve the application and sign the plans and Findings at the end of the meeting.
42 **PASSED** unanimously.

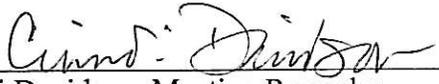
43
44 **ADJOURN**

45
46 **MOTION**

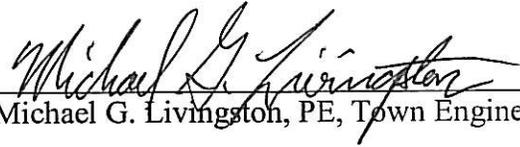
47 Motion by Chief Moore, seconded by Mr. Genereux, to adjourn and sign plans and Findings.
48 **PASSED** unanimously.

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RESPECTFULLY SUBMITTED:


Cinndi Davidson, Meeting Recorder

ACCEPTED BY:


Michael G. Livingston, PE, Town Engineer/Planner