

TOWN OF WELLS, MAINE  
STAFF REVIEW COMMITTEE

Meeting Minutes  
Tuesday, June 11, 2019, 9:00 A.M.  
Wells Town Hall  
208 Sanford Road, Wells

The meeting was called to order by Town Planner Mike Livingston. Members present: Public Works Director Carol Murray, Public Works Department Representative Paula Green, Police Lt. Gerry Congdon, Fire Dept. Cpt. Jeff Cullen, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

**MINUTES**

May 14, 2019

**MOTION**

Motion by Ms. Murray, seconded by Ms. Adams, to approve the minutes as written. **PASSED** unanimously.

May 29, 2019

Tabled to the next meeting.

**DEVELOPMENT REVIEW & WORKSHOP**

- I. 175 DEPOT ROAD** – Property Evolution Services, LLC, owner/ Applicant. Civil Consultants, agent. Site Plan Amendment Application to locate two dwellings on the 2<sup>nd</sup> floor of the existing barn, to demolish the existing single family dwelling, to add parking, to convert the 1<sup>st</sup> floor of the barn (2,597 SF) into Business Office, Contractor, Service, Personal Service, Wholesale, Retail and Standard Restaurant for up to 35 seats. The existing 462 SF building to remain as Business Retail/ Contractor use. The property is located off of 175 Depot Road and is within the Residential Commercial District. Tax Map 133, Lot 9. **Workshop Articles V, VI, VII, draft completeness and draft compliance/ Findings of Fact & Decisions**

Geoff Aleva of Civil Consultants and Ivaylo Petrov of Property Evolution Solutions were present. This is the former site of the yellow country store. The plan is to locate a parking lot on the current house site and convert the former store for various business uses on the first floor and 2 residential units on the second floor. The landscaped buffers along Route 109 and Depot Road have been found adequate. Partial remnants of a solid fence screen Lot 8 and there is extensive vegetation. Screening for Lot 10 was approved at the previous meeting.

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**MOTION**

Motion by Ms. Murray, seconded by Ms. Adams, to allow either a 6' tall solid fence or maintaining the existing vegetation to screen Lot 8. **PASSED** unanimously.  
Since the building will have mixed uses and there will be a sidewalk for pedestrian access, the recommendation is to reduce the parking requirement from 30 spaces to 26.

**MOTION**

Motion by Ms. Murray, seconded by Ms. Adams, to approve 26 parking spaces. **PASSED** unanimously.  
The property is in the Sidewalk Development Zone. The sidewalk will be installed prior to occupancy of the commercial units. The owner is allowed to extend the sidewalk down Depot Road beyond what is shown on the plan if he chooses to.

**MOTION**

Motion by Lt. Congdon, seconded by Ms. Murray, to accept the sidewalk note and details shown on the plan. **PASSED** unanimously.

**MOTION**

Motion by Ms. Murray, seconded by Ms. Adams, to approve the Findings of Fact with 16 standard conditions of approval and 4 special conditions of approval and sign the plan and Findings at the end of the meeting. **PASSED** unanimously.


A pre-construction meeting will be held for the sidewalk construction. The deed has been signed and will be recorded before occupancy.

**ADJOURN**

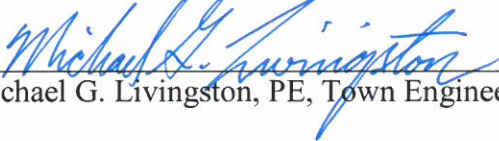
**MOTION**

Motion by Ms. Green, seconded by Ms. Murray, to adjourn and sign plans and Findings. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

  
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Cindi Davidson, Meeting Recorder

ACCEPTED BY:

  
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Michael G. Livingston, PE, Town Engineer/Planner