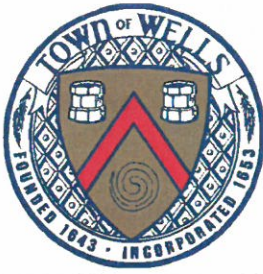


APPROVED



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes

Wednesday, October 14, 2020, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: CEO Jodine Adams representing the Public Works Department, Police Officer Tim Cetrano, Fire Chief Mark Dupuis, Assistant CEO Jim Genereux, Assistant CEO Irish Griffith, Meeting Recorder Cinndi Davidson.

MINUTES

September 22, 2020

MOTION

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

DEVELOPMENT REVIEW & WORKSHOP

- I. **HIDDEN COVE BREWERY** – Noetic Enterprises Inc, owner; Richard Varano, applicant. Site Plan Amendment Application seeking approval for a 924 SF tent/outdoor dining area which would be accessory to the Standard Restaurant use. The indoor and outdoor seating total to remain at 60 seats. No change to the 8,345 SF Business Wholesale/Business Retail which includes Manufacturing use (Brewery) on the property. The property is located off of 73 Mile Road and is within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 14. **Receive Site Plan Amendment Application and workshop completeness**

Applicant Dick Varano presented the plan for an outdoor dining area accessory to the standard restaurant. A temporary tent was permitted due to the COVID emergency and he would like to make the approval permanent for outside seating.

MOTION

Motion by Ms. Adams, seconded by Mr. Genereux, to receive the site plan amendment application. Passed unanimously.

The tent will be made of fire retardant material and not contain any heating devices. The tent will eliminate 3 parking spaces for a total of 25, with 7 seasonal grass spaces for employees. The tent capacity is 50 seats with a maximum of 60 seats inside and outside allowed.

1 **MOTION**

2 Motion by Ms. Adams, seconded by Mr. Genereux, to find that 25 parking spaces are acceptable.
3 Passed unanimously.
4 No changes to landscaping or screening are proposed. No abutter comments were received.
5 There is no change of use proposed.

6
7 The draft Findings of Fact & Decisions were reviewed. The applicant has until 6/30/2021 to
8 resolve the dumpster location. Boulders or bollards were recommended to keep cars away from
9 the outdoor dining area.

10
11 **MOTION**

12 Motion by Ms. Adams, seconded by Mr. Genereux, to approve the application and Findings of
13 Fact & Decisions and sign the plan and Findings at the end of the meeting. Passed unanimously.

14
15 **II. JK MACLEOD LANDSCAPING** – JK MacLeod, owner/applicant; Lew Chamberlain,
16 ATTAR Engineering, agent. Site Plan Application for a 10,000 SF building and associated
17 outdoor yard area for a Business Contractor, Service, Office, Wholesale and Manufacturing
18 use. The property is located off Willie Hill Road and is within the Light Industrial District.
19 Tax Map 40, Lot 3-12. **Comment on Site Plan Application for the Planning Board**

20
21 Lew Chamberlain of Attar Engineering represented the applicant. The site will be used for a
22 landscaping business, and other uses allowed in that zone will be approved. The applicant has
23 considered constructing a smaller building. Mr. Livingston recommended going for the
24 maximum size and number of parking spaces allowed so the applicant would not have to come
25 back later for an amendment. Outdoor storage accessory to the use is allowed. A small office
26 area for clerical workers is allowed.


27
28 Grading was discussed and the finished floor of the building may be raised slightly. No driveway
29 culvert is proposed but there may be a culvert away from the road. The entrance may be paved,
30 and the rest of the lot left as gravel. A public hearing has been scheduled for the October 19
31 Planning Board meeting.

32
33 **ADJOURN**

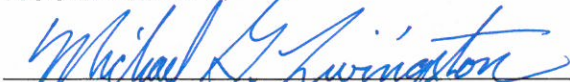
34 **MOTION**

35 Motion by Ms. Adams, seconded by Mr. Genereux, to adjourn and sign plans and Findings.
36 Passed unanimously.

37
38
39 RESPECTFULLY SUBMITTED:

40 
41 _____
42 Cindi Davidson, Meeting Recorder

43
44 ACCEPTED BY:

45 
46 _____
47 Mike Livingston, Town Engineer/Planner
48