

APPROVED

TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday, July 6, 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 28, 2016

MOTION

Motion by Mr. Oliver, seconded by Chief Lahaie, 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**

Brian Toomey and Al Fucaloro presented the updated plans. The Code Office has reviewed the parking and recommends approving the requested increase to 203 truck parking spaces.

MOTION

Motion by Chief Putnam, seconded by Mr. Oliver, to find the application complete. **PASSED** unanimously.

MOTION

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

The draft Findings were reviewed.

1 **MOTION**

2 Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions
3 §145-75 A-N with 16 standard conditions of approval and 1 special condition of approval, and
4 sign the Findings at the end of the meeting. **PASSED** unanimously.

5
6 **MOTION**

7 Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the site plan amendment and sign
8 the plans at the end of the meeting. **PASSED** unanimously.

9
10 **II. HANNAFORD** – Hannaford Bros. Co. LLC, owner/ applicant; Stantec Consulting
11 Services, agent. Site Plan Amendment Application to create an outdoor Clink unit and
12 move the existing bus stop to another location on the site. The property is located off of
13 107 Wells Plaza and is within the General Business and 250’ Shoreland Overlay District.
14 Tax Map 121, Lot 20A. **Workshop completeness, compliance and Findings of Fact &**
15 **Decisions for possible approval**

16
17 Bo Kennedy of Stantec represented the applicant and presented the revised plans.

18
19 **MOTION**

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

22
23 The draft Findings were reviewed.

24
25 **MOTION**

26 Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions
27 §145-75 A-N with 16 standard conditions of approval and 2 special conditions of approval, and
28 sign the Findings at the end of the meeting. **PASSED** unanimously.

29
30 **MOTION**

31 Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the site plan amendment and sign
32 the plans at the end of the meeting. **PASSED** unanimously.

33
34 **ADJOURN**

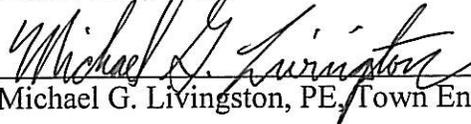
35 **MOTION**

36 Motion by Mr. Oliver, seconded by Chief Lahaie, to adjourn and sign plans and Findings.
37 **PASSED** unanimously.

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39 **RESPECTFULLY SUBMITTED:**

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41 _____
42 Cinndi Davidson, Meeting Recorder

43
44 **ACCEPTED BY:**

45 
46 _____
47 Michael G. Livingston, PE, Town Engineer/Planner