

TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, August 25, 2020, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Assistant Planner Shannon Belanger. Members present: Public Works Director Carol Murray, Public Works Representative Paula Green, Police Chief Jo-Ann Putnam, Fire Chief Mark Dupuis, Code Enforcement Officer Jodine Adams, Meeting Recorder Cinndi Davidson.

MINUTES

July 28, 2020

MOTION

Motion by Ms. Adams, seconded by Ms. Murray, to accept the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOP

- I. **S. E. HALL FURNITURE & DESIGN** – Joseph Lindsey, owner; Steven Hall, applicant. Site Plan Application for a Business Retail use with Manufacturing for furniture. Dwelling unit to remain on 2nd floor. The parcel is located off of 32 Eldridge Road and is within the General Business District. Tax Map 114, Lot 37. **Workshop completeness, compliance and draft Findings of Fact & Decisions**

Applicant Steve Hall was present. The KKWWD letter has been received. Lot coverage was discussed. Some of the stonework has to be removed and that area re-vegetated to achieve the allowed lot coverage. The stairs and deck for the second floor apartment need to meet setback requirements, or a variance should be obtained from the Zoning Board of Appeals. A certificate of occupancy has been issued for the apartment. The showroom will be open 3 days a week. The shop will be open as needed to meet customer demand. Noise will be contained.

MOTION

Motion by Ms. Murray, seconded by Chief Putnam, to find the application complete. Passed unanimously.

MOTION

Motion by Chief Putnam, seconded by Ms. Murray, to find the application compliant. Passed unanimously.

The Findings of Facts & Decisions were reviewed, items A – Traffic, B- Dust, fumes, vapors and gases, C – Odor, D – Glare, E – Stormwater runoff, F- Erosion and Sedimentation Control, G – Setbacks and screening, H – Explosive Materials, I – Water Quality, J – Preservation of landscape, K – Refuse Disposal, L – Water Supply, M – Sewage disposal, and N – Fire Safety were reviewed and found to be satisfactory met or to be met. The 16 standard and 1 special condition of approval were reviewed.

1 **MOTION**

2 Motion by Ms. Murray, seconded by Chief Dupuis, to approve the Findings of Fact & Decisions and the
3 site plan and sign them at the end of the meeting. Passed unanimously.
4
5

6 **II. CONGDONS DONUTS – MCLAMB, LLC c/o Gary Leech, owner/ applicant;**
7 **Main-Land Development Consultants, agent. Site Plan Amendment Application**
8 **seeking approval to merge lots 5 and 6 into one parcel, to expand parking, to construct**
9 **an outdoor kitchen off of the existing Restaurant and to reconfigure picnic table areas,**
10 **portable toilet area, dumpster and lighting. The property is located off of 1090 and**
11 **1100 Post Road and is within the General Business and Residential A Districts. Tax**
12 **Map 123, Lots 5 and 6. Comment on Site Plan Amendment for the Planning**
13 **Board**
14

15 Applicant Gary Leech presented the plan to merge 2 lots, expand the parking, construct an outdoor
16 kitchen, and reconfigure the picnic area, toilet area, dumpster and lighting. The Planning Board has done
17 a site walk. There are no new curb cuts. The outdoor kitchen area will be near the drive-through and Ms.
18 Adams asked for bollards. The inside area will stay closed a while longer due to COVID. The food trucks
19 will stay in the current area. Prep work will be done inside. The three entrances will be open at night and
20 the drive-through will be closed then to provide a safe walkway to the outdoor kitchen.
21

22 **III. BOLDUC SUBDIVISION – Christian Bolduc, owner; Geoff Aleva, Civil**
23 **Consultants, applicant/ agent. Preliminary Subdivision Application seeking approval**
24 **for a two lot/dwelling unit Major Subdivision with a private roadway. The subdivision**
25 **is located off of Meetinghouse Road and is within the Rural District. Tax Map 62, Lot**
26 **6-2. Comment on Application for the Planning Board**
27


28 Geoff Aleva of Civil Consultants represented the applicant. The Planning Board will conduct a site walk
29 tomorrow. The turning radius for fire trucks in the cul-de-sac has been widened. It will be flat with no
30 inside curb and 25 ft. of gravel. The curve at the entrance has been revised and is not as sharp. Some
31 trees at the entrance will be cut to improve the sight distance at the corner. There is a dry hydrant 5,100 ft.
32 from the property. Ms. Adams noted that the well exclusion area is close to the well for Lot 2 and septic
33 system for Lot 1. The three lots will have a road maintenance agreement.
34

35 **ADJOURN**

36 **MOTION**

37 Motion by Ms. Adams, seconded by Ms. Murray, to adjourn. Passed unanimously.
38
39

40 RESPECTFULLY SUBMITTED:

41 
42 _____
43 Cindi Davidson, Meeting Recorder
44
45

46 ACCEPTED BY:

47 
48 _____
49 Shannon Belanger, Assistant Planner
50