



APPROVED

TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, July 19, 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, Fire Department Captain Jeff Nawfel, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

July 6, 2016

MOTION

Motion by Mr. Oliver, seconded by Mr. Genereux, to accept the minutes as submitted. **PASSED** unanimously.

DEVELOPMENT REVIEW AND WORKSHOP

- I. **COAST 2 COAST** – Lyons Enterprises, owner; Daniel Crook, applicant. Site Plan Amendment to add Business Retail use to the 1550 SF existing building and to operate a Standard Restaurant use (food truck with tented picnic table area) . The parcel is located within the Residential Commercial District and is off of 835 Sanford Road. Tax Map 49, Lot 29-1. **Consider receiving Site Plan Amendment Application and Workshop**

Applicant Dan Crook described his plan to expand the use of the property to include the retail sale of pre-packaged food and an accessory lunch truck with tables and 15 seats. Standard restaurants are prohibited west of the Turnpike. This is considered a retail use/neighborhood convenience store and up to 15 seats are allowed.

Buffering for the abutter in back, either a fence or vegetation, was discussed at an earlier workshop. Abutters' concerns included increased traffic endangering bicyclists and pedestrians, trash accumulating around the tables, and repairing the fence along the back property line. The dumpster can't go on the concrete pad because it would block the emergency access. A trash barrel by the tables is proposed. The hours of operation initially will be 11 AM-6 PM Mondays-Fridays during the summer.

1 The recommendations in Mr. Livingston's memo were reviewed. There will be a 15' x 15' tent
2 over the seating area. Parking requirements were considered by the Code Office. The
3 recommendation is for 23 spaces and there are 20 on the plan. If people eat in their cars more
4 parking may be needed. Seasonal parking for 3 cars can be allowed on the grass. If a dumpster
5 is added it will have to be fenced on three sides.

6
7 The septic system was discussed. There is one restroom by the back door. Some ADA changes
8 should be made but it does not have to be 100% ADA compliant. There are two septic systems
9 for the property and they don't need to be upgraded. Mr. Crook will provide the Code Office
10 with a copy of the latest inspection report.

11
12 Fencing was discussed. The note on the last plan calls for a solid wood fence, 5' tall plus 6" of
13 lattice at the top, or a 6' tall vegetated screen to serve as a visual screen for the residential
14 abutters. Mr. Livingston and Mr. Genereux will inspect the property.

15
16 Chief Putnam recommended having the entrance on Route 109 and the exit on Homestead Drive
17 because of the number of accidents in that area. Arrows on the pavement or signage can be
18 added. Captain Nawfel recommended adding a Knox box.

19
20 **MOTION**

21 Motion by Mr. Oliver, seconded by Mr. Genereux, to continue the workshop to the August 2
22 meeting. **PASSED** unanimously.

23
24 **MOTION**

25 Motion by Mr. Oliver, seconded by Mr. Genereux, to adjourn. **PASSED** unanimously.

26
27 The abutters asked about signage and lighting. The store/restaurant will have daytime operations
28 only at first. Chief Putnam will have the patrol officer check for glare at night.

29
30 **MOTION**

31 Motion by Mr. Genereux, seconded by Captain Nawfel, to reopen the workshop. **PASSED**
32 unanimously.

33
34 The abutters asked to have the fence repaired. They can see through the openings to Route 109.
35 They authorized Mr. Livingston and Mr. Genereux to come onto their property to do an
36 inspection. The trees were planted by Jo-Ann's Gardens and are supposed to grow together as
37 they grow taller, possibly arbor vitae. Mr. Livingston said they should be at least 6' tall. Large
38 gaps need to be filled in with other plantings. The property owner Mr. Lyons is responsible for
39 repairing the fence.

40
41 The abutters asked about the time period for filing an appeal. They have 31 days from the date of
42 site plan approval, and the appeal would go to the ZBA. There is also a 31 day period from the
43 use determination, which is dated July 18.

44
45 **MOTION**

46 Motion by Chief Putnam, seconded by Mr. Genereux, to adjourn. **PASSED** unanimously.

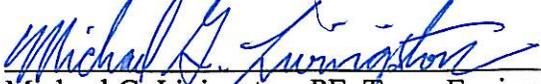
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48 **RESPECTFULLY SUBMITTED:**

SRC Min 07-19-16

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Cindi Davidson, Meeting Recorder

ACCEPTED BY:


Michael G. Livingston, PE, Town Engineer/Planner