



APPROVED

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TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

7 Meeting Minutes
8 Tuesday, April 24, 2018 9:00 A.M.
9 Wells Town Hall
10 208 Sanford Road, Wells
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12 The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present:
13 Interim Public Works Director Carol Murray, Police Chief Jo-Ann Putnam, Code Enforcement
14 Officer Jodine Adams, Fire Chief Wayne Vetre, Planning Assistant Shannon Belanger, Meeting
15 Recorder Cinndi Davidson.

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17 **MINUTES**

18
19 April 10, 2018 (Chief Vetre, Chief Putnam, Mr. Livingston and Ms. Adams were present)
20

21 **MOTION**

22 Motion by Chief Putnam, seconded by Ms. Adams, to approve the minutes as written. **PASSED**
23 unanimously.
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25 **DEVELOPMENT REVIEW & WORKSHOPS**

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27 **I. CONGDON'S PARKING ANNEX** – Gerald Jean, owner; Gary Leech, applicant; Attar
28 Engineering Inc. agent. Site Plan Amendment application to pave the grass parking lot
29 and expand parking to 92 spaces. A 20' x 135' Foot Truck area is proposed for Food
30 Trucks to park and serve patrons (Fast-Food Restaurant use). Porta-Potty area to remain.
31 The parcel is located off of Post Road and is within the General Business and Residential
32 A Districts. Tax Map 123, Lot 6. **Comment on application for Planning Board**
33

34 **AND**

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36 **II. CONGDON'S DONUTS** – Congdon's Donuts Inc. owner/applicant; Corner Post Land
37 Surveying, agent. Site Plan Amendment application to expand the Food Truck area (Fast-
38 Food Restaurant use); utilize expanded paved parking area off-site; expand Beer-
39 Garden/in-side seating to evening hours; and install fencing along the Nautical Mile
40 boundary lines. The property is located off of 1090 Post Road and is within the General
41 Business District. Tax Map 123, Lot 5. **Comment on application for Planning Board**
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43 Applicants Gary and Adam Leech described the plan to expand and pave the parking lot and
44 create a beer garden. The paved parking area will be in and out to eliminate the stacking problem

1 on Route One. There will be a stockade fence along the Nautical Mile property line with solar
2 lighting. The proposed lights and existing light pole will also illuminate the parking lot. The
3 outside seating area will be a patio with picnic tables near the food trucks. The food trucks will
4 be arranged in a U shape; 14 trucks are applying for licenses and 7 will be there every night with
5 3 others rotating.

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7 Mr. Livingston discussed the drainage. There is a ditch with a culvert that ties in to a ditch along
8 Route One. The lot will be approved for pavement and will be left as gravel in the interim.
9 Power will be provided by another 200 amp service. There will not be a generator. The parking
10 lot work will involve removal of the topsoil and bringing in the gravel. A silt fence and erosion
11 control measures are required and the work is planned prior to Memorial Day.


12
13 The only building permit required was for the awning. A special entertainment permit is needed
14 for the area under the awning. The noise ordinance is effective at 10 PM. Beer will have to be
15 kept within the corral area. New security cameras have been installed and Mr. Leech may be
16 hiring a guard. A sign will be posted with taxi numbers and Uber information. People can leave
17 their cars overnight and pick them up the next morning. The beer garden and food trucks will
18 operate 7 days a week from mid-June until Labor Day, then weekends until Columbus Day.

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20 **ADJOURN**

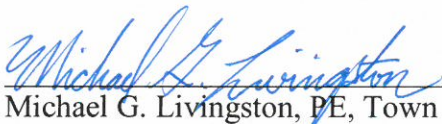
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22 **MOTION**

23 Motion by Chief Putnam, seconded by Chief Vetre, to adjourn. PASSED unanimously.

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26 RESPECTFULLY SUBMITTED:

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29 _____
30 Cinndi Davidson, Meeting Recorder

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32 ACCEPTED BY:

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35 _____
36 Michael G. Livingston, PE, Town Engineer/Planner