

APPROVED



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, June 28, 2016, 9:00 A.M.
Wells 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, Interim Fire Chief Sherman Lahaie, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

June 14, 2016

MOTION

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

DEVELOPMENT REVIEW AND WORKSHOPS

- I. SHAWS DISTRIBUTION WAREHOUSE**– Shaws Realty LLC, owner; David Briggs, applicant; Owen Haskell, agent. Site Plan Amendment for after the fact approval of added pavement for truck parking near the southwest corner of the existing building. The parcel is located off of 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27B. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

The applicant requested additional time to make the necessary changes.

MOTION

Motion by Mr. Genereux, seconded by Chief Putnam, to continue the workshop to the July 6 meeting. **PASSED** unanimously.

- II. HANNAFORD** – Hannaford Bros. Co. LLC, owner/ applicant; Stantec Consulting Services, agent. Site Plan Amendment Application to create an outdoor Clink unit and move the existing bus stop to another location on the site. The property is located off of 107 Wells Plaza and is within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 20A. **Receive Site Plan Amendment Application, Workshop Article V, VI, VII and draft completeness**

1
2 Bill McKenney of Hannaford was present. The application fee and escrow deposit have been
3 received.

4
5 **MOTION**

6 Motion by Chief Putnam, seconded by Mr. Genereux, to receive the site plan amendment
7 application. **PASSED** unanimously.

8
9 A light has been added at the bus stop and there will be two building lights on the Clynk
10 building. Clynk was discussed; it will be considered as a separate business service use, rather
11 than an accessory to Hannaford. It comes under Hannaford's business license and Hannaford is
12 the property owner.

13
14 Aerials of the Route 1 landscaped buffer were reviewed.

15
16 **MOTION**

17 Motion by Mr. Genereux, seconded by Chief Putnam, to find that the existing buffer is sufficient.
18 **PASSED** unanimously.

19
20 **MOTION**

21 Motion by Mr. Genereux, seconded by Mr. Oliver, to find that the existing fence along the
22 driveway provides adequate screening for the residential properties to the east. **PASSED**
23 unanimously.

24
25 **MOTION**

26 Motion by Mr. Oliver, seconded by Mr. Genereux, to find that there is sufficient screening for
27 the abutters on the north side of the property. **PASSED** unanimously.

28
29 The gross floor area was used to calculate the required number of parking spaces. The
30 calculation should be based on the sales floor area, which reduces the required number of spaces.

31
32 A boundary survey was done in 2003.

33
34 **MOTION**

35 Motion by Mr. Oliver, seconded by Mr. Genereux, to waive the requirement for a new boundary
36 survey. **PASSED** unanimously.

37
38 The Clynk building will have no water and sewer connections.

39
40 **MOTION**

41 Motion by Mr. Oliver, seconded by Mr. Genereux, to waive the requirement for letters from
42 KKWWD and WSD. **PASSED** unanimously.

43
44 **MOTION**

45 Motion by Mr. Oliver, seconded by Mr. Genereux, to find the application complete. **PASSED**
46 unanimously.

47
48 **MOTION**

1 Motion by Mr. Oliver, seconded by Mr. Genereux, to continue the workshop to Wednesday, July
2 6. **PASSED** unanimously.

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4 **III. DRAKES ISLAND PARKING LOT** - Town of Wells, owner/applicant. Site Plan
5 Application to construct up to a 10' x 10' bathroom addition adjacent to the existing
6 restroom facility (Municipal Facility). The property is located off of 1 Island Beach Road
7 and is within the Resource Protection and 250' Shoreland Overlay District. Tax Map 137,
8 Lot 1.exe. **Workshop completeness, compliance and Findings of Fact & Decisions for**
9 **possible approval**

10
11 Town Manager Jon Carter described the plan for a shower facility adjacent to the existing
12 bathroom building. The WSD letter has been received. Waste water will have to be filtered to
13 remove the sand and grit, and the drains will have to be covered in the off-season. KKWWD has
14 given verbal approval; the letter is pending.

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16 **MOTION**

17 Motion by Mr. Oliver, seconded by Mr. Genereux, to find that a boundary survey is not required.
18 **PASSED** unanimously.

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20 **MOTION**

21 Motion by Mr. Oliver, seconded by Mr. Genereux, to find that 2' contours are not necessary.
22 **PASSED** unanimously.

23
24 **MOTION**

25 Motion by Mr. Oliver, seconded by Mr. Genereux, to find that the parking spaces are adequate.
26 **PASSED** unanimously.

27
28 **MOTION**

29 Motion by Mr. Oliver, seconded by Mr. Genereux, to find that a stormwater management plan is
30 not required. **PASSED** unanimously.

31
32 **MOTION**

33 Motion by Mr. Oliver, seconded by Mr. Genereux, to find the application complete. **PASSED**
34 unanimously.

35
36 **MOTION**

37 Motion by Mr. Oliver, seconded by Mr. Genereux, to find the application compliant. **PASSED**
38 unanimously.

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40 The Findings of Facts & Decisions were reviewed.

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42 **MOTION**

43 Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions
44 with 16 standard conditions of approval and 2 special conditions of approval and authorize the
45 Chairman to sign the Findings. **PASSED** unanimously.

46
47 **MOTION**

1 Motion by Mr. Oliver, seconded by Mr. Genereux, to approve and sign the site plan. **PASSED**
2 unanimously.

3
4

5 **ADJOURN**

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7

MOTION

8 Motion by Mr. Genereux, seconded by Chief Putnam, to adjourn and sign plans and Findings.
9 **PASSED** unanimously.

10

11 RESPECTFULLY SUBMITTED:

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14 _____

15 Cindi Davidson, Meeting Recorder

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17 ACCEPTED BY:

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21 Michael G. Livingston, PE, Town Engineer/Planner

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