



APPROVED

**TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE**

Meeting Minutes
Wednesday, September 7, 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 representative Paula Green, Interim Fire Chief Sherman Lahaie, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger representing the Police Department, Meeting Recorder Cinndi Davidson.

MINUTES

August 2, 2016

MOTION

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

DEVELOPMENT REVIEW AND WORKSHOP

- I. CONGREGATIONAL CHURCH OF WELLS** - The Congregational Church of Wells, owner; Jamie Bradish, applicant; Jim Wright, agent. Site Plan Amendment Application to reconstruct the steeple, relocate a new handicap accessible ramp, seek approval for a shed, and expand the parking lot. The parcel is located off of 1695 Post Road and is in the General Business District. Tax Map 135, Lot 11.exe. **Receive Site Plan Amendment Application and workshop Articles V, VI, VII and draft completeness**

Jamie Bradish, applicant, and Jim Wright of Post Road Surveying were present.

MOTION

Motion by Ms. Green, seconded by Ms. Adams, to receive the site plan amendment application. **PASSED** unanimously.

This amendment is to reconstruct the steeple, add a shed, relocate the handicap ramp and expand the parking.

Parking was reviewed. There are 210 seats in the church, which requires 53 parking spaces. Expansion of the lot will provide 101 spaces. The lot has just been restriped, and the plan is to

1 repave the lot and adjust the 3 handicap spaces in front next year when the steeple is
2 reconstructed.

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4 Screening and buffering were discussed. The vegetation along Route One and Hardy's Bluff are
5 in good condition and are adequate. The residential property at the rear is screened by 120' of
6 trees.

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8 Chief Lahaie asked about the shed. It is already in place. Ms. Adams said it requires a permit.
9 Ms. Belanger asked about exterior lighting. There will probably be a light on the new steeple.
10 One light is mounted on the CMP pole in front and there are some lights at the corners of the
11 building. There is a spotlight on the sign. There is no Knox box on the building.

12
13 **MOTION**

14 Motion by Chief Lahaie, seconded by Ms. Green, to continue the workshop for 30 days.
15 **PASSED** unanimously.

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17 **ADJOURN**

18 **MOTION**

19 Motion by Ms. Belanger, seconded by Ms. Adams, to adjourn. **PASSED** unanimously.

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21 **RESPECTFULLY SUBMITTED:**

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24 _____
25 Cindi Davidson, Meeting Recorder

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27 **ACCEPTED BY:**

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

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