

APPROVED



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TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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Meeting Minutes
Tuesday, October 27, 2020, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

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The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Fire Chief Mark Dupuis, CEO Jodine Adams, Public Works Department representative Paula Green, Police Captain Kevin Chabot, Meeting Recorder Cinni Davidson.

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MINUTES

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October 14, 2020

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MOTION

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

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DEVELOPMENT REVIEW & WORKSHOP

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- I. **VM FORBES** – V. Matthew Forbes, owner/applicant; Frank Emery, III, Surveyor. Site Plan Application for 540 SF of Business Retail, Office, Personal Service Business and/or Fast-Food Restaurant use within the existing. The existing single family dwelling unit to remain. The parcel is located within the Beach Business and 250' Shoreland Overlay Districts. The parcel is located off of 545 Mile Road. Tax Map 122, Lot 39. **Receive Site Plan Application and workshop completeness**

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MOTION

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Motion by Ms. Adams, seconded by Ms. Green, to receive the site plan application. Passed unanimously.

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Applicants Matt and Amy Forbes presented the plan to document the existing grandfathered retail use and approve 5 new uses. A note will be added to allow outdoor seating as part of the use. The single family dwelling unit will not change. No building additions are proposed. Completeness items were reviewed.

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MOTION

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Motion by Ms. Adams, seconded by Ms. Green, to find that the 4' wide landscaped buffer along Mile Road is satisfactory. Passed unanimously.

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The code requires parking on the property and there is none. One space next to the building is proposed for the dwelling unit. There is trolley service in the area. Mr. and Mrs. Forbes plow their property and the tenant moves his car when the Town plows.

SRC Min 10-27-20

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MOTION

Motion by Ms. Adams, seconded by Ms. Green, to allow a reduction from 20 spaces to 9, 1 for the dwelling unit and 8 for commercial uses. Passed unanimously.

MOTION

Motion by Ms. Adams, seconded by Ms. Green, to allow off-street parking to satisfy the parking requirement. Passed unanimously.

MOTION

Motion by Ms. Adams, seconded by Ms. Green, to find that site plan approval is not required or applicable for the Town parking lots. Passed unanimously.

Capacity letters from the Water and Sewer Districts are needed because of the possible fast food use.

MOTION

Motion by Ms. Adams, seconded by Ms. Green, to continue the workshop to the November 10 meeting, via ZOOM or conference call. Passed unanimously.

ADJOURN

MOTION

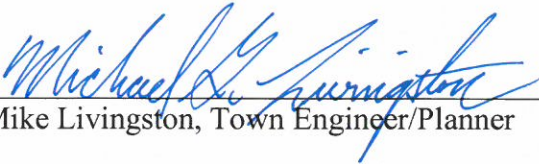
Motion by Ms. Adams, seconded by Ms. Green, to adjourn. Passed unanimously.

RESPECTFULLY SUBMITTED:



Cindi Davidson, Meeting Recorder

ACCEPTED BY:



Mike Livingston, Town Engineer/Planner